

An  
Bord  
Pleanála

**Board Direction**  
**BD-012242-23**  
**ABP-312678-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/05/2023.

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

### **Reasons and Considerations**

#### 1. Having regard to

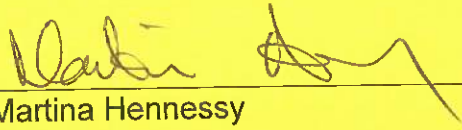
- (i) The objectives of Tipperary County Council Development Plan 2022-2028, including Policy SO-3 and Policy 4-1, which seek to discourage urban generated housing in rural areas and to direct provision for housing into towns and villages such as Terryglass,
- (ii) the location of the site within a rural area under urban influence, as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issues by the Department of the Environment, Heritage and Local Government in April 2005,
- (iii) National Policy Objective 19 of the National Planning Framework (February, 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements,

it is considered that, the nature of the housing need is urban generated and that the applicant has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development is located within a 'Designated Primary Amenity Area', where emphasis is placed on the importance of protecting the visual amenity and the landscape quality and character of the area in accordance with Policy 11-17 of Tipperary County Development Plan 2022-2028. Having regard to the existing pattern of ribbon development in the area and the extent of boundary removal along the R493, it is considered that the proposed development would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The location of the entrance to the proposed development is directly onto the R493, a designated strategic transport corridor, at a location where the speed limit of 80 km/hr applies. It is policy of the Spatial Planning and National Roads: Guidelines for Planning Authorities (2012) (DOECLG), as reflected in Policy 12-4 of the Tipperary County Development Plan 2022-2028, to maintain and protect the safety, capacity and efficiency of the road network. The entrance and the additional turning movements created by the development interfere with the unobstructed, safe and free flow of traffic on the route and therefore materially contravene Policy 12-4 of the Tipperary County Development Plan 2022-2028 and is contrary to the proper planning and sustainable development of the area.

Board Member

  
Martina Hennessy

Date: 22/05/2023

