



Planning and Development Acts 2000 to 2019

Planning Authority: Meath County Council

Planning Register Reference Number: RA/181471

Appeal by Michael and Miriam Murray against the decision made on the 11th day of June, 2019 by Meath County Council to grant subject to conditions a permission to Jacinta Sheeran care of William Doran of 7 Saint Mary's Road, Ballsbridge, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Development consisting of an indoor riding arena and four number contemporary two-bedroom holiday cabins, associated site development works, and access will be via the existing entrance serving the existing development, at Brownstown, Kilcloon, County Meath. The proposed development was revised by the further public notices received by the planning authority on the 16th day of May, 2019.

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 nature, scale and form of the proposed development, its location in a rural area and within a mature site, and distance from the adjoining property, 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 of the site and would be acceptable in terms of traffic safety. 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, as amended by the further plans and particulars submitted on the 24th day of April, 2019, 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. Prior to commencement of development, details of water supply and drainage arrangements, including the disposal of surface water, shall be submitted to the planning authority for written agreement and shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

3. The four holiday cabins hereby permitted shall:
- (a) be for a temporary period of 5 (five) years only from the date of this Order. On expiry of this period, the structures shall be removed from the site and the site reinstated to its former condition, unless its continued use is permitted under a separate and future planning permission,
 - (b) be used for short stay accommodation associated with the equine activities on site only and shall in perpetuity remain attached to the equine business on site and shall not be sold, leased or otherwise transferred without a prior grant of permission, and
 - (c) not be occupied until the indoor arena has been constructed to the satisfaction of the planning authority.

Reason: In the interest of clarity, orderly development and the proper planning and sustainable development of the area.

4. Prior to occupation of the holiday accommodation or use of the indoor arena, the entrance gate shall be recessed 10 metres from the near edge of the public road to the satisfaction of the planning authority.

Reason: In the interest of traffic safety.

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, measures to control dust and dirt on the public road, provision of parking for all construction traffic and off-site disposal of construction/demolition waste.

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

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

Dated this day of 2019