



An
Bord
Pleanála

Board Direction
BD-014270-23
ABP-314866-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/10/2023.

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

Reasons and Considerations

The Board was satisfied that the principle of an agricultural entrance is acceptable and supported by policy, subject to protecting natural services of the environment, as expressed through Policy 10-3 of the Tipperary County Development Plan 2022-2028. Notwithstanding the acceptability of the general principle of an agricultural entrance, it appears to the Board that there are other existing entrances serving the farm complex. Based on the information provided with the application and appeals and noting that there was no first party response to the appeals, it has not been adequately demonstrated that the proposed agricultural entrance, requiring the removal of 70 metres of existing hedgerow is necessary or justified. Accordingly, the Board is not satisfied that the proposed development would not result in unnecessary loss of mature hedgerow and associated biodiversity and would not seriously injure the amenities of the area. Therefore, the proposed development would be contrary to proper planning and sustainable development of the area.

Board Member

Patricia Calleary

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Date: 24/10/2023