



Planning and Development Acts 2000 to 2019

Planning Authority: Tipperary County Council

Planning Register Reference Number: 19/600012

APPEAL by John O'Leary care of Derek Whyte of Great Connell, Newbridge, County Kildare against the decision made on the 4th day of March, 2019 by Tipperary County Council to refuse permission.

Proposed Development: Revision of the permission granted under planning register reference number 10/277 to include extending the existing permitted restaurant at ground and first floor levels to include a 26 square metre shop and bedroom accommodation consisting of six twin rooms, two double rooms and four family rooms with office, reception and associated services.

Provision of parking and hygiene services to accommodate 22 number campervans/caravans, roof all buildings on site with photovoltaic tiles/shingles, provision of charging facilities for 20 electric cars, provision of 34 other car parking spaces, 23 truck parking spaces and five coach parking spaces and relocation of the as granted sewage treatment system and percolation area together with all associated site development works. All at Scartnaglorane, Cahir, 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

1. It is considered that the proposed development would constitute an off-line motorway service area/rest area including provision for tourist/visitor accommodation. Such a development at this location would not fall under the scope of national policy as set out in Service Area Policy of the National Roads Authority dated August, 2014 and the developer has failed to demonstrate a need for development of the type proposed on unserviced, unzoned lands in the open countryside. Furthermore, it is considered that the proposed development would materially contravene the policy of South Tipperary County Development Plan, 2009 (as varied) with respect to Policy T14 Motorway Service Stations and rest areas (offline) and with respect to Policy ED4, which relates to the location of tourism related facilities and accommodation. The developer has failed to show a clear and demonstrated need for tourism accommodation at this specific location. The proposed development would prejudice and undermine the delivery of strategic infrastructure

and would comprise inappropriate facilities and accommodation in this rural area. 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 and to the significant change in the nature and scale of the proposed development as compared with that permitted under An Bord Pleanála appeal reference number PL 23.237520 (planning register reference number 10/277), it is considered that the proposed development would give rise to complex and potentially conflicting traffic movements, which would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Chris McGarry

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.