



**Comhairle Contae Chill Mhantáin**  
**Wicklow County Council**

**Forbairt Pleanála agus Comhshaol**  
**Planning Development and Environment**

Áras An Chontae / County Buildings  
Cill Mhantáin / Wicklow  
Guthán / Tel: (0404) 20148  
Faics / Fax: (0404) 69462  
Rphost / Email: [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)  
Suíomh / Website: [www.wicklow.ie](http://www.wicklow.ie)

Nicola Hobson

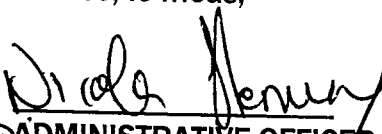
3<sup>rd</sup> August  
July 2023

**RE: Declaration in accordance with Section 5 of the Planning & Development Acts  
2000 (As Amended) – EX46/2023**

I enclose herewith Declaration in accordance with Article 5 (2) (A) of the Planning & Development Act 2000.

Where a Declaration is used under this Section any person issued with a Declaration under subsection (2) (a) may, on payment to An Bord Pleanála of such fee as may be prescribed, refer a declaration for review by the Board within four weeks of the date of the issuing of the declaration by the Local Authority.

Is mise, le meas,

  
**ADMINISTRATIVE OFFICER**  
**PLANNING DEVELOPMENT & ENVIRONMENT.**





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## DECLARATION IN ACCORDANCE WITH ARTICLE 5 (2) (A) OF THE PLANNING & DEVELOPMENT ACT 2000 AS AMENDED

**Applicant: Nicola Hobson**

**Location: Barraderry House, Kiltegan, Co. Wicklow**

**CHIEF EXECUTIVE ORDER NO. CE/PDE/1506/2023**

A question has arisen as to whether "erection of an unroofed fenced area for the training of horses/ponies together with a soft material to provide all-weather surface for private use" at Barraderry House, Kiltegan, Co. Wicklow" is or is not exempted development.

### Having regard to:

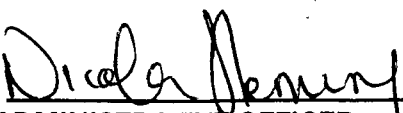
- i. The details submitted on 11/07/2023 and 14/08/2023;
- ii. Sections 2 , 3 , and 4 of the Planning and Development Act 2000 (as amended);
- iii. Articles 6 & 9 of the Planning and Development Regulations 2001 (as amended);
- iv. Schedule 2, Pt.3 Class 10 of the Planning and Development Regulations 2001 (as amended).

### Main Reasons with respect to Section 5 Declaration:

- The proposal is works and therefore development having regard to Section 3 of the Planning and Development Act 2000 (as amended).
- The proposal would come within the description and limitations as set out under Schedule 2, Part 3, Class 10, of the Planning and Development Regulations 2001 (as amended) and is therefore exempted development.

**The Planning Authority considers that "erection of an unroofed fenced area for the training of horses/ponies together with a soft material to provide all-weather surface for private use" at Barraderry House, Kiltegan, Co. Wicklow is development and is exempted development.**

Signed:

  
ADMINISTRATIVE OFFICER  
PLANNING DEVELOPMENT & ENVIRONMENT

Dated 31<sup>st</sup> August 2023





WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)  
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PDE/1506/2023

Reference Number: EX 46/2023

Name of Applicant: Nicola Hobson

Nature of Application: Section 5 Referral as to whether "erection of an unroofed fenced area for the training of horses/ponies together with a soft material to provide all-weather surface for private use" is or is not exempted development

Location of Subject Site: Barraderry House, Kiltegan, Co. Wicklow

Report from Billy Slater, GP & Edel Bermingham, SEP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "erection of an unroofed fenced area for the training of horses/ponies together with a soft material to provide all-weather surface for private use" at Barraderry House, Kiltegan, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

- i. The details submitted on 11/07/2023 and 14/08/2023;
- ii. Sections 2, 3, and 4 of the Planning and Development Act 2000 (as amended);
- iii. Articles 6 & 9 of the Planning and Development Regulations 2001 (as amended);
- iv. Schedule 2, Pt.3 Class 10 of the Planning and Development Regulations 2001 (as amended).

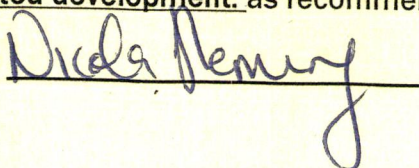
Main Reasons with respect to Section 5 Declaration:

- The proposal is works and therefore development having regard to Section 3 of the Planning and Development Act 2000 (as amended).
- The proposal would come within the description and limitations as set out under Schedule 2, Part 3, Class 10, of the Planning and Development Regulations 2001 (as amended) and is therefore exempted development.

Recommendation

The Planning Authority considers that "erection of an unroofed fenced area for the training of horses/ponies together with a soft material to provide all-weather surface for private use" at Barraderry House, Kiltegan, Co. Wicklow is development and is exempted development, as recommended in the report by the SEP.

Signed



Dated 22nd day of August 2023

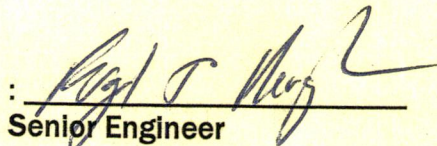


**ORDER:**

**I HEREBY DECLARE:**

That "erection of an unroofed fenced area for the training of horses/ponies together with a soft material to provide all-weather surface for private use" at Barraderry House, Kiltegan, Co. Wicklow is development and is exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed

:   
Senior Engineer  
Planning Development & Environment

Dated 31<sup>st</sup> day of August 2023





**WICKLOW COUNTY COUNCIL  
PLANNING DEPARTMENT**

---

**To:** Fergal Keogh S.E / Suzanne White S.E.P. / Edel Bermingham S.E.P.  
**From:** Billy Slater G.P.  
**Type:** Section 5 Application  
**REF:** EX 46/2023  
**Applicant:** Nicola Hobson  
**Address:** Barraderry House, Kiltegan, Co. Wicklow  
**Date of FI received:** 14/08/2023  
**Decision Due Date:** 01/09/2023  
**Exemption Query:** Erection of an unroofed fenced area for the training of horses/ponies together with a soft material to provide all-weather surface for private use.

