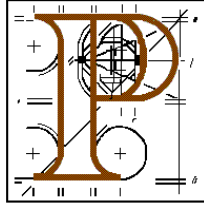


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Tipperary County

Planning Register Reference Number: 17/601104

An Bord Pleanála Reference Number: ABP-300954-18

APPEAL by Kieran Dooley care of John Joe Lewis Architectural Services Limited of Number 4 Silver View, Nenagh, County Tipperary against the decision made on the 24th day of January, 2018 by Tipperary County Council to refuse permission to the said Kieran Dooley.

PROPOSED DEVELOPMENT: Construction of a new residential entrance to property and new site boundaries from those granted under previous planning permission Planning Reference 10510422 along with all ancillary site works at Lisnageenly, Silvermines, Nenagh, County Tipperary.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

The proposed development comprises the provision of a new vehicular access off the R499, which is identified as a Strategic Regional Route under the North Tipperary County Development Plan 2010 (as varied). Under policy TI3 “it is the policy of the Council to avoid the creation of any additional access points from new development or the generation of increased traffic from existing accesses to Strategic Routes” except under certain exceptions. The proposed development and the applicant’s circumstances do not fall under the exceptions under Policy TI3 and the proposed development would, therefore, be contrary to the stated Development Plan policy and to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.