

An
Bord
Pleanála

Board Direction
BD-014465-23
ABP-315067-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/11/2023.

The Board decided, by a majority of 2:1, to refuse permission for the following reasons and considerations.

Reasons and Considerations

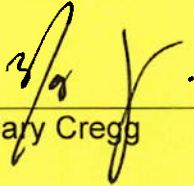
Having regard to Policy 11.16 of the Tipperary County Development Plan 2022-2028, which seeks to facilitate new development which integrates and respects the character, sensitivity and value of the landscape, the Board considered that the development proposed to be retained would negatively impact the visual amenity of the area. The Board considered that the design response does not respect the character, sensitivity and value of the landscape and was not in keeping with the rural character of area. The development proposed to be retained would interfere with the character of the landscape and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the fence and gates did not adversely impact the amenities of the area. The Board considered that the subject fence and gate were incongruous in their surroundings, in particular given the rural character of the local area.

Note: The Board noted typographical error on Inspector report (section 3.2.1) which indicated that “the planning report reflects the decision to refuse” when in fact the planning authority had granted permission. The Board noted that this was corrected

in the body of the main text of section 3.2.1, as well as in section 3.1 and cover sheet, where the Inspector outlined that the planning authority had granted permission.

Board Member



Mary Cregg

Date: 12/12/2023