

An
Bord
Pleanála

Board Direction
BD-017566-24
ABP-317320-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/09/2024.

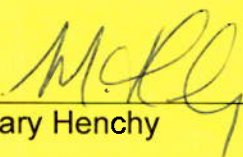
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the provisions of the Tipperary and Environs Development Plan 2013, the retail hierarchy of the Tipperary County Development Plan 2022-2028, the land use zoning for the subject site, and the nature and scale of the development proposed to be retained, it is considered that, based on the documentation submitted, the development proposed to be retained, would be contrary to the primary land use zoning objective for this out of town centre site, which seeks to provide for Light Industry and employment and related uses. Furthermore, the failure of the applicant to carry out a sequential test to justify the acceptability of the development outside the designated town centre of Tipperary, and having regard to the level of vacancy within the town centre, it is considered the development proposed to be retained would detract from the vitality and viability of the town centre, and materially contravene Policies TC1, TC2 and ECON 1 of the Tipperary and Environs Development Plan 2013 and Policies 4-1 and 7-4 of the Tipperary County Development Plan 2022-2028 and would set an undesirable precedent for the area. The development proposed to be retained

would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Mary Henchy

Date: 24/09/2024