

An
Coimisiún
Pleanála

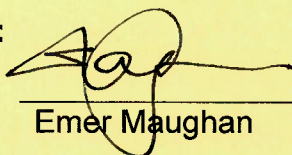
Direction
CD-021079-25
ACP-322918-25

The submissions on this file and the Inspector's report were considered at a meeting held on 28/10/2025.

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

Planning

Commissioner:


Emer Maughan

Date: 29/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The proposed development, by reason of the detached location of the site relative to the village core and being outside of the Settlement Boundary for Kilfeacle, would not comply with Appendix 5 Design and Best Practice for Cluster Housing Schemes in Rural Villages set out in the Tipperary County Development Plan 2022-2028 as the site does not link effectively and contribute positively to the village form as per Policy 5-6. The site of the proposed development being within an area under urban influence would amount to uncoordinated and speculative ribbon development, would undermine the sequential development of the designated village of Kilfeacle and would not be in accordance with Policy 5-6, 5-11 and 5-12 of the Development Plan and GO1

of the Settlement Guide. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Access to the subject site is proposed via a relocated existing entrance off the National Secondary Road N74 where the posted speed limit is 80 kmph. It is considered that the proposed development would involve the intensification of use of an existing relocated entrance directly onto the National Secondary, N74 Route by reason of the additional traffic likely to be generated by the new development proposed, conflict with Policy 12-4, as set out in the Tipperary County Development Plan 2022-2028 and conflict with the Spatial Planning and National Roads, Guidelines for Planning Authorities (January 2012) which seek to curtail development along National Roads, to safeguard the strategic role of the National Road Network and to avoid intensification of existing accesses to national roads. The traffic movements likely to be generated by the proposed intensified use of the relocated existing entrance onto the N74 would by itself or by the precedent which the grant of permission for it would set for other relevant development, would adversely affect the use of a national road by interfering with the capacity, efficiency, safety and free flow of traffic on this strategic route.