



An  
Bord  
Pleanála

Board Order  
ABP-320501-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 2460400**

**APPEAL** by Shane O'Donoghue care of Stuart Gethings of Ballybreen, Killane, Enniscorthy, County Wexford against the decision made on the 17<sup>th</sup> day of July, 2024 by Tipperary County Council to refuse permission.

**Proposed Development:** Construction of a single storey dwelling, tertiary wastewater treatment system and soil polishing filter, new entrance and all associated site works, all at Ballynoran, Carrick-on-Suir, County Tipperary.

## **Decision**

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

## Reasons and Considerations

It is considered that the proposed development, which would result in the intensification of use of an access onto the National Primary Road N24 at a point where a speed limit of 100 km/h applies, would endanger public safety by reason of traffic hazard and the additional and conflicting traffic movements generated by the development would interfere with the safety and free flow of traffic on the public road. Furthermore, the proposed development would be contrary to the Spatial Planning and National Roads – Guidelines for Planning Authorities, 2012, published by the Department of Environment, Community, and Local Government, which seeks to avoid the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 kmph apply. The proposal would also be contrary to Policy 12-4 of the Tipperary County Development Plan 2022-2028 which seeks to maintain and protect the safety, capacity and efficiency of Tipperary's road network and associated junctions. The proposed development would, therefore, be contrary to national and local policy and to the proper planning and sustainable development of the area.



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**Tom Rabbette**

**Member of An Bord Pleanála**

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

Dated this 4<sup>th</sup> day of FEB. 2025.