



An
Bord
Pleanála

Board Direction
BD-014246-23
ABP-314899-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2023.

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

Reasons and Considerations

1. The appeal site is zoned Amenity under the Tipperary County Development Plan 2022-2028 with a stated objective 'to provide, preserve and enhance open space and amenity uses'. The Zoning Matrix (Table 1.3, Volume 2) explicitly indicates that residential development is not permitted within this zoning objective. The proposed development would constitute a material contravention of the land use zoning objective of the Tipperary County Development Plan 2022-2028. The proposed development would, therefore, be contrary the proper planning and sustainable development of the area.
2. Uisce Eireann have confirmed that the existing Ballina Wastewater Treatment Plant is operating at capacity and that the connection of the proposed development to such is not feasible until planned upgrade works are carried out. In this regard the proposed development would premature pending upgrade of the Ballina Wastewater Treatment Plant and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Patricia Calleary
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Date: 23/10/2023