**Assessment :**

The issued further information sought clarification with regard to the following:

1. *In order to fully assess the section 5 query, you are requested to submit further details concerning the proposed unroofed area for the exercising or training of ponies inclusive of;*
  - a) *The height of the fenced area.*
  - b) *The extent of any ground works required to facilitate the erection of the unroofed area at the proposed location shown should be provided. The details should set out all alteration of the existing levels either by means of raising levels or lowering of levels. Note groundworks in excess of 1m in height would be considered excessive and would mean the proposed works would not come within the provision of the exemption set out under Class 10: Part 1 : Schedule 2 of the Planning and Development Regulations 2001 (as amended)*

In response to above concerns, the applicant has made a submission stating the following.

- The height of the fencing shall be 1.75m, in accordance with the Department of Agriculture, Food and Marines 'Minimum Specification for Horse Facilities and Fencing, S156' and to be constructed as timber post and rail fences with a minimum of 3 rails or of proprietary prefabricated fencing.
- The extents of ground works have been outlined in attached drawings and do not exceed 1m in depth / height, with a maximum alteration in ground level of 300mm.

Considering the information submitted, it is considered that the proposed exercise arena will come within the description and limitations as set out under Schedule 2, Part 3, Class 10, of the Planning and Development Regulations 2001 (as amended). The development would also not fall within the remit of limitations of exempt development as set out under Article 9 (1). Hence, it is considered that the submitted response has sufficiently addressed the concerns of the PA.

**Conclusion:**

With respect to the query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether or not the proposal for the *'Erection of an unroofed fenced area for the training of*

*horses/ponies together with a soft material to provide all-weather surface for private use, at Barraderry House, Kiltegan, Co. Wicklow' is or is not exempted development.*

The Planning Authority considers that:

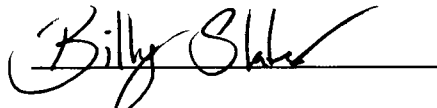
The proposal of the '*Erection of an unroofed fenced area for the training of horses/ponies together with a soft material to provide all-weather surface for private use, at Barraderry House, Kiltegan, Co. Wicklow*' is development and is exempted development.

Main Considerations with respect to Section 5 Declaration:

- i. The details submitted on 11/07/2023 and 14/08/2023;
- ii. Sections 2, 3, and 4 of the Planning and Development Act 2000 (as amended);
- iii. Articles 6 & 9 of the Planning and Development Regulations 2001 (as amended);
- iv. Schedule 2, Pt.3 Class 10 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- The proposal is works and therefore development having regard to Section 3 of the Planning and Development Act 2000 (as amended).
- The proposal would come within the description and limitations as set out under Schedule 2, Part 3, Class 10, of the Planning and Development Regulations 2001 (as amended) and is therefore exempted development.



Billy Slater G.P.  
18/08/2023

Agnd Sel Buph  
21/8/2023

Issue as above  
JLJ/T. My L  
31/08/23



# **MEMORANDUM**

## **WICKLOW COUNTY COUNCIL**

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**TO: Billy Slater**  
**Graduate Planner**

**FROM: Nicola Fleming**  
**Staff Officer**

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**RE:- Application for Certificate of Exemption under Section 5 of the  
Planning and Development Acts 2000 (as amended).  
Ex 46/2023 – Nicola Hobson**

I enclose herewith for your attention application for Section 5 Declaration received 11<sup>th</sup> July 2023 along with further information which was received on 14<sup>th</sup> August 2023.

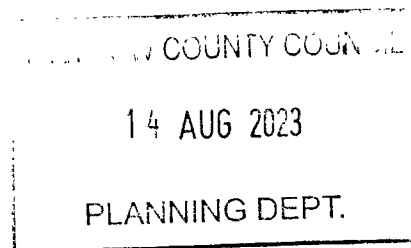
The due date on this declaration is 1<sup>st</sup> September 2023.

  
**Staff Officer**  
**Planning Development & Environment**

8 August 2023

**RE: EX 46/2023 Barraderry West, Kiltegan**

Dear Planning Division,



Further to your letter, dated 26 July 2023, the responses to your request for further details are as follows:

- a) The height of fencing will be 1.75m in accordance with Department of Agriculture, Food and the Marine's 'Minimum Specification for Horse Facilities and Fencing, S156' and to be constructed as timber post and rail fences with a minimum of 3 rails or of proprietary prefabricated fencing.
- b) The extent of the ground works required to facilitate this development are provided in the attached drawing (4).

