

An  
Bord  
Pleanála

**Board Direction**  
**BD-015857-24**  
**ABP-316032-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/03/2024.

The Board decided to make a split decision, to

- (1) grant permission, for the following reasons and considerations and subject to the following conditions
  - (a) the retention of an existing stable building rectangular in floor area which is a modern building with a pitch roof with a maximum ridge height of 7500mm, and containing 10 stable cubicles and a toilet.
  - (b) The retention of a lunging ring.
  - (c) the retention of an existing septic tank and the provision of a new percolation area located in the northwestern area of the site to service the stable building
  - (d) the retention of an existing well located to the west of the stable block
  - (e) the closure of an existing entrance and the creation of a new access along with a slightly re-configured driveway, which, which leads to an equestrian farmyard, which is to be retained. The current entrance is located in the southwestern corner of the site and it is proposed to relocate this entrance approximately 60 metres to the east.
  - (f) erection of new stable block with a maximum height to roof ridge of 7500mm with 8 cubicles.
  - (g) all associated site works including paddock fencing within the site and post and electric cabling.

generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Having regard to the nature, scale and design of the proposed development and its location in a rural area, the provisions of the Fingal County Development Plan 2023-2029, its location and relationship to existing development in the vicinity, it is considered that the proposed development would not seriously injure the visual or residential amenities of the rural area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions 1,4,5,6,7,8a,9,11 and 12 from the Inspectors report and the following condition to be added:

Condition 10 All bedding material and manure from horses in the stables, shall be collected in the designated dungstead, for land spreading in accordance with SI605/2017 - European Communities (Good Agricultural Practice for the Protection of Waters) Regulations 2017. Any effluent from the dungstead shall be collected and landspread in accordance with SI 605/2017.

And to

- (2) refuse permission, contrary to the Inspector's recommendation, for
  - (a) The temporary relocation and temporary retention of an existing mobile home. which currently occupies the land to the east of the existing stables building on the site.
  - (b) The erection of a partial two storey dwelling which is of modern design and construction partially flat roof and partially ridge roofed with a H shaped floor and the associated office section located over an archway.

for the following reasons and considerations:

In reaching this decision the Board decided:

1. The mobile home, if permitted would set an undesirable precedent for other similar development, which would cumulatively be harmful to the amenities of


the area and be contrary to the proper planning and sustainable development of the area.

2. That the applicant had not provided adequate documentation which demonstrated their long-term commitment to operate a fulltime business from their proposed rural home, therefore failing to meet the necessary requirement. The proposed development would contravene materially the rural settlement strategy in the Fingal Development Plan 2023-2029 specifically 3.5.15.5 Table (iv)

In deciding not to accept the Inspectors recommendation, the Board were mindful of the totality of the information on file and the absence of sufficient information to support the applicants contention that the nature of the proposed development would sustain full time employment.

**Date:** 19/03/2024

**Board Member:**

  
Liam Bergin