

An
Bord
Pleanála

Board Direction
BD-012782-23
ABP-313335-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/07/2023.

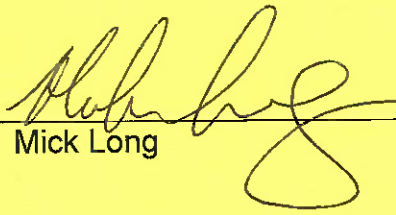
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. It is a stated objective (Objective RD016) of the Kildare County Development Plan 2023 -2029 to ensure that equine based developments are located on suitable and viable landholdings and are subject to normal planning, siting, and design considerations. Having regard to the limited site size, the location of the site on lands which do not form part of a larger landholding and the nature and scale of proposed equine development, which includes two separate stable buildings and associated effluent storage facilities, it is considered that the site is unsuitable for the proposed equine development. The proposed development would, therefore, be contrary to proper planning and sustainable development of the area.
2. Having regard to the location of the site on Blackberry Lane, a narrow substandard public road which has limited capacity for additional traffic movements, it is considered that the proposed development would give rise to additional unnecessary traffic movements on Blackberry Lane which would endanger public safety by reason of traffic hazard and the obstruction of road users. The proposed development would, therefore, be contrary to proper planning and sustainable development of the area.

3. The Board is not satisfied, based on the information available, that adequate provision has been made for the disposal of liquid and animal wastes generated on site. To permit this development in the absence of this information would be prejudicial to public health and contrary to the amenities of the area.

Board Member


Mick Long

Date: 06/07/2023