Regards

Nicola Hobson





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Nicola Hobson

26<sup>th</sup> July 2023

**RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (as amended) as to what is or not development or is or is not exempted development  
EX 46/2023:- Barraderry West, Kiltegan**

A Chara

I wish to acknowledge receipt of your application for a declaration in respect of Section 5 for the above proposal on 11<sup>th</sup> July 2023 and in order to fully assess the section 5 query, you are requested to submit further details concerning the proposed unroofed area for the exercising or training of ponies inclusive of: -

- a) The height of the fenced area.
- b) The extent of any ground works required to facilitate the erection of the unroofed area at the proposed location shown should be provided. The details should set out all alteration of the existing levels either by means of raising levels or lowering of levels. Note groundworks in excess of 1m in height would be considered excessive and would mean the proposed works would not come within the provision of the exemption set out under Class 10: Part 1 : Schedule 2 of the Planning and Development Regulations 2001 (as amended)

Mise, le meas

SENIOR STAFF OFFICER  
PLANNING DEVELOPMENT AND ENVIRONMENT





**WICKLOW COUNTY COUNCIL  
PLANNING DEPARTMENT**

---

**To:** Fergal Keogh S.E / Suzanne White S.E.P. / Edel Bermingham S.E.P.  
**From:** Billy Slater G.P.  
**Type:** Section 5 Application  
**REF:** EX 46/2023  
**Applicant:** Nicola Hobson  
**Date of Application:** 11/07/2023  
**Decision Due Date:** 07/08/2023  
**Address:** Barraderry House, Kiltegan, Co. Wicklow  
**Exemption Query:** Erection of an unroofed fenced area for the training of horses/ponies together with a soft material to provide all-weather surface for private use. The area is not situated within 10m of any public road and the entrance to the arena is not directly off any public road.

**Application Site:** The application site is located in a level 10 rural area and is accessed via the R-747 regional public road. A dwelling is present to the north-west of the site, with agricultural lands present beyond all remaining perimeters.

**Aerial Image** Subject site with approx. location of proposed unroofed area highlighted in yellow.



**Section 5 Referral**

From examining the submitted particulars, it is noted that the section 5 query should be re-worded as follows,

- *Erection of an unroofed fenced area for the training of horses/ponies together with a soft material to provide all-weather surface for private use, at Barraderry House, Kiltegan, Co. Wicklow.*

**Relevant Planning History:**



Ref	04/159
Applicant	Nicola Hobson
Development	Dormer Bungalow with new entrance gateway, new septic tank and percolation area.
Decision	Grant

Ref	10/2327
Applicant	Nicola Hobson & David Reel
Development	Domestic garage and ancillary works.
Decision	Grant

**Question:**

With respect to the query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether the;

- *Erection of an unroofed fenced area for the training of horses/ponies together with a soft material to provide all-weather surface for private use, at Barraderry House, Kiltegan, Co. Wicklow.*

is or is not development and is or is not exempted development.

**Legislative Context**

**Planning and Development Act 2000 (as amended)**

**Section 2(1)** of the Act states the following in respect of the following:

*“structure” means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—*

(a) where the context so admits, includes the land on, in or under which the structure is situate, and

*“works” includes Any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal...*”

**Section 3(1)** of the Act states the following in respect of ‘development’:

*“In this Act, ‘development’ means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.”*

**Section 4** sets out the types of works that while considered ‘development’, can be considered ‘exempted development’ for the purposes of the Act.

**Section 4 (1) (a)**

*“development consisting of the use of any land for the purpose of agriculture and development consisting of the use for that purpose of any building occupied together with land so used;”*

**Section 4(2)** makes provision for ministerial regulations to set out further exemptions. The 2001 Planning Regulations as amended derive from this section and designate further works as being exempted development for the purposes of the act.

**Planning and Development Regulations 2001(as amended)**

**Article 6 (1):**

*Subject to Article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the*

conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

**Article 9 (1):**

*Development to which article 6 relates shall not be exempted development for the purposes of the Act—*

*(a) If the carrying out of such development would—*

- (i) Contravene a condition attached to a permission under Act or be inconsistent with any use specified in a permission under the Act,*
  - (ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,*
  - (iii) Endanger public safety by reason of traffic hazard or obstruction of road users,*
- And so on.*

**Schedule 2, Part 3** outlines classes of exempt development in the rural area as well as associated conditions and limitations. The following are of relevance.

**Schedule 2, Part 3 Class 10**

*The erection of an unroofed fenced area for the exercising or training of horses or ponies, together with a drainage bed or soft surface material to provide an all-weather surface.*

Associated conditions and limitations include:

- 1. No such structure shall be used for any purpose other than the exercising or training of horses or ponies.*
- 2. No such area shall be used for the staging of public events.*
- 3. No such structure shall be situated within 10 metres of any public road, and no entrance to such area shall be directly off any public road.*
- 4. The height of any such structure shall not exceed 2 metres.*

**Assessment**

The subject site is located in the townland of Barraderry, some 1km west of the village of Kiltegan. The site is currently occupied by a large dwelling and associated garage, with the subject proposal referencing a unroofed training / exercise arena to be situated to the north east of the existing dwelling on site.

The first assessment must be whether or not the proposal outlined above constitutes development within the remit of Section 3 of the Planning and Development Act 2001. In this regard, Section 3 of the Planning and Development Act provides that:

“development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

It should be noted that Section 2 of the Act defines works as:

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any

act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

I am satisfied that the proposal would involve works and therefore the proposal does constitute development.

The second stage of the assessment is to determine whether or not the proposed works would be exempted development under the Planning and Development Act 2000 (as amended) or it's associated Regulations. Schedule 2, Pt.3 Class 10 of the Planning and Development Regulations 2001 (as amended) states that the following constitutes exempted development:

*The erection of an unroofed fenced area for the exercising or training of horses or ponies, together with a drainage bed or soft surface material to provide an all-weather surface..*

The proposed works are considered to fall under Schedule 2, Part 3 Class 10. The following checklist will determine if the development complies with associated conditions and limitations.

