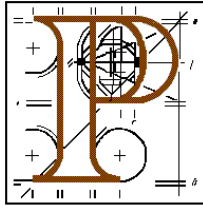


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

## North Tipperary County

**Planning Register Reference Number: 09/510624**

An Bord Pleanála Reference Number: PL 22.237958

**APPEAL** by Jacqueline Corrigan and Michael Clarke at Newhill, Twomileborris, Thurles, County Tipperary and by others against the decision made on the 29<sup>th</sup> day of October, 2010 by North Tipperary County Council to grant subject to conditions a permission to Richard Quirke care of McGill Planning of Number 4 Building 3, Harbour Square, Crofton Road, Dun Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** A mixed use leisure campus comprising of the following:-

- (A) Demolition of all existing buildings on site which comprise of five number dwellinghouses; one number derelict dwellinghouse; one number commercial warehouse/storage building; and agricultural outbuildings. The total gross floor area of buildings to be demolished is 2,872 square metres.
- (B) The construction of the following: - (i) A 500 bedroom hotel building (total gross floor area 80,577 square metres comprising of 1-8 storeys plus roof plant over lower ground floor level/38.6 metres overall height) incorporating a health spa with swimming pool, two number ballrooms, a coffee shop, six number retail units, four number restaurants, two number bars, a 6,000 square metres casino, conference facilities and meeting rooms, and other ancillary hotel facilities. A roof garden will be provided at second floor level and bedroom balconies will be provided between third to seventh floor level along the eastern, western, southern and internal courtyard elevations. (ii) A 15,000 person capacity venue building (total gross floor area 23,362 square metres two-storey over lower ground level/21.2 metres overall height) to accommodate sports, concert and other events. (iii) An equestrian centre (total gross floor area 5,872 square metres) comprising of:- a single storey with mezzanine level indoor arena building (10.7 metres overall height total gross floor area 2,941 square metres) accommodating bar/cafeteria, lecture rooms and ancillary areas; single storey stables building (overall height six metres, total gross floor area 2183 square metres); single storey hay store building (overall height 7.2 metres, total gross floor area 404 square metres); two-

storey staff building (overall height 7.5 metres, total gross floor area 344 square metres) with shop, equipment rental and ancillary areas at ground floor and two number staff apartments at first floor level. Also outdoor arena area (5,000 square metres); horse walker, lunging area and woodland bridal ways. (iv) A heliport (total gross floor area 2,383 square metres two storeys with a tower element with an overall height of 9.6 metres) comprising of four number helipads; tarmacadam approach and take off area (of circa 2.4 hectares); and ancillary building. (v) 18 hole golf course and ancillary golf club building (total gross floor area 3,462 square metres two storey/overall height 11.2 metres). (vi) Driving range and ancillary building (total gross floor area 484 square metres single storey/overall height 4.5 metres). (vii) Chapel (gross floor area 255 square metres single storey with mezzanine level building with overall height eight metres and an 18 metre high steeple). (viii) 31 number retail units (total gross floor area, 2,883 square metres to be accommodated in a single storey building/overall height 7.6 metres) arranged around a meeting square. (ix) Hoban Memorial Building (total gross floor area 1,984 square metres two-storey over basement/overall height 21.8 metres) to accommodate banqueting suite and museum with reproduction Lafayette Park and subterranean link to the proposed hotel building. (x) Grade 1 racecourse (circa 23.5 hectares) and greyhound track (circa 0.36 hectares) with shared ancillary buildings (total gross floor area 40,358 square metres) comprising of: three-storey entrance building (total gross floor area 1,332 square metres, 13 metres overall height); shared grandstand (six-storey over basement level/overall height above ground circa 34 metres total gross floor area 32,878 square metres) accommodating bars, restaurants, function rooms and private suites; weighroom (total gross floor area 1,534 square metres two-storey building/overall height 7.6 metres); single storey greyhound building (total gross floor area 542 square metres, 4.1 metres overall height); stables building (total gross floor area 2,988 square metres, one and two-storey building with overall height 7.2 metres) incorporating 140 number stables and ancillary facilities including 10 number en-suite 'grooms' bedrooms; single storey saddling boxes building (total gross floor area 273 square metres, 3.2 metres overall height); and three number maintenance buildings (gross floor area 503 square metres, 6.8 metres in height; gross floor area 271 square metres 4.8 metres in height; and gross floor area 37 square metres, 4.8 metres in height). (xi) Single storey energy centre building (total gross floor area 1,530 square metres, overall height 11.9 metres). (xii) Treatment plant (total gross floor area 252 square metres single storey building/overall height 3.9 metres) with wetland area of 2,500 square metres.

