

**An  
Bord  
Pleanála**

**Board Direction  
BD-010653-22  
ABP-310832-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/05/2022.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Remove condition number 2

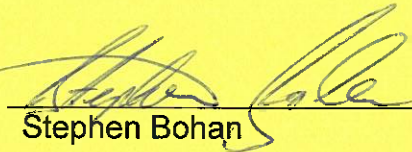
### **Reasons and Considerations**

Having regard to the North Tipperary County Development Plan 2010 (as varied and extended), the location of the site, to the nature and scale of the development and the business operations on the site, it is considered that the development for which retention permission and permission is sought, subject to removal of condition number 2, would not have an adverse impact on the environment, amenities of adjoining properties or be visually detrimental to the character of the area or result in traffic hazard, and would comply with Policy ED9 of the North Tipperary County Development Plan 2010 (as varied and extended). The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board noted the specific scale and form of the activity and by reference to Policy ED9 of the North Tipperary County Development Plan 2010 (as varied and

extended) determined that the development for which retention permission and permission is sought was not of itself of a scale that would be inappropriate under this policy. Furthermore, the Board also considered the appropriateness of the inclusion of condition number 2 relative to a 'temporary permission' and shared the Inspectors concerns in this regard.

**Board Member:**

  
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Stephen Bohan

**Date:** 09/05/2022