



An
Bord
Pleanála

Board Order ABP-320950-24

Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 24/60328

Appeal by Clara and Mark Platt of Creeragh, Ballingarry, Roscrea, County Tipperary and by Stuart Platt and Avril Williams care of OBB Consulting Engineers Limited of O'Brien's Bridge, County Clare against the decision made on the 5th day of September, 2024 by Tipperary County Council to grant subject to conditions a permission to Liam Murphy and Jade Fielding of Creeragh, Ballingarry, Roscrea, County Tipperary.

Proposed Development: Construction of a two-storey dwellinghouse, detached garage, wastewater treatment system, site entrance, access roadway and all ancillary site works, all at Creeragh, Ballingarry, Roscrea, County Tipperary.

Decision

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

Reasons and Considerations

The site of the proposed development is located within 'Open Countryside' as set out in the Tipperary County Development Plan 2022-2028 for the area, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in the Rural Housing Design Guide – Appendix 4 of the Tipperary County Development Plan 2022-2028. Having regard to the topography of the site, the elevated positioning of the proposed development, together with its height and the resulting extensive driveway, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment, and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

Member of An Bord Pleanála

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

Dated this 4th day of FEBRUARY 2025.