

An
Bord
Pleanála

Board Order ABP-315662-23

Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 22/60440

Appeal by Barne Accessories Limited care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 12th day of January, 2023 by Tipperary County Council to refuse permission.

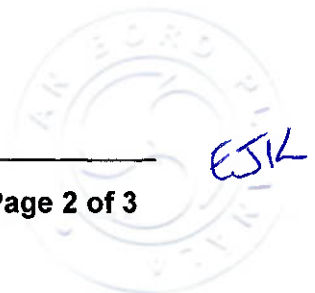
Proposed Development: Retention of commercial warehouse, concrete hardstand areas and all associated site development works, all at Loughtally, Marlfield, County Tipperary.

Decision

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

Reasons and Considerations

1. It is the policy of the planning authority, as set out in the Tipperary County Development Plan 2022-2028, to facilitate and support enterprise development in accordance with criteria set out in Policy 8-5 and 8-9 of the development plan. Having regard to the scale of the expansion of the enterprise proposed to be retained, which would result in a significant increase in floor and site area on a separate location from the established commercial enterprise, and the capacity constraints in the local road network, it is considered that the works proposed to be retained would adversely impact on the amenity of the area and adjoining residential occupiers. The development proposed to be retained would be contrary to the provisions of Policy 8-5 and 8-9 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



2. Having regard to the scale of the development proposed to be retained in a rural area outside the boundaries of any settlement, the increased level of associated Heavy Goods Vehicle movements, the limited capacity of the local road network to accommodate the additional HGV traffic, by reason of its narrow width, and the potential for the increased HGV activity on the receiving local road network to give rise to accidents and incidents, it is considered that the development proposed to be retained would endanger public safety by reason of traffic hazard or obstruction to road users. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

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



Dated this *13th* day of *February*, 2024.