



An
Bord
Pleanála

Board Direction
BD-015347-24
ABP-315662-23

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

It is the policy of the Planning Authority, as set out in the Tipperary County Development Plan 2022-2027, to facilitate and support enterprise development in accordance with criteria set out in inter alia Policy 8-5 and 8.9.

Having regard to the scale of the expansion of the enterprise proposed to be retained, which would result in a significant increase in floor and site area on a separate location from the established commercial enterprise, and the capacity constraints in the local road network, it is considered that the works proposed to be retained would adversely impact on the amenity of the area and adjoining residential occupiers.

Having regard to the scale of the development proposed to be retained in a rural area outside the boundaries of any settlement, the increased level of associated Heavy Goods Vehicle movements, the limited capacity of the local road network to accommodate the additional HGV traffic by reason of its narrow width and the potential for the increased HGV activity on the receiving local road network to give rise to accidents and incidents, it is considered that the retention of the development would endanger public safety by reason of traffic hazard or obstruction to road users.

The Board considered the development proposed to be retained would be contrary to the provisions of Policy 8-5 and 8-9 of the Tipperary County Development Plan 2022-2027 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member Eamonn James Kelly Date: 06/02/2024
Eamonn James Kelly