



An
Bord
Pleanála

Board Direction
BD-003591-19
ABP-304051-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/7/2019.

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

Reasons and Considerations

Policy SS5 (Housing on Strategic Regional Routes) of the North Tipperary County Development Plan 2010 (as varied) states that it is the policy of the council to protect the carrying capacity and ensure traffic safety on strategic routes as identified on Figure 9.2 of the Plan. Policies SS5 and TI3 state that proposals for new houses that access onto designated strategic routes will only be facilitated where the applicants have a demonstrated housing need. These policies are considered reasonable. Having regard to the designation of the R445 as a strategic regional route in the development plan, and to the high traffic volumes and speeds evident on the R445 at the location of the proposed new access it is considered that the proposed development would be contrary to the requirements of Policies TI3 and SS5 of the North Tipperary County Development Plan, 2010 as varied, would result in a reduction in the carrying capacity of the R445 and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18/07/2019

Terry Prendergast