

An  
Bord  
Pleanála

**Board Direction**  
**BD-016564-24**  
**ABP-317269-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/06/2024.

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 nature and scale of the proposed portal frame shed and subject to compliance with the conditions set out below it is considered that the proposed development would not be injurious to visual or residential amenity of the area and would otherwise accord with the provisions of the Carlow County Development Plan, especially policy EQ.P1 and EQ P2, and therefore, with the proper planning and sustainable development of the area

### **Conditions**

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 17<sup>th</sup> day of April 2023, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the

developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The external finish of all cladding shall after weathering shall be dark green/grey (or otherwise agreed in writing with the Planning Authority).

Reason: In the interest of visual amenity of the rural area.

3. Surface water drainage arrangements for the proposed development shall comply with the requirements of the planning authority.

Reason: In the interest of public health.

4. The development shall be used for equine purposes only and shall not be used for any commercial purposes other than is incidental to equestrian uses.

Reason: To regulate the development in the interest of orderly development and the visual amenity of the area.

5. PA Condition 11 – Hours of construction...


6. Landscaping at the site shall be carried out in accordance with the details shown on the Landscaping Plan submitted to the Planning Authority on the 17<sup>th</sup> April 2023. The planting shall be carried out in the first planning season following the completion of the development. When planted, the trees/hedgerows shall be adequately protected from damage by animals and wind. Any failures within 5 years shall be replaced and the trees allowed to grow to maturity.

Reason: In the interest of the rural character and visual amenity of the area.

7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

**Board Member**

  
Stephen Bohan

**Date:** 13/06/2024