



An
Coimisiún
Pleanála

Commission Order
PL-501332-TY-26

Planning and Development Act 2000, as amended

Planning Authority: Tipperary County Council

Planning Register Reference Number: 2561073

APPEAL by Paul Cahalan against the decision made on the 16th day of April 2026 by Tipperary County Council to refuse permission for the development as proposed.

Proposed Development: RETENTION of a hard surfaced yard area for vehicle parking and equipment storage and PERMISSION to construct a storage shed, to carry out improvement works to an existing private access road and entrance from the site to the connection with R494, the formation of access onto private road, the removal of the existing storage silos and a section of internal roadway, including associated site works at Gorteenakilla, Newtown, Nenagh, County Tipperary.

Decision

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

Reasons and Considerations

1. Having regard to the location of the site in a rural area on unzoned and unserviced land outside of a designated settlement, and to the nature and scale of the operations on the site, it is considered that it has not been satisfactorily demonstrated that the proposed development and development proposed to be retained would constitute a small scale rural enterprise or that it could not be located on appropriately zoned land within towns or villages. The proposal would be contrary to Section 8.4.4. and Policy 8-5 (Start-up Enterprise in the Open Countryside) of the Tipperary County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature and length of the proposed access road from the R494, the lack of information in relation to the works required to upgrade it, to the requirement to provide sightlines at the site entrance to the public roadway in accordance with the provisions of Section 6.1 and Tables 6.1 and 6.2 of Appendix 6, Volume 3 of the Tipperary County Development Plan 2022-2028, the lack of legal certainty as to the ability of the developer to maintain the sightlines on an on-going basis, and to the status of the R494 as a Strategic Transport Corridor in the Tipperary County Development Plan 2022-2028, the Commission was not satisfied that it has been demonstrated that suitable sightlines can be maintained and that the site can be accessed safely, and considered that the proposed development would endanger public safety by reason of traffic hazard or obstruction to road users.

The proposed development and development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Gurrie

Mary Gurrie

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 15 day of September 2026

