

An
Bord
Pleanála

Board Order ABP-319720-24

Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 23/60675

Appeal by Nicole Joyce care of HRA Planning of 3 Hartstonge Street, Limerick City against the decision made on the 15th day of April, 2024 by Tipperary County Council to refuse permission.

Proposed Development: Retention for change of use from storage sheds to a creche with an extension. Permission for construction of a new car park with alterations to existing wastewater treatment system and all associated site works, all at Skehanagh, Templemore, County Tipperary.

Decision

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

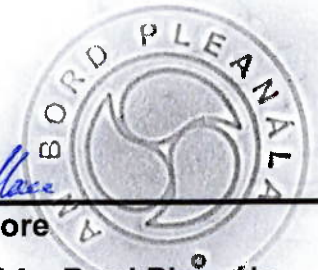
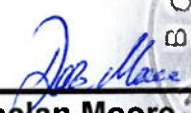
Reasons and Considerations

1. Having regard to:

- (a) the nature, extent and scale of the development proposed to be retained, which doubles the childcare place capacity above that previously permitted,
- (b) the location of the development in an un-serviced rural area with limited opportunities for access other than by means of private car,
- (c) the deficiencies in the local road network serving the site in accommodating the increased traffic movements to and from the site generated by the development, and
- (d) the nature of traffic movements to and from the site which will be by private car in the main,

it is considered that the development proposed to be retained and proposed development, which would be principally dependent on private car transport, would lead to the creation of an unsustainable car dependent development. The development proposed to be retained and proposed development would contravene Section 8.4.4, which relates to an operational need to be located in a rural area, and Policy 8-5, which relates to the sustainable expansion of enterprises in a rural area, of the Tipperary County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The site is located on a minor road which is seriously substandard in terms of width and alignment. The traffic generated by the development proposed to be retained and proposed development would endanger public safety by reason of traffic hazard and obstruction of road users.



Declan Moore

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

Dated this 15th day of October 2024.