

An
Bord
Pleanála

Board Order ABP-321579-25

Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 2460555

Appeal by Aidan Brennan care of Brennan Furlong Architects and Urban Planners of Vernon House, 2 Vernon Avenue, Clontarf, Dublin against the decision made on the 2nd day of December, 2024 by Tipperary County Council to grant permission, subject to conditions, to James Burke care of John O'Shaughnessy of 36 Sean Treacy Avenue, Thurles, County Tipperary.

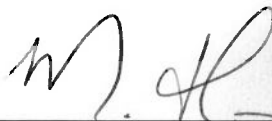
Proposed Development: Construction of a four bedroom bungalow, new entrance, garage, wastewater treatment system and all associated site works at Rossestown, Thurles, County Tipperary.

Decision

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

Reasons and Considerations

1. Based on the information submitted, the developer has failed to demonstrate that the proposed access would not result in the creation of a traffic hazard due to limited sightlines at the proposed entrance due to the horizontal alignment of the road. It is considered, therefore, that the proposed development would be prejudicial to public safety and contrary to the proper planning and sustainable development of the area.
2. Having regard to the soil conditions and high-water table, the Board is not satisfied, on the basis of the site characteristic forms submitted with the planning application, that the proposed raised polishing filter is acceptable on this site. The proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

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

Dated this 16th day of April 2025.