



An
Bord
Pleanála

Board Direction
BD-004202-19
ABP-304533-19

The submissions on this file and the Inspector's report were further considered at a Board meeting held on October 7th, 2019.

The Board noted that the applicant had not responded to the Section 137 notice, and that the Planning Authority had indicated that it had no further comments.

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 in a Primary Amenity Area, as set out in Figure 7.1 and Policy LH2 of the North Tipperary County Development Plan, 2010 – 2016 (as varied and extended). Having regard to the location of the site outside the development boundary of the settlement of Garrykennedy, as defined in that Development Plan, it is considered that the proposed development would represent a disorderly form of development that would contribute to suburban sprawl at the edge of the settlement and would contribute to the suburbanisation of the surrounding countryside, which would interfere with the character of the landscape of this Primary Amenity Area, would conflict with the policies of the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, outside of the settlement boundary of Garrykennedy, would result in the demand for the provision of uneconomic services and infrastructure to serve the development, which would be contrary

to the orderly development of the settlement and be contrary to the proper planning and sustainable development of the area.

3. Having regard to the existing pattern of development in this area, served by private effluent treatment systems, the Board is not satisfied that the proposed development would not result in contamination of groundwater in the area, and therefore it would be prejudicial to public health.

Board Member

Date: 7th October 2019

Philip Jones