



An  
Bord  
Pleanála

## Board Order ABP- 313335-22

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 22/114**

**Appeal** by Michael Harrington and Daniel O'Brien care of Whyte Planning Consultants Limited of Great Connell, Newbridge, County Kildare against the decision made on the 29<sup>th</sup> day of March, 2022 by Kildare County Council to refuse permission.

**Proposed Development:** Removal of existing unauthorised entrance, permission to re-sod approximately 1100 square metres of existing hardstand area, permission to install a 20 x 40 metre dressage arena, permission for the construction of two number single-storey stable blocks (each consisting of two stables and one tack/feed room), two number dungsteeds, boundary landscaping and all associated site works all at Blackberry Lane, Morrinstownbiller, Newbridge, County Kildare.

### Decision

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Reasons and Considerations

1. It is a stated objective (Objective RD 016) of the planning authority, as set out in the Kildare County Development Plan 2023 -2029, to ensure that equine based developments are located on suitable and viable landholdings and are subject to normal planning, siting, and design considerations. Having regard to the limited site size, the location of the site on lands which do not form part of a larger landholding and the nature and scale of proposed equine development, which includes two separate stable buildings and associated effluent storage facilities, it is considered that the site is unsuitable for the proposed equine development. The proposed development would, therefore, be contrary to proper planning and sustainable development of the area.
2. Having regard to the location of the site on Blackberry Lane, a narrow substandard public road which has limited capacity for additional traffic movements, it is considered that the proposed development would give rise to additional unnecessary traffic movements on Blackberry Lane which would endanger public safety by reason of traffic hazard and the obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



3. The Board is not satisfied, based on the submissions made in connection with the planning application and appeal, that adequate provision has been made for the disposal of liquid and animal wastes generated on site. The proposed development, in the absence of this information, would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.



---

**Martina Hennessy**

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



Dated this 13<sup>th</sup> day of July 2023