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Bord  
Pleanála

**Board Direction**  
**PL92.248010**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on January 5<sup>th</sup> 2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

It is a policy TWIND 4 (Policy Areas for Wind Energy Development) of the South Tipperary County Development Plan 2009, as varied, to assess proposals for new wind energy development in accordance with the associated Wind Energy Strategy Map and with certain parameters depending on whether such development is located in areas "Open for Consideration" or in areas "Unsuitable for New Development"). With respect to areas '*Unsuitable for New Development*' it is stated that "*new wind energy development in these areas will not normally be considered, except as specified in policy TWIND 4.14.*"

The proposed development is located on lands identified as an area unsuitable for new wind energy development within the Development Plan, and, while it adjoins another wind development, it does not constitute an extension of that development, and it has not been demonstrated that the proposed development would be served by the infrastructure serving that existing development, but would have its own on-site infrastructure, including roadways, cable routes, borrow pit and electrical control

building. The proposed development would not, therefore, come within the limited circumstances provided for in policy TWIND 4.14. Accordingly, it is considered that the proposed development would contravene materially the policies and objectives of the South Tipperary County Development Plan 2009, as varied, specifically Appendix 6, Tipperary Renewable Energy Strategy, Wind Energy Strategy, Policy TWIND4. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 5<sup>th</sup> January 2018

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Philip Jones