

An
Bord
Pleanála

Board Order
ABP-320721-24

Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council.

Planning Register Reference Number: 2460048

Application for Leave to Appeal against the decision of the planning authority by Liam Murphy of Quakerstown, Ballingarry, Roscrea, County Tipperary, having an interest in land adjoining the land in respect of which Tipperary County Council decided on the 6th day of August 2024 to grant, subject to conditions, a permission to Stuart Platt care of OBB Consulting Engineers Limited, O'Briens Bridge, County Clare.

Proposed Development: A detached two-storey dwelling, detached domestic garage, new entrance, onsite wastewater treatment system, connection to necessary services together with all associated site and incidental works. Creeragh, Ballingarry, Roscrea, County Tipperary.

Decision

GRANT leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.

Reasons and Considerations

Having regard to the submissions and documents received in connection with the application for leave to appeal and the conditions set out in the planning authority's decision, it is considered that it has been shown that -

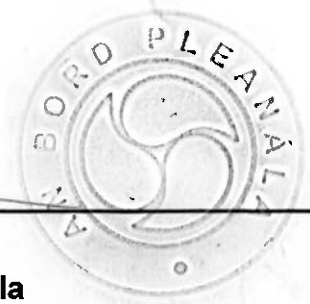
- (i) the development, in respect of which a decision to grant permission has been made, will differ materially from the development as set out in the application for permission by reason of condition number 6 imposed by the planning authority to which the grant is subject, and
- (ii) the imposition of condition number 6, which requires the applicant for development to increase sight visibility spays at the entrance to the development to 90 metres in each direction will materially affect the applicant who seeks Leave to Appeal's enjoyment of the land adjoining the land in respect of which it has been decided to grant permission or reduce the value of the land.



Paul Caprani

Member of An Bord Pleanála

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



Dated this 27th day of September 2024.