<i>1. No such structure shall be used for any purpose other than the exercising or training of horses or ponies.</i>	Yes - It is stated that the development will be used to train horse / ponies.
<i>2. No such area shall be used for the staging of public events</i>	Yes - It is stated that the development will not be used for private use only.
<i>3. No such structure shall be situated within 10 metres of any public road, and no entrance to such area shall be directly off any public road.</i>	Yes – Not situated within 10 metres of any public road, nor is any entrance to such area directly off any public road.
<i>4. The height of any such structure shall not exceed 2 metres.</i>	Unknown - It is not stated whether or not the height of the structure exceeds 2m.

The proposed works to which article 6 relates shall not be exempted development for the purposes of the Act if the carrying out of such works would contravene with the limitations as set out per **Article 9 (1)**

Upon review of the subject sites planning history, the sites sloped topography is noted. For this reason, the PA considers that clarification is required to ensure the outright exemption of the proposed development. In this regard, any required ground works to facilitate the proposal will need to be specified, noting that groundworks in excess of 1m in height shall not be deemed as exempt. (As per the Planning and Development Act 2001 (as amended) Schedule 2, Part 1, Class 6 which states that 'any landscaping works within the curtilage of a house' is exempt development provided that 'the level of the ground shall not be altered by more than 1 metre above or below the level of the adjoining ground.')

#### **Conclusion:**

With respect to the query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether or not the proposal for the '*Erection of an unroofed fenced area for the training of horses/ponies together with a soft material to provide all-weather surface for private use, at Barraderry House, Kiltegan, Co. Wicklow*' is or is not exempted development.



The Planning Authority considers that:

The proposal of the '*Erection of an unroofed fenced area for the training of horses/ponies together with a soft material to provide all-weather surface for private use, at Barraderry House, Kiltegan, Co. Wicklow*' is development and that Further Information is required to determine if the proposed development is exempt development.

**Recommendation:**

**FURTHER INFORMATION**

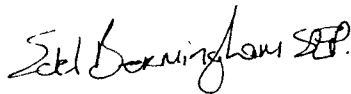
1. In order to fully assess the section 5 query, you are requested to submit further details concerning the proposed unroofed area for the exercising or training of ponies inclusive of;

- a) The height of the ~~unroofed~~ fenced area.
- b) The extent of any ground works required to facilitate the erection of the unroofed area at the proposed location shown should be provided. The details should set out all alteration of the existing levels either by means of raising levels or lowering of levels. Note ~~including overall depth where appropriate, noting that~~ groundworks in excess of 1m in height ~~shall not be deemed as exempt~~ would be considered excessive and would mean the proposed works would not come within the provision of the exemption set out under Class 10: Part 1 : Schedule 2 of the Planning and Development Regulations 2001 (as amended)



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**Billy Slater G.P.**  
26/07/2023



Agreed as amended

26/7/2023



# Comhairle Contae Chill Mhantáin Wicklow County Council

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Planning Development and Environment

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## MEMORANDUM

### WICKLOW COUNTY COUNCIL

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**TO: Billy Slater**  
**Graduate Planner**

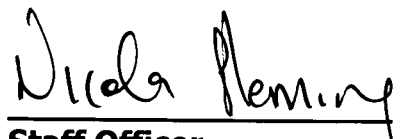
**FROM: Nicola Fleming**  
**Staff Officer**

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**RE:- Application for Certificate of Exemption under Section 5 of the  
Planning and Development Acts 2000 (as amended).  
Ex 46/2023 – Nicola Hobson**

I enclose herewith for your attention application for Section 5 Declaration  
received 11<sup>th</sup> July 2023

The due date on this declaration is 7<sup>th</sup> August 2023.

  
**Staff Officer**  
**Planning Development & Environment**



# Comhairle Contae Chill Mhantáin Wicklow County Council

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Suíomh / Website: [www.wicklow.ie](http://www.wicklow.ie)

11<sup>th</sup> July 2023

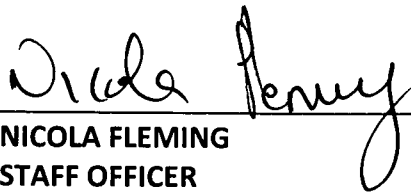
Nicola Hobson

**RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended).  
Ex 46/2023 – Barraderry West, Kiltegan**

A Chara

I wish to acknowledge receipt on 11<sup>th</sup> July 2023 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 7<sup>th</sup> August 2023.

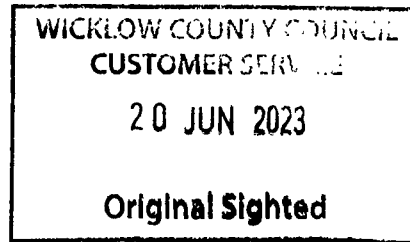
Mise, le meas



**NICOLA FLEMING  
STAFF OFFICER  
PLANNING DEVELOPMENT AND ENVIRONMENT**

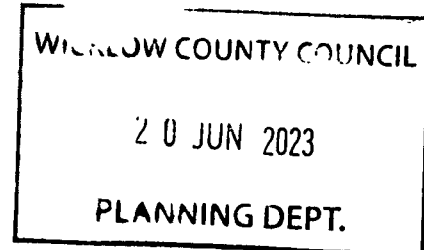


PR 23/64



14 June 2023

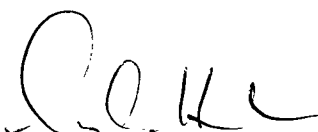
Dear Planning Division,



Please find enclosed an application for a pre-planning query and required documentation which is being submitted as part of a request as confirmation that the proposed development is exempt from planning.

The proposed development is the erection of an unroofed fenced area for training horses/ponies together with a soft surface material to provide an all-weather surface for private use. The arena is not situated within 10m of any public road and the entrance to the arena is not directly off any public road.

If you require any further information please do not hesitate to contact me.

