



Board Direction

Ref: PL22.239633

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9th February 2012.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. Policy TRANS 7 of the North Tipperary County Development Plan (2010 - 2016) states that it is the policy of the planning authority to resist development along strategic route corridors which would reduce traffic safety or carrying capacity. The proposed development would result in the creation of an entrance onto the R494 Regional Road, where the maximum speed limit applies and where sightlines are substandard, which would reduce the carrying capacity of the road and endanger public safety by reason of a traffic hazard. The proposed development would therefore contravene Policy TRANS 7 of the said Development Plan and would be contrary to the proper planning and sustainable development of the area.
2. The site is located within an area that is elevated and visible from Lough Derg, where it is the policy of the Planning Authority, as set out in Policy ENV3 of the County Development Plan to resist development that would:
 - (a) materially interfere with the view of the water/mountains from any point within a visually vulnerable area; or
 - (b) materially interfere with the view to or from the lake or lakeshore;
 - (c) break the skyline or
 - (d) materially impact upon the character, integrity or uniformity of a vulnerable landscape or scenic area when viewed from scenic routes and the environs of archaeological or historic sites.

Having regard to location of the site in an area zoned "High Amenity", to the level of excavation required to facilitate the proposed development, and to the consequent loss of vegetation at this elevated site above Lough Derg, it is considered that the proposed development would have a detrimental impact on the visual amenity and character of this high amenity area. The proposed development would therefore contravene the provisions of the Development Plan and would be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 9th February 2012
Fionna O' Regan