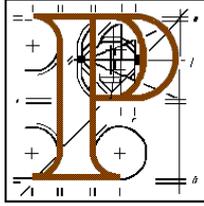


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

## Tipperary County

**Planning Register Reference Number: 13510357**

An Bord Pleanála Reference Number: PL 22.243470

**APPEAL** by Archai Resources Limited care of Wind Prospect Ireland Limited of The Hyde Building, The Park, Carrickmines, Dublin against the decision made on the 28<sup>th</sup> day of May, 2014 by North Tipperary County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Development consisting of a ten year planning permission for the construction, operation and decommissioning of a wind farm of up to four number wind turbine generators to export electricity to the national grid. Each turbine will be up to 132 metres to blade tip height with an associated crane hardstanding. The works will also require the construction of an electrical substation, a meteorological mast, cabling and access tracks to each turbine and ancillary works including a borrow pit, a temporary construction compound and off-site access upgrades for abnormal loads at this site, development all at Ballyconnor, Tiermoyle, Knockacraheen and Millbrook townlands, Upper Ormond, Kilnaneave, Nenagh, County Tipperary (as amended by the revised public notice received by the planning authority on the 11 day of April, 2014 which included significant information and revised plans).

## DECISION

**REFUSE** permission for the above proposed development based on the reasons and considerations set out below.

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

Having regard to the scale and height of the proposed wind turbines; to the nature of the receiving landscape at the interface of upland and lowland areas; to the absence of a back drop for the development; to the wide area to the north and west from which the development will be viewed and also its relative prominence when viewed from the immediate area and nearby transportation routes, it is considered that the proposed development would represent a visually dominant development in what is a sensitive landscape as identified in the County Landscape Character Assessment 2009. The proposed development would, therefore, be contrary to the provision of policy SERV 23 as stated in the current North Tipperary County Development Plan 2010 and to the strategic approach adopted in the plan in considering windfarm type development which are considered to be reasonable, would seriously injure the visual amenities of the area and of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

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

**Dated this                      day of                      2014.**