

An  
Bord  
Pleanála

**Board Direction**  
**BD-018562-24**  
**ABP-319877-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/12/2024.

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, scale and design of the proposed development, the sloping gradient on the site and level difference to adjoining properties, it is considered that the proposed development would result in negative impacts on adjoining residential amenity by reason of overbearing and loss of privacy and associated residential amenity. The proposed development would be contrary to the requirements of Policy 5-5 and Section 4.10 of Volume 3, Appendix 6 (Development Management Standards) of the Tipperary County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.

#### **Note:**

Having regard to the submitted Surface Water Management Report, received by the Board at appeal stage and the accompanying drawing entitled Sustainable Drainage Layout, the Board was satisfied that it has been adequately demonstrated that the proposed development can accommodate the required surface water storage volume required in an appropriate location on site, with no discharge off-site or

impact to third party lands. Accordingly, the Board did not attach the inspector's recommended reason number two.

**Board Member**

  
Patricia Callear

**Date:** 30/12/2024