



An
Bord
Pleanála

Board Order
ABP-319877-24

Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 2360938

APPEAL by Lough Derg Marina Limited of Office Unit 1, First Floor, Newtown Centre, Annacotty, County Limerick against the decision made on the 13th day of May 2024, by Tipperary County Council, to refuse permission.

Proposed Development: Construction of two number semi-detached dwellings, a two-bedroom and a three-bedroom over two-storey, together with hard and soft landscaping, including driveways and boundary fencing and all associated site works, all at Lakelands, Cullenagh, Ballina, County Tipperary.

Decision

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

P.C.

Reasons and Considerations

Having regard to the location, scale and design of the proposed development, the sloping gradient on the site and the level difference to adjoining properties, it is considered that the proposed development would result in negative impacts on adjoining residential amenity by reason of overbearing, loss of privacy and associated residential amenity. The proposed development would be contrary to the requirements of Policy 5-5 and Section 4.10 of Volume 3, Appendix 6 (Development Management Standards) of the Tipperary County Development Plan 2022-2028, 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 January 2025.