



An
Bord
Pleanála

Board Direction
BD-013685-23
ABP-312851-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/09/2023.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

As per the County Development Plan 2022 – 2028:

- 1. EQ. P1:** Encourage the expansion of equine related activities (e.g. stud farms, farriers, bloodstock sales, etc) of an appropriate size and at suitable locations.
- 2. 2.16.1** the applicant has adequately demonstrated their commitment to operate a full-time business from their proposed house in the rural area and the board are satisfied, on the basis of the information available, that they do not own or have not been previously granted permission for a single house in the countryside in County Carlow and have not sold this house to an unrelated third party.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered the application under the Carlow County Development Plan 2022-2028 and are satisfied that:

Reason 1 – The planning inspectors concern re piecemeal development, is more fully considered by the board given the context of a house in conjunction with a

significant equine business, which in the board's view meets the criteria of the County Development Plan.

Reason 2 – Concerns re planting and the design of entrance gates can be managed by condition requiring agreement with the Planning Authority.

Conditions

Condition 1 as per Conditions 1 to 19 of pl 21/42 of 26 January 2022 by Carlow County Council

Condition 2 The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

Condition 3 Prior to commencement of development the applicant will agree with the Planning Authority a revised design for the entranceway to the development that better reflects the rural context of the development.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

Board Member


Liam Bergin

Date: 12/09/2023