

An  
Coimisiún  
Pleanála

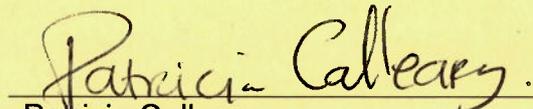
**Direction**  
**CD-021638-25**  
**ACP-323685-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 31/12/2025.

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

### **Planning**

**Commissioner:**

  
Patricia Calleary

**Date:** 31/12/2025

### **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

1. Having regard to Section 2.8 of the Spatial Planning and National Roads Guidelines, Transport Infrastructure Ireland's Service Area Policy 2023 and Policy 12-5 of the Tipperary County Development Plan 2022-2028, it is considered that, noting the existing Motorway Service Areas on the M8, the proposed development would add to the provision of such service/rest areas at a Junction where the need for a service area has not been identified. This would result in a proliferation of such service/rest areas contrary to policy and which would contravene national and local planning objectives. The proposed

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

2. Having regard to the location of the proposed development in close proximity to the north side roundabout serving the M8 motorway at Junction 11, to the location of the entrance proposed on a designated strategic route directly off the R639 and the failure of the applicant to demonstrate that the required sightlines can be achieved in accordance with Section 6.1 (Road Design and Visibility at a Direct Access) of Appendix 3 of the development plan, the proposed development would give rise to complex and potentially conflicting traffic movements that would endanger public safety by reason of a traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The commission noted the inspector's view that that it is not possible to exclude that the proposed development alone will give rise to significant effects on Lower River Suir SAC (site code 002137) European Site in view of the site's conservation objectives and that appropriate assessment is required. The commission also noted the inspector's view that the proposed development may prevent the future maintenance or attainment of a 'Good' water status and may result in the deterioration of existing water quality of the groundwater body which would not be consistent with the Water Framework Directive.

In relation to these matters, the commission concluded that a request for document(s), particulars or other information under section 132 of the Planning and Development Act 2000, as amended, would be warranted were the commission otherwise minded to grant permission. However, having regard to the commission's decision to refuse permission, the commission did not pursue these provisions.