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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 2260436**

**APPEAL** by Richard Wood of Ballyknock, Cashel, County Tipperary against the decision made on the 17<sup>th</sup> day of October, 2022 by Tipperary County Council to grant subject to conditions a permission to Liam Devitt care of Will McGarry and Associates of 15 Mary Street, Clonmel, County Tipperary.

**Proposed Development:** Retention of the boundary fence and gates as constructed at Ballyknock, Cashel, County Tipperary.

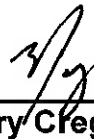
**Decision**

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

## Reasons and Considerations

Having regard to Policy 11.16 of the Tipperary County Development Plan 2022-2028, which seeks to facilitate new development which integrates and respects the character, sensitivity and value of the landscape, it is considered that the development proposed to be retained would negatively impact the visual amenity of the area. The Board considered that the design response does not respect the character, sensitivity and value of the landscape and was not in keeping with the rural character of area. The development proposed to be retained would interfere with the character of the landscape and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the fence and gates did not adversely impact the amenities of the area. The Board considered that the subject fence and gate were incongruous in their surroundings, in particular given the rural character of the local area.



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**Mary Cregg**

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

Dated this 15<sup>th</sup> day of December 2023.