Regards   
Nicola Hobson

not PP - exemption  
app  
y



Wicklow County Council  
County Buildings  
Wicklow  
0404-20100

11/07/2023 09:41:43

Receipt No L1/0/315798

NICOLA HOBSON  
BARRADE RRY HOUSE  
KILTEGAN  
CO WICKLOW  
W91VW81

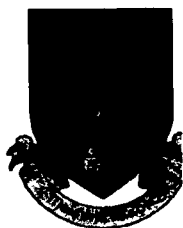
EXEMPTION CERTIFICATES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	

Total	80.00 EUR
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Tendered	
Cheque	80.00

Change	0.00
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Issued By Cashier5MW  
From Customer Service Hub  
Vat reg No 0015233H



Wicklow County Council  
County Buildings  
Wicklow  
Co Wicklow  
Telephone 0404 20148  
Fax 0404 69462

**Office Use Only**

Date Received \_\_\_\_\_

Fee Received \_\_\_\_\_

**APPLICATION FORM FOR A  
DECLARATION IN ACCORDANCE WITH SECTION 5 OF THE PLANNING &  
DEVELOPMENT ACTS 2000(AS AMENDED) AS TO WHAT IS OR IS NOT  
DEVELOPMENT OR IS OR IS NOT EXEMPTED DEVELOPMENT**

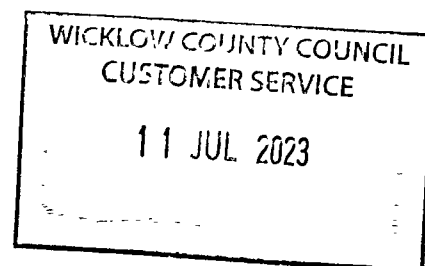
**1. Applicant Details**

(a) Name of applicant: \_\_\_\_\_ Nicola Hobson \_\_\_\_\_

Address of applicant: \_\_\_\_\_

\_\_\_\_\_

Note Phone number and email to be filled in on separate page.



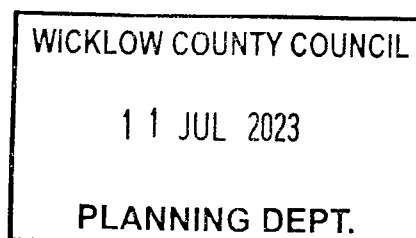
**2. Agents Details (Where Applicable)**

(b) Name of Agent (where applicable) \_\_\_\_\_ n/a \_\_\_\_\_

Address of Agent : \_\_\_\_\_

\_\_\_\_\_

Note Phone number and email to be filled in on separate page.



### **3. Declaration Details**

i. Location of Development subject of Declaration \_\_\_\_\_  
Barraderry West, Kiltegan, Co Wicklow  
\_\_\_\_\_

ii. Are you the owner and/or occupier of these lands at the location under i. above ?  
Yes/ No. YES

iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or  
occupier \_\_\_\_\_ n/a  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iv. Section 5 of the Planning and Development Act provides that : If any question arises  
as to what, in any particular case, is or is not development and is or is not exempted  
development, within the meaning of this act, any person may, on payment of the  
prescribed fee, request in writing from the relevant planning authority a declaration on  
that question. You should therefore set out the query for which you seek the Section 5  
Declaration \_\_\_\_\_

\_\_\_\_\_The proposed development is the erection of an unroofed fenced area for training  
horses/ponies together with a soft surface material to provide an all-weather surface for private  
use. The arena is not situated within 10m of any public road and the entrance to the arena is not  
directly off any public road.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ *Additional details may be submitted by way of separate submission.*

v. Indication of the Sections of the Planning and Development Act or Planning  
Regulations you consider relevant to the Declaration \_\_\_\_\_  
\_\_\_\_\_

