

An  
Bord  
Pleanála

**Board Direction**  
**BD-015034-24**  
**ABP-315160-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/01/2024.

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

#### **Reasons and Considerations**

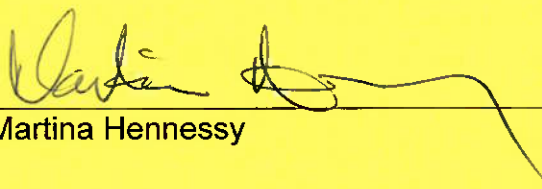
Having regard to the provisions of the Cavan County Development Plan, incorporating a Local Area Plan for Cavan Town, 2022-2028, to the location of the site within the established equestrian centre, the scale and nature of development, it is considered that subject to compliance with the conditions set out below, the development proposed to be retained would not affect the residential or visual amenities of the area, would not be prejudicial to public health, would constitute an acceptable use at this location and would be in accordance with the provisions of the development plan and the proper planning and sustainable development of the area.

## Conditions

1.	<p>The development shall be retained in accordance with the plans and particulars lodged with the application as amended by the drawings received by the planning authority on the 13<sup>th</sup> of September 2022 except as may otherwise be required in order to comply with the following conditions.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The storage compound and yard shall be managed in accordance with the following requirements of the Planning Authority:</p> <p>(a) Material storage on site shall be restricted to those materials which are ancillary to the operation of the equestrian centre and materials required for the general maintenance and upkeep of the facility. Materials acceptable in this regard shall include top-soil, sand, gravel, stone, building materials or similar.</p> <p>(b) The height of any materials stored on site shall not exceed 3m above ground level and shall not be positioned within 10 metres of the site boundaries.</p> <p>(c) The maximum area to be covered by such material shall not exceed 30% of the site.</p> <p>(d) No waste shall be stored on site including construction and demolition waste.</p> <p>Reason: In the interest of orderly development and visual and residential amenity.</p>
3.	<p>Within 3 months of this decision, the developer shall submit a management plan for the site for written agreement of the planning authority. This shall address measures for the management of the compound including the following:</p> <ul style="list-style-type: none"><li>- Access arrangements,</li><li>- Hours of operation</li></ul>

	<ul style="list-style-type: none"> <li>- Water Quality Mitigation Measures</li> <li>- Noise and Dust Mitigation Measures</li> </ul> <p>Reason: In the interest of public health and the residential amenity of the area.</p>
4.	<p>Within 3 months of this decision, the developer shall submit a comprehensive landscaping and boundary treatment scheme for the site for written agreement of the planning authority, which shall include the following:</p> <ul style="list-style-type: none"> <li>• Details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes.</li> <li>• The retention of existing trees on site, except those required to facilitate the physical development of the site.</li> </ul> <p>Reason: In the interest of visual amenity.</p>
5.	<p>Within 3 months of this decision, the development shall liaise with the planning authority in order to ascertain their requirements in relation to the disposal of surface water from the site. Surface water run-off from the site shall be managed in accordance with the detailed requirements of the planning authority.</p> <p>Reason: In the interest of public health.</p>

Board Member

  
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 Martina Hennessy

Date: 12/01/2024