



An  
Bord  
Pleanála

**Board Direction**  
**BD-003931-19**  
**ABP-304104-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/08/2019.

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

### **Reasons and Considerations**

1. It is considered that the proposed development would constitute an off-line motorway service area/rest area including provision for tourist/visitor accommodation. Such a development at this location does not fall under the scope of national policy as set out in Service Area Policy of the National Roads Authority dated August, 2014 and the applicant has failed to demonstrate a need for development of the type proposed on unserviced, unzoned lands in the open countryside. Furthermore, it is considered that the proposed development would materially contravene the policy of South Tipperary County Development Plan 2009-2015 with respect to Policy T14 Motorway Service Stations and rest areas (offline) and with respect to Policy ED4, which relates to the location of tourism related facilities and accommodation. The applicant has failed to show a clear and demonstrated need for tourism accommodation at this specific location. The proposed development would prejudice and undermine the delivery of strategic infrastructure and would comprise inappropriate facilities and accommodation in this rural area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the proposed development in close proximity to the north side roundabout serving the M8 motorway at junction 11 and to the significant change in the nature and scale of the proposed development as compared with that permitted under PL 23.237520 (planning register reference number 10/277), it is considered that the proposed development would give rise to complex and potentially conflicting traffic movements, which would endanger public safety by reason of traffic hazard. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.

**Board Member**

**Date:** 30/08/2019

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Chris McGarry