



An  
Bord  
Pleanála

**Board Direction**  
**BD-003342-19**  
**ABP-303578-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2019.

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

### **Reasons and Considerations**

1. The site of the proposed development is located within an area zoned 'Existing Residential' in the South Tipperary County Development Plan 2009. The stated objective of this zoning is 'To preserve and enhance existing residential development and residential amenity and provide for additional facilities where gaps are identified'. A childcare facility is open for consideration within this zoning. Nonetheless, it is considered that having regard to the nature, design, scale and intensity of use of the proposed development on a site that is severely restricted both in terms of area, access arrangements and car parking, it is considered that the proposed development would seriously injure the residential amenities of the surrounding area by reason of noise and adverse visual impact and would endanger public safety by reason of a traffic hazard arising from vehicle turning movements in the immediate vicinity of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 18/06/2019

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Maria FitzGerald