



An
Bord
Pleanála

Board Order ABP-314899-22

Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 22/417

Appeal by James Dooley care of Stephen Dowds of 4 The Meadows, Garrabeg Road, Gort, County Galway against the decision made on the 26th day of September, 2022 by Tipperary County Council to refuse permission.

Proposed Development: Construction of a two-storey dwellinghouse along with all necessary ancillary site development works, including connections to previously approved road and drainage services under planning reference number 21/554, all at Site Number 2, Grange Road, Ballina, County Tipperary.

Decision

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

Reasons and Considerations

1. The appeal site is zoned Amenity under the Tipperary County Development Plan 2022-2028 with a stated objective 'to provide, preserve and enhance open space and amenity uses'. The Zoning Matrix (Table 1.3, Volume 2) explicitly indicates that residential development is not permitted within this zoning objective. The proposed development would constitute a material contravention of the land use zoning objective of the Tipperary County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Uisce Éireann have confirmed that the existing Ballina Wastewater Treatment Plant is operating at capacity and that the connection of the proposed development to such is not feasible until planned upgrade works are carried out. In this regard, the proposed development would be premature pending the upgrade of the Ballina Wastewater Treatment Plant and would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

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

Dated this 02 day of November 2023.