*Additional details may be submitted by way of separate submission.*

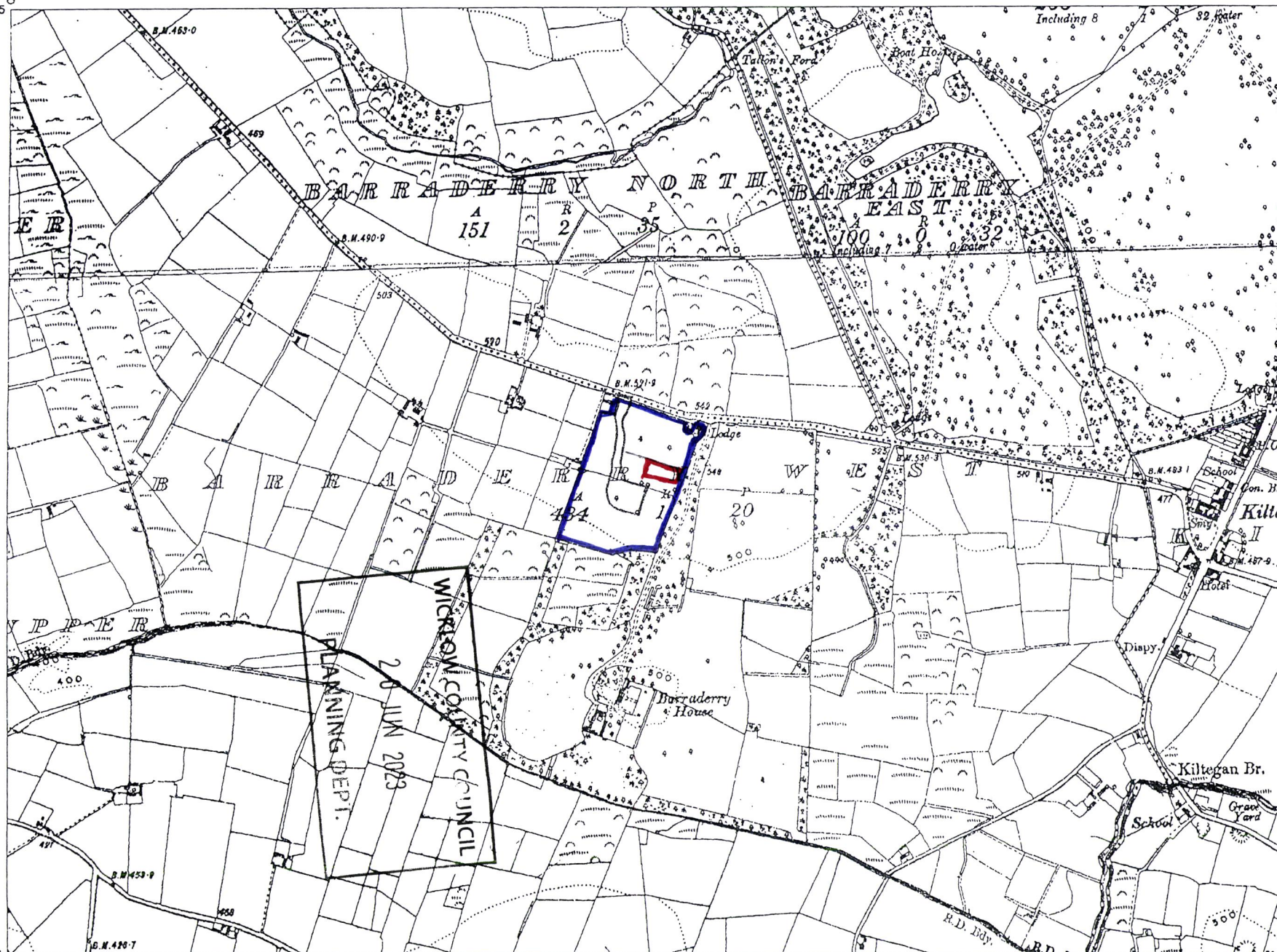
- Signed: Jul. Hesse Dated: 6/7/23

A. Extension to dwelling - Class 1 Part 1 of Schedule 2 *2/17*

- Site Location Map
- Floor area of structure in question - whether proposed or existing.
- Floor area of all relevant structures e.g. previous extensions.
- Floor plans and elevations of relevant structures.



293939 18564



Ordnance  
Survey  
Ireland

© Sulrthéilneacht Ordánáil Éireann, 2003  
© Ordnance Survey Ireland, 2003

183849

Plot Date 13-MAY-2003

1978

293012



R747

R747

The foremost document on soakpit design is the British Research Establishment Digest 365.

The use of BRE 365 in the present situation is inappropriate, as it is intended to cater for larger scale developments. The carrying out of the site permeability test would be very disruptive and probably more expensive than the soakpit required.

The use of BS 8005:Part 1 and BS 8501 may be more appropriate in the present situation. In both standards it is recommended that a run-off storage capacity, to retain the flows during heavy or prolonged rain, of 12mm be adopted.

The site hard surfacing (house and parking) is approximately 260m<sup>2</sup>. The driveway is excluded as no formal drainage is provided and the run-off will permeate the adjacent grass margins. A portion of grass in the vicinity of the soakpit is included as some percolation will occur (30m<sup>2</sup> at 30%), effecting the soakpit. This would yield a total area of 270m<sup>2</sup> \* 12mm giving a soakpit with a capacity of 3.24m<sup>3</sup>.

In normal rainwater run-off calculations for a small catchment area a one year return period, with a storm duration of 5 minutes and a rainfall rate of 50mm/hr is common. Using the Wallingford Rational Method this yields a run-off storage requirement of 0.15m<sup>3</sup>. When a return period of 10 years is used the rainfall rate increases to 91.2mm/hr and the storage requirement increases to

From the foregoing it can be seen that the storage requirement of the British Standards are most conservative. It is therefore proposed to provide a soakpit with a capacity of 3.24m<sup>3</sup>.

It is proposed to provide two soakpits 1.5m wide \* 1.55m deep 1.5m long, filled with 100mm single size broken stone, with a void content of 35%, yielding the required 3.24m<sup>3</sup>.

Adjacent Property

0.45

+11.90

95m



+10.5

75m

+10.95

60m

30m

1800 m<sup>2</sup>

+9.85

40m

ALL WEATHER ARENA  
60m x 30m

6.44

Existing House

+7.20

Garage

Septic Tank

2.69

WICKLOW COUNTY COUNCIL

20 JUN 2023

PLAN

+2.35

This drawing is for planning purposes only.  
All dimensions should be checked on site.

Project: David Reel & Nicola Hobson,  
Barraderry West, Kiltegan, Co. Wicklow

Scale: 1:1000

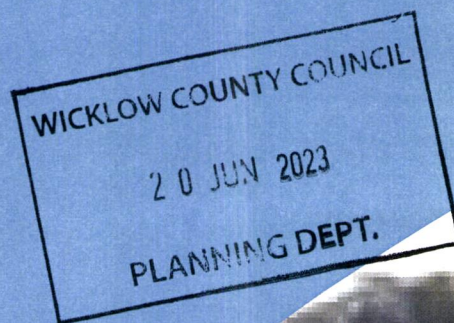
Drawing No.

Drawing: Date:



# Constructing Outdoor All-Weather Arenas

Series No. 2





# Constructing Outdoor All-Weather Arenas

**W**hen constructing an all-weather riding arena it is important to follow the correct procedures for design and construction to ensure the arena remains useable for many years. The aim is to provide a riding arena that can be used under all weather conditions. The surface should be firm, yet offer some cushioning effect to minimise jarring and at the same time allow some forward movement of the foot on landing to give controlled deceleration. Both these properties help to keep the horse sound.

