

An  
Bord  
Pleanála

**Board Direction**  
**BD-015172-24**  
**ABP-314414-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/01/2024.

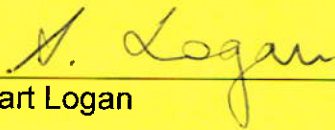
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to the inadequate rationale/justification for the proposed equine based development, the development proposal fails to accord with Policy RD O16 of the Kildare County Development Plan 2023-2029, which seeks to 'Ensure that equine based developments are located on suitable and viable landholdings and are subject to normal planning, siting and design considerations.' The proposed development and the development to be retained, by reason of its excessive scale, design and visual prominence would have a negative impact on the character of the Landscape Character Area (Eastern Uplands), and would therefore be contrary to Policies LR P1 and LR O1 and Section 15.9.8 of the Kildare County Development Plan, 2023-2029 and seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.
2. Given the inadequate rationale/justification with respect to proposed equine based development, it has not been satisfactorily demonstrated that the development proposal would not result in an intensification of the existing agricultural entrance. The proposed development would therefore endanger public safety by reason of traffic hazard. In addition, the proposed relocated entrance and the extent of the works to

the roadside boundary required to facilitate the associated sightlines would have a significant adverse impact on this Landscape Character Area (Eastern Uplands) that is identified as having a 'High Sensitivity'. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Stewart Logan

**Date:** 25/01/2024