

An
Bord
Pleanála

Board Direction
BD-017338-24
ABP-317606-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/08/2024.

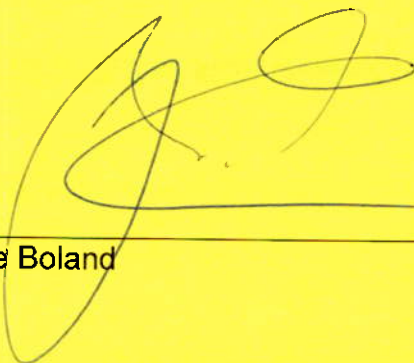
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the location of the site in the rural area on unzoned and unserviced land outside of a designated settlement, and to the nature and scale of the industrial type operations on the site, it is considered that it has not been satisfactorily demonstrated that the developments to be retained and proposed would constitute a small scale rural enterprise or that it could not be located on appropriately zoned land within towns or villages. Therefore, the proposed retention would not comply with Section 8.4.4. and Policy 8-5 (Start-up Enterprise in the Open Countryside) of the Tipperary County Development Plan 2022 would be contrary to the proper planning and sustainable development of the area.
2. It has not been demonstrated that this is a long established non-conforming use that would not result in loss of amenity to adjoining properties, would not have an adverse impact on the receiving environment or negatively impact on the visual amenities of the area. Therefore, the developments proposed and to be retained would be contrary to Section 8.5 and Policy 8-9 of the Tipperary

County Development Plan 2022 and ,therefore, would be contrary to the proper planning and sustainable development of the area.

Board Member

A handwritten signature in black ink, appearing to be 'Joe Boland', written over a horizontal line.

Joe Boland

Date: 29/08/2024