



An
Bord
Pleanála

Board Order
ABP-319997-24

Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 2460234

APPEAL by Gerard Coughlan Haulage Limited care of McGill Planning Limited of 22 Wicklow Street, Dublin against the decision made on the 27th day of May 2024 by Tipperary County Council to refuse permission.

Proposed Development: Retention planning permission to retain the following: (1) Extension to existing warehouse, (2) prefab offices, (3) storage shed, (4) site prefab and steel container, (5) truck wash area, (6) diesel storage tank, (7) revised site boundaries and permission to install a new wastewater treatment and disposal system including all associated site works at Clonan, Roscrea, County Tipperary.

Decision

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

WOC

Reasons and Considerations

It is considered that the development proposed to be retained would endanger public safety by reason of traffic hazard because the site is located alongside the heavily trafficked National Secondary Road N62 at a point where a speed limit of 100 km/h applies, and the traffic turning movements generated by the development would interfere with the safety and free flow of traffic on the public road. Furthermore, the development proposed to be retained would also contravene objectives of the planning authority, as set out in Policy 12-4 of the Tipperary County Development Plan 2022-2028, which aims to maintain and protect the safety, capacity and efficiency of Tipperary's national road networks in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities, (Department of Environment, Community and Local Government, 2012) and to avoid the generation of increased traffic from existing direct access/egress points to the national road network to which speed limits greater than 60 km/h apply. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Marie O'Connor

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

Dated this 01 day of May 2025.