The following notes provide an outline of the procedures involved in constructing an all-weather riding arena.

## Planning permission

Under the Planning and Development Act 2000 (Part 3 - Exempted Development) outdoor all weather arenas are listed in class 10 as being exempt from planning permission provided the following are adhered to:

- No such structure shall be used for any other purpose other than the exercising or training of horses and ponies
- No such area shall be used for the staging of public events
- No such structure shall be situated within 10m of any public road, and no entrance to such areas shall be directly off any public road
- The height of any such structure shall not exceed 2m

## Site

Consider the following when choosing a suitable site for an all-weather outdoor arena:

- Proximity to the stables with good approach and access under poor weather conditions
- Drainage from the site and the surrounding land
- Access to service road during construction
- The slope of the site
- The prevailing winds and shelter
- Access to electricity and water
- Proximity to visual or noisy distractions
- Scope for future extension

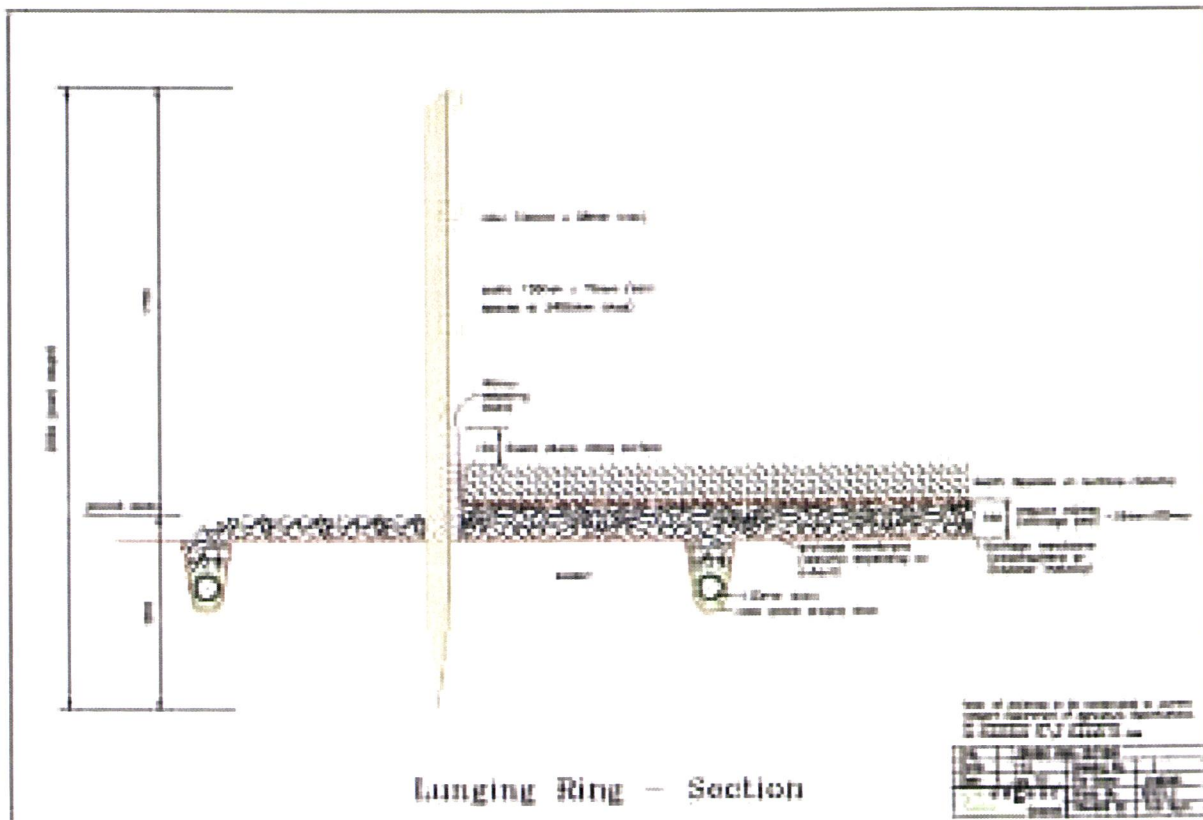
## Recommended Specifications for New All Weather Arenas

### Size

The size will be determined by the intended use and may either help dictate, or be dictated by, the site.

For lunging the minimum size should be 15m x 15m square or for circular arenas 15m diameter. A 20m square or diameter is recommended.

A standard dressage arena must measure 20m x 40m. For jumping 25m width is recommended.



## Construction

Having selected the site and the surface, it is necessary to design and construct a base to link the two together. The base must be strong enough to withstand impact damage. It must not break up or add unsuitable material to the surface. The arena should be constructed above ground level to facilitate drainage. Sloping sites must be levelled out by the cut and fill method. Check that:

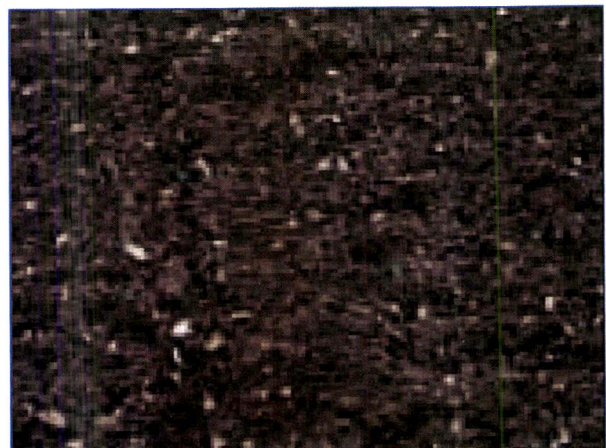
- the fill is compacted
- the banks formed by the cut are sloped
- the area levelled is at least 1m larger on all sides than the required arena size
- the finished site is level
- run off water cannot ingress into the site

## Topsoil

The top soil should be removed.

## Field Drains

Field drainage should be provided 5m apart under the drainage bed especially in areas of local high rainfall or if site considerations dictate. It may also be necessary to provide drainage away from the site to a watercourse or soak away.







## **Drainage Membrane**

A drainage membrane will prevent soil from mixing with and fouling the drainage bed. It should be placed on subsoil that is loose. It shall also line the drainage channels.

When the base is firm this membrane is not essential. The membrane should be porous polypropylene and be laid and overlapped to the manufacturer's instructions.

## **Drainage Bed**

The drainage bed will provide a foundation to the arena and provide space for the rainwater falling on the surface to collect and drain out. Therefore part of the drainage bed must be above ground level. The bed should be constructed of angular stones, 50mm to 100mm, with no fines and not be less than 150mm in depth. The aim is to produce a base surface which is level, solidly locked together, yet porous. It has to provide adequate drainage, but not let any fine material in the surface pass down into the base.

## **Fence Posts**

Posts should be rectangular, minimum of 150mm x 75mm (preferably 150mm x 100mm) and the longer side at 90 degrees to the rails, 2.55m long, and placed 0.8m into the ground. The maximum space between the posts should be 2.4m. Space of at least 3m must be left for gateways.

## **Drainage Bed Surface**

A drainage membrane placed over the stone drainage bed is strongly recommended. Overlaps should be stitched together and the edges turned up and fixed to the inside of the retaining boards, using batons. A 40-50mm layer of permeable tarmac may be substituted for the drainage membrane.

## **Retaining Boards**

Retaining boards 40mm thick should be used to confine the surface material. The top of the boards should be 150mm above the finished height of the arena. They should be supported at 1.2m intervals using a combination of posts driven into the ground and the fencing posts.

## **Riding Surface**

There are many variations and materials which can be used for the riding surface. Daily usage and maintenance must be considered to be critical factors to balance against price.

A good surface should enable the user to carry out all equestrian disciplines in both the best and the worst weather. The speed at which the water drains through the riding surface is paramount to its correct functioning. A surface should suit the needs of the user of the arena. The cost of the surface will also influence the final choice.

The following surface materials are acceptable, (a) wood chips (b) washed sand or clean pit-run sand (c) granulated PVC (d) rubber chips (e) latex covered sand (f) polypropylene fibre (g) combinations of these (h) or other accepted surface.





## Maintenance

All artificial surfaces need maintenance. Maintenance will determine the quality of going, the effective life of the arena and the frequency with which it can be used. Procedures must take account of weather, type of use, and amount of use. Weather conditions can affect the frequency of watering. Type and amount of use will govern the frequency of levelling, harrowing, or rolling – whichever is appropriate.

Riding school arenas tend to experience intensive use, possibly with follow-the-leader type tracking. It is always worthwhile using as much of the surface as possible by changing the track used and not always sticking to the boards. Lunge areas can require a high level of maintenance as the same track is compounded over and over.

All surfaces need keeping level. Some surfaces like the monofilament-bonded sand need periodic rotovation to keep the fibre mixed. This can also apply to blended materials, like PVC with fibre and sand. Other materials like fibred rubber have relatively large particles which tend to stay on top by natural regeneration. A high ratio of fibred rubber in the mix can be used to lay a surface of relatively low volume which allows the use of a roller to keep it level, rather than harrowing to break up the surface. Surfaces bonded with water, wax or oil-based materials will compact to give a dead ride and need harrowing or rotovating to keep the surface open for drainage, and to fluff it up.

Any arena perimeter will tend to build up surplus material. This must be returned to the adjacent track whenever necessary. Most surfaces require a minimum depth either to protect the membrane, or to prevent the surface material being crushed between the horse and the base. The other maintenance factor is how often you will need to top up or replace the surface. Again, this will vary according to material, usage and the efficiency of interim maintenance.

## Fence Rails

Rails should be 100mm x 38mm. A minimum of three rails shall be on the arena side of the post. Post and rails may be constructed of proprietary PVC systems.

## Gates

Gates should open both inwards and outwards and be at least 3m wide. The gates should be unsheeted and when erected be at least 1.75m high. Wooden gates should have four horizontal 100mm x 40mm rails.

Whilst all-weather has become the accepted term for 'artificial surfaces' there really is no such thing if we are truly honest with ourselves. The best we can therefore hope for is to construct a surface that will meet most of our requirements most of the time.

Remember to be realistic in your expectations, visit as many arenas as you can. Find out for how long they have been in use, how intensively they are used and how much maintenance is required.



**For further Information contact:**

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Email: [wendy.conlon@teagasc.ie](mailto:wendy.conlon@teagasc.ie)

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Grange, Dunsany, Co. Meath  
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Email: [declan.mcardle@teagasc.ie](mailto:declan.mcardle@teagasc.ie)





**PART 3**

**Article 6**

***Exempted Development — Rural***

<b>Column 1</b> <b>Description of Development</b>	<b>Column 2</b> <b>Conditions and Limitations</b>
<p><b>CLASS 10</b></p> <p>The erection of an unroofed fenced area for the exercising or training of horses or ponies, together with a drainage bed or soft surface material to provide an all-weather surface.</p>	<ol style="list-style-type: none"><li>1. No such structure shall be used for any purpose other than the exercising or training of horses or ponies.</li><li>2. No such area shall be used for the staging of public events.</li><li>3. No such structure shall be situated within 10 metres of any public road, and no entrance to such area shall be directly off any public road.</li><li>4. The height of any such structure shall not exceed 2 metres.</li></ol>

Further Details (b) :

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