

An  
Bord  
Pleanála

## Board Order ABP-314745-22

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Tipperary County Council**

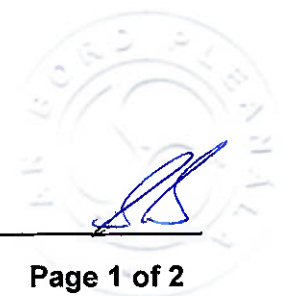
**Planning Register Reference Number: 22/60108**

**Appeal** by Michael and Sinead Maguire of Goatinstown, Ballykisteen, County Tipperary against the decision made on the 13<sup>th</sup> day of September, 2022 by Tipperary County Council to grant subject to conditions a permission to Patrick O'Halloran care of Ger Fahy of Lissard, Galbally, County Limerick.

**Proposed Development:** Garage, renovate existing cottage and extend to the rear and right-hand side and all associated site works, all at Goatinstown, Ballykisteen, County Tipperary.

### **Decision**

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



## Reasons and Considerations

The site is accessed by means of a local road which serves several residential properties along the route. The proposed entrance to the site is substandard in respect of the sightlines available, particularly in a westerly direction, where there is an existing hedge along the roadside boundary. Based on the information submitted with the planning application and the appeal and the response to the section 132 notice, it is considered that the proposed development would endanger public safety by reason of a traffic hazard as the applicant has not demonstrated that adequate sightlines are achievable at a point where sightlines are restricted in a westerly direction. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


**Stephen Bohan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *14<sup>th</sup>* day of *January* 2024.