



Planning and Development Acts 2000 to 2019

Planning Authority: Tipperary County Council

Planning Register Reference Number: 18/601304

APPEAL by Seamus O'Regan and Aoife Ryan care of Joseph Barry of Castleconnell, County Limerick against the decision made on the 8th day of March, 2019 by Tipperary County Council to refuse permission.

Proposed Development: Construction of new two-storey dwellinghouse complete with domestic garage, effluent treatment system and new site entrance at Birdhill, 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

Policy SS5 (Housing on Strategic Regional Routes) of the North Tipperary County Development Plan 2010-2016 (as varied) states that it is the policy of the Council to protect the carrying capacity and ensure traffic safety on strategic routes as identified on Figure 9.2 of the plan. Policies SS5 and TI3 state that proposals for new houses that access onto designated strategic routes will only be facilitated where the applicants have a demonstrated housing need. These policies are considered reasonable. Having regard to the designation of the R445 as a strategic regional route in the development plan, and to the high traffic volumes and speeds evident on the R445 at the location of the proposed new access, it is considered that the proposed development would be contrary to the requirements of Policies TI3 and SS5 of the development plan, would result in a reduction in the carrying capacity of the R445 and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.