

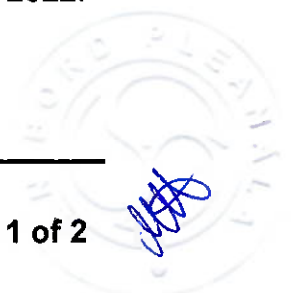
Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 22174

APPEAL by Transport Infrastructure Ireland of Parkgate Business Centre, Parkgate Street, Dublin against the decision made on the 10th day of November, 2022 by Tipperary County Council to grant subject to conditions a permission to Flamewell Limited care of Europlan Personnel Services Limited of Parkview House, Beech Hill Office Campus, Clonskeagh, Dublin.

Proposed Development The proposed development will consist of the construction of three number warehousing/light industrial units (with a floor area of 1,029 square metres for Building 1, a floor area of 1,430 square metres for Building 2, and a floor area of 1,430 square metres for Building 3, parking spaces and all associated services. In addition, retention of the use of an existing 100 square metreage cottage, which is a protected structure, as an office and for the car parking to the rear of same and gates to same. An existing shed, which is protected, is proposed to be retained but other sheds, which are not protected are proposed to be demolished. All at Ard Gaoithe, Lawlesstown, Clonmel, County Tipperary, as amended by the revised public notice received by the planning authority on the 16th day of September, 2022.



Decision

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

Reasons and Considerations

The Board noted Section 12.5.1 of the Tipperary County Development Plan 2022- 2028 which sets out an objective of the Council to work with Transport Infrastructure Ireland and other stakeholders to strengthen strategic inter-regional connectivity between Limerick and Waterford and that the Council will ensure that the study area for the N24 Waterford to Cahir route is maintained free from inappropriate development for the duration of the design phase. The Board considers that it would be inconsistent with the policies and objectives, as set out in the Development Plan, to grant permission for the proposed development in advance of the preferred route for the N24 being identified. Under section 18.(3)(a) of the Planning and Development Act 2000, as amended, the Board also had regard to provisions of the Draft Clonmel and Environs Local Area Plan 2024 – 2030, which sets out a number of supporting policies and objectives in relation to this road project. The Board, therefore, considered that to grant planning permission at this time would be contrary to the proper planning and sustainable development of the area.




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

Dated this ^{14th} day of ^{January} 2024.