



Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 21/1133

APPEAL by Matthew Buckley care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 26th day of July, 2022 by Kildare County Council to refuse permission.

Proposed Development: Retention of partially completed stables with external fencing and ancillary works and permission for completion of the stables with external fencing and ancillary works, all at Coughlanstown, Ballymore Eustace, County Kildare.

Decision

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



Reasons and Considerations

1. Having regard to the inadequate rationale/justification for the proposed equine based development, the proposed development fails to accord with Policy RD O16 of the Kildare County Development Plan 2023-2029, which seeks to 'Ensure that equine based developments are located on suitable and viable landholdings and are subject to normal planning, siting and design considerations.' The proposed development and development proposed to be retained, by reason of its excessive scale, design and visual prominence, would have a negative impact on the character of the Landscape Character Area (Eastern Uplands), would be contrary to Policies LR P1 and LR O1 and Section 15.9.8 of the Kildare County Development Plan 2023-2029, would seriously injure the visual amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.



2. Given the inadequate rationale/justification with respect to proposed equine based development, it has not been satisfactorily demonstrated that the proposed development would not result in an intensification of the existing agricultural entrance. The proposed development would endanger public safety by reason of traffic hazard. In addition, the proposed relocated entrance and the extent of the works to the roadside boundary, required to facilitate the associated sightlines, would have a significant adverse impact on this Landscape Character Area (Eastern Uplands) that is identified as having a 'High Sensitivity'. The proposed development and development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.


Stewart Logan

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

Dated this *29th* day of *January* 2024.