



Planning and Development Acts 2000 to 2018

Planning Authority: Tipperary County Council

Planning Register Reference Number: 18/600963

APPEAL by Sinéad Gilmartin of Dairbhre, Garrynatineel, Ballina, County Tipperary against the decision made on the 24th day of January, 2019 by Tipperary County Council to refuse permission for the proposed development.

Proposed Development: Demolish existing industrial building and the construction of a two storey detached house and floating pontoon boat berths, complete with entrance, access road, ancillary services and the installation of a proprietary domestic pumping station going to main foul sewer and associated site works at Marine Village, Ballina, County Tipperary.

Decision

REFUSE permission for the above proposed development in accordance with 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 would materially contravene the Settlement Plans section of the North Tipperary County Development Plan 2010 (as varied), for Ballina, which indicates that the site is zoned for 'Open Space and Amenity' use, within 'Opportunity Site 1' - (Derg Marina). The proposed development, notwithstanding that it forms only a small part of the overall 2.6 hectare site, would not facilitate the realisation of the listed Development Objectives for 'Opportunity Site 1' (in particular items 1 and 2), and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.