

An
Bord
Pleanála

Board Order
ABP-321013-24

Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 2460048

APPEAL by Liam Murphy of Quakerstown, Ballingarry, Roscrea, County Tipperary against the decision made on the 6th day of August 2024, by Tipperary County Council to grant, subject to conditions, a permission to Stuart Platt care of OBB Consulting Engineers Limited of O'Briens Bridge, 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

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

Reasons and Considerations

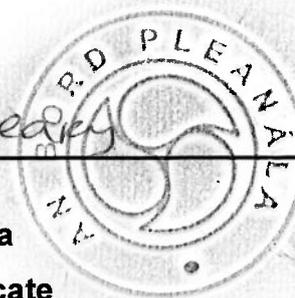
1. The site of the proposed development is located within 'Open Countryside' as set out in the Tipperary County Development Plan 2022-2028 for the area, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in the Rural Housing Design Guide – Appendix 4 of the Tipperary County Development Plan 2022-2028. Having regard to the topography of the site, the design of the proposed two-storey dwelling along with the type of finishes proposed, 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.
2. It is considered that the applicant has not sufficiently demonstrated the achievement of required sightlines in both directions from the proposed site entrance, therefore, it cannot be concluded that the proposed development would not endanger public safety by reason of traffic hazard.



Patricia Calleary

Member of An Bord Pleanála

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



Dated this 25th day of March 2025.