



An
Bord
Pleanála

Board Order
ABP-303186-18

Planning and Development Acts 2000 to 2018

Planning Authority: Kildare County Council

Planning Register Reference Number: 18/1150

Appeal by David O'Brien of Dumbledore Farm, Calverstown Little, Colbinstown, County Kildare and by Newtownsland (Kill) Limited care of McGill Planning of 45 Herbert Lane, Dublin against the decision made on the 13th day of November, 2018 by Kildare County Council to refuse a permission to the said Newtownsland (Kill) Limited for the proposed development.

Proposed Development: (As revised by the further public notice received by An Bord Pleanála on the 3rd day of April, 2019). Retention of two number sheds/pens numbers 1 and 2, outdoor horse riding areas and car parking (in order to facilitate a horse riding centre on site). The original application submitted to Kildare County Council on the 19th day of September, 2018 sought removal of all buildings on site (including three equestrian arenas, one American barn, two ancillary sheds, equestrian walker (total floor area 10,192 square metres), and all associated site works, including car parking areas and external works above and below ground), all at the Kill Equestrian Centre, Kill, Naas in the townland of Newtown, Kill, Naas County Kildare.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the location of the site on lands zoned for equine uses and to the policies and objectives for the equine industry, as set out in the Kildare County Development Plan 2017-2023, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would not be prejudicial to public health. The proposed development would, therefore, 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 and by the further plans and particulars received by An Bord Pleanála on the 10th day of December, 2018, 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. Permission is granted for the demolition of all existing buildings as indicated on the revised plans submitted with the appeal on the 10th day of December, 2018, with the exception of sheds 1 and 2 which shall be retained.

Reason: In the interest of clarity.

3. The landscaping scheme shown on Drawing Number 00, as submitted to An Bord Pleanála on the 10th day of December, 2018 shall be carried out within six months of the date of commencement of development, within the first planting season following substantial completion of external construction works.

Reason: In the interests of residential and visual amenity.

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

Reason: In the interest of public health.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

Dave Walsh

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.