

An
Bord
Pleanála

Board Direction
BD-015364-24
ABP-315268-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/02/2024.

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

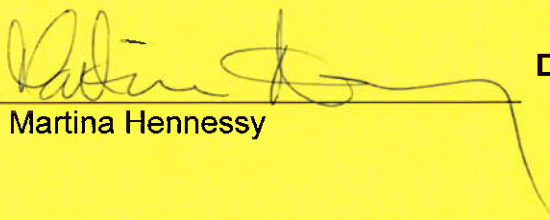
Reasons and Considerations

The Board noted Section 12.5.1 of the Tipperary County Development Plan 2022-2028 which sets out an objective of the Council to work with TII and other stakeholders to strengthen strategic inter-regional connectivity between Limerick and Waterford and that the Council will ensure that the study area for the N24 Waterford to Cahir route is maintained free from inappropriate development for the duration of the design phase. The Board considered it would be inconsistent with the Development Plan policies and objectives to grant permission for the proposed development in advance of the preferred route for the N24 having been identified. Under section 18.(3)(a) of the Planning and Development Act 2000, as amended, the Board also had regard to provisions of the Draft Clonmel and Environs Local Area Plan 2024-2030 which sets out a number of supporting policies and objectives in relation to this road project. The Board, therefore, considered that to grant planning permission at this time would be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted that the proposed vehicular access to the site is via a new entrance off the R688. The Board expressed the view that this regional road, with an 80kph speed limit, may not be appropriate for a new vehicular entrance and the increased volume of traffic associated with the proposed development. The Board considered access granted under the previous permission (PA Ref 07/1637 and ABP PL23.229710) via the adjoining business park to the south would be more appropriate. While ordinarily this would warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue this matter under the current appeal.

Board Member

A handwritten signature in black ink, appearing to read 'Martina Hennessy', is written over a horizontal line. A long, thin tail extends from the end of the signature downwards and to the right.

Martina Hennessy

Date: 07/02/2024