



An
Bord
Pleanála

Board Direction
BD-019249-25
ABP-321013-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/03/2025.

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

Reasons and Considerations

1. The site of the proposed development is located within 'Open Countryside' as set out in the Tipperary County Development Plan 2022-2028 for the area, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in the Rural Housing Design Guide – Appendix 4 of the Tipperary County Development Plan 2022-2028. Having regard to the topography of the site, the design of the proposed two storey dwelling along with the type of finishes proposed, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment, and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the applicant has not sufficiently demonstrated the achievement of required sightlines in both directions from the proposed site

entrance, therefore, it cannot be concluded that the proposed development would not endanger public safety by reason of traffic hazard.

Board Member

Patricia Calleary

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Date: 21/03/2025