



An
Bord
Pleanála

Board Order
ABP-313407-22

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 22/159

APPEAL by Christopher Donoghue of Mayfield Stud, Mayfield, Monasterevan, County Kildare against the decision made on the 6th day of April, 2022 by Kildare County Council to refuse permission for the development proposed to be retained.

Proposed Development: Retention of existing stud farm enterprise to include two number covered exercise rings, stable units, straw/hay storage shed, hardcore yard, access road, entrance, surface water drainage and all other associated site development works, within the confines of the existing paddock, adjacent to Junction 14 Service Area, all at Mayfield Stud, Mayfield, Monasterevan, County Kildare.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.

PM

Reasons and Considerations

Chapter 15, Section 15.7.7 (Building Lines) and Table 15.7 (Building Lines from Public Roads in Rural Areas) of the Kildare County Development Plan 2023-2029 state that it is the policy of the Council that developments in rural areas must be setback a minimum of 91 metres from motorways. The development proposed to be retained is located within 91 metres of the M7 Motorway. The development proposed to be retained would therefore contravene the provisions of Section 15.7.7 (Building Lines) of the development plan, would infringe a building line determined by the planning authority, would set an undesirable precedent for further similar development and would, therefore, be contrary to the proper planning and sustainable development of the area.



Peter Mullan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *14th* day of *July*, 2023.