- (C) Provision of all associated landscaping, boundary treatment and site development works including (i) The diversion of existing site services. (ii) A revised surface water drainage regime including the diversion and culverting of parts of the Derheen and Clover Rivers. It is also proposed to relocate an attenuation pond adjacent to the Two Mile Borris Interchange. (iii) The drilling for a potable water supply (on site) to serve the proposed development. (iv) The provision of a total of 5,743 number car parking spaces (of which 516 number will be at basement level under the hotel. The remainder will be at surface level); 136 bus parking spaces; 72 number greyhound box spaces; and 100 horse box spaces. (v) The provision of a new four-arm roundabout on the R639 to serve the proposed development. The provision of an emergency only access road with priority junction onto the R639.

(vi) The provision of a link road to connect the R639 (via a new three-arm roundabout) to the recently constructed Twomileborris Grade Separated Junction on the M8 and the construction of two number slip lanes to complete the diamond interchange. Widening of approaches to the roundabouts at the Twomileborris Interchange to allow two way flow. The provision of a segregated left turn lane (on the existing southbound diverge) to allow traffic to join the proposed Link Road in a free-flow manner. Termination of an existing accommodation road (on the south side of the new Link road) and creation of a new access onto the northern side of the link road for the existing accommodation road.

The total gross floor area of the entire development is 163,091 square metres. This planning application is accompanied by an Environmental Impact Statement (EIS). A Waste Licence will be required in respect of this development, all on a site of circa 330 hectares, lying within the townlands of Noard, Newhill, Leigh and Borris. The site (which lies either side of the R639) is bounded generally by the M8 (to the north); the N75 (to the north-east); agricultural lands and Coillte Forestry Lands (to the east); Bord na Mona Boglands to the south; and Agricultural Lands (to the west).

**The proposed development was revised by further public notice received by the planning authority on the 19<sup>th</sup> day of July, 2010 including**

- Alterations to the general road and access design including provision of an additional private road off the proposed link road from the M8 Twomileborris Grade Separated Junction. Private road to underpass the R639. Omission of previously proposed two additional slips at the Twomileborris Grade Separate Junction.
- Revisions to the proposed Treatment Plant on site with outfall now proposed to the River Drish at “Drish Bridge” located to the west of Twomileborris (with new pipe to be laid along N75).
- Provision of staff crèche (circa 160 square metres) to be located within the hotel building.
- Provision of two number bus stops along R639 to serve the development.
- Modifications to landscaping and boundary treatments including changes to attenuation bond design and location.
- Provision of a building (circa 49.6 square metres) on site to serve as a Garda traffic base during major events.
- Realignment of stream at south-west boundary of the site.
- Provision of borehole enclosures on site.
- Provision of additional two number parking spaces overall to bring total to 5,745.

**Clarification of the further information (as advertised by public notice) was received by the planning authority on the 20<sup>th</sup> day of September, 2010.**

## DECISION

- (a) **GRANT permission for the proposed development, except as set out at (b) below, in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below.**
- (b) **REFUSE permission for the proposed Venue building based on the reasons and considerations marked (2) under.**

## MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS (1)

It is considered that the site of the proposed development in a rural area with ECON 2 designation for strategic employment as set out in the current North Tipperary Development Plan is an appropriate location for the proposed Grade 1 all-weather horse racecourse and associated equestrian centre, greyhound track and golf course having regard to its location in relation to racecourses to be replaced, the capacity of the road network in the area and the pattern of development in the area. The proposal to include a hotel, casino and helipad as further elements of a large scale integrated leisure/ tourism development are also considered acceptable. Accordingly, it is considered that the elements of the proposed development being permitted, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience, would not have a significant adverse effect on the environment or any protected species, would not be prejudicial to public health and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission for the entire development, the Board considered the following:

In relation to recommended reasons for refusal numbers 1, 2 and 4:

The Board had regard to the nature of the development – a Grade I all weather racecourse and greyhound track, which requires a large landholding, and considered that such uses were appropriate outside a designated urban area. Furthermore, the Board considered that the hotel and casino were acceptable uses in conjunction with the racecourse and greyhound track to form an integrated tourism/recreation destination and did not agree that such a facility needs to be located within the a Gateway or Hub Town as identified in the Mid-West Regional Planning Guidelines. The Board also had regard to the nature of the development, and the location of the racecourses which it is proposed to replace in Munster, and to the strength of the bloodstock industry in this area and considered that the location chosen would not be contrary to the Mid-West