



An  
Bord  
Pleanála

**Board Direction**  
**BD-019143-25**  
**ABP-320987-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/03/2025.

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, scale and extent of the proposed development and to its location and relationship with an established farmstead, it is considered that the proposed development is in accordance with adopted local policy and objectives of the Kildare County Development Plan 2023-2029, most notably Objective RD O2 in facilitating agriculture development at an appropriate rural location, it would not give rise to the creation of a traffic hazard or have a significant negative impact on the visual amenities of the area or have any significant effects on the ecology of the area, subject to compliance with the conditions set out below. The proposed development therefore would be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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. All palisade fencing along both sides of the vehicular entrance mouth and which is forward of the automated entrance gate is not permitted under this application. It shall be removed and replaced with post and wire fencing and native planting within the first planting season following the grant order date of this permission.

**Reason:** In the interest of visual amenity, local biodiversity and the proper planning and sustainable development of the area.

3. The development hereby permitted shall be used for agricultural related purposes only. The structures permitted shall not be used for any commercial purpose other than a purpose incidental to farming, whether or not such use might otherwise constitute exempted development.

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

4. Standard condition re European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations, 2022, as amended.

**Reason:** In order to avoid pollution and to protect residential amenity.

5. The existing roadside hedge shall be removed in order to achieve the required sightlines attached to the subject vehicular entrance, any removed hedgerow shall be replaced with native hedgerow species, full details of which shall be submitted to the Planning Authority for written approval prior to commencement of development.

Any hedging which die, are removed or become seriously damaged or diseased, shall be replaced within the next planting season with others of similar size and species,



unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of visual amenity and biodiversity.

6. The applicant shall provide a pavement overlay of stone mastic asphalt, to the site's vehicular entrance to junction mouth with the R407 as recommended within the submitted Road Safety Audit.

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

7. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of environmental protection and public health.

8. All uncontaminated roof water from structures and clean yard water shall be separately collected and discharged in a sealed system to existing drains, streams or adequate soakpits and shall not discharge or be allowed to discharge to foul effluent drains, foul effluent and slurry storage tanks or to the public road.

**Reason:** In order to ensure that the capacity of effluent and storage tanks is reserved for their specific purposes.

**Board Member**



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Peter Mullan

**Date:** 10/03/2025