

An  
Bord  
Pleanála

**Board Direction**  
**BD-019146-25**  
**ABP-319804-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/03/2025.

The Board decided to make a split decision, to

(1) grant permission (subject to conditions) for

- the completion of the site entrance, replacing the existing arrangement
- associated and ancillary modifications including driveway alignment and paddock boundaries
- revised (single-storey) garage design and footprint
- revised (single-storey) equestrian stables design and footprint

in accordance with the submitted plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below.

(2) refuse retention permission for a change of house design (Main House), change of ancillary structures design (Manager's house) and associated revised wastewater treatment plant system locations, based on the reasons and considerations marked (2) under.

## Reasons and Considerations (1)

Having regard to the nature and intended use of the works sought in respect of the completion of the site entrance and driveway alignment and to the plans and particulars received in regard to the garage and equestrian stables within the subject site, in accordance with the provisions of the Kildare County Development Plan 2023 to 2029, including policy RD P3 in supporting equine related activities of an appropriate size at suitable locations, it is considered that, subject to conditions, the proposed development works in respect of the site entrance, driveway, garage and equestrian stables would not give rise to a traffic hazard or negatively impact on the environment. On this basis, these development works which form part of the subject application site would be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development works hereby permitted shall be carried out and completed in accordance with the plans and particulars lodged with the application and further information details of 02/04/2024, 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 equestrian stable building shall be used for equine use or agricultural/horticultural purposes only. The building shall not be used for human habitation or any commercial purpose other than a purpose incidental to the permitted use(s), whether or not such use might otherwise constitute exempted development. Prior to its occupation, the applicant shall submit full confirmation details on the intended use and occupation of the stable building for the written approval of the Planning Authority and the development thereafter shall be carried out strictly in accordance with the approved details.

**Reason:** In the interest of orderly development and the amenities of the area.



3. The domestic garage shall not be used for human habitation, or any commercial activity or for any other purpose than a purpose incidental to the enjoyment of the Main dwelling.

**Reason:** In the interest of development management.

4. The Recessed entrance shall be constructed in accordance with submitted Drawing E/3639-5 and Entrance Gate-Permitted and As Built and Proposed Detail Plan Drawing No PA-400. Outer piers shall be fully 2.4 metres back from the road edge.

**Reason:** In the interest of traffic safety.

5. The existing front roadside verge shall be kept free from obstruction and shall be maintained by the landowner so as not to impede lines of sight at the entrance hereby permitted.

**Reason:** In the interest of traffic safety.

6. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.  
(b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

**Reason:** In the interest of traffic safety and to prevent flooding or pollution.

## **Reasons and Considerations (2)**

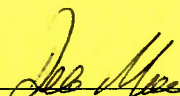
1. The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal including the absence of demonstrated compliance with the EPA Guidance, that effluent generated as a result of the change of house design and layout to both the Main House and to the Manager's House and their respective revised wastewater treatment plant system locations can be satisfactorily treated and thereafter disposed of on site. The proposed development, including the internal layout and design of both the Main House and the Manager's House and on-site wastewater provisions would, therefore, be prejudicial to public health, may pose a risk to groundwater and surface waters and would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the design, layout and internal configuration of the single storey element of the Main House consisting of 2 no. bedrooms, a kitchen, own door entrance, lounge and bathroom, located at the northern section of the main dwelling it is apparent that the dwelling has been subdivided into two units. The development, given its design, configuration, layout, and the absence of any apparent need having been identified which would comply with the requirements of the Kildare County Development Plan 2023-2029, it is considered that the development would set an undesirable precedent for similar type developments and would therefore be contrary to the proper planning and sustainable development of the area.



Note:

The Board was not satisfied that the significant changes made to the permitted design and form of both the Main and Manager's Houses, as submitted for retention, demonstrated compliance with the Rural House Design Guide, contained within Appendix 4 of the Kildare County Development Plan 2023-2029. As such, permitting these elements of the development would be contrary to the design principles set out in the statutory plan for the rural area and be contrary to proper planning and sustainable development accordingly. However, this was also considered by the Board to constitute a new issue in the context of the grounds of appeal and would warrant circulation to parties on this issue, but given the substantive reasons for Refusal, the Board did not pursue this matter further.

**Board Member:**

  
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Declan Moore

**Date:** 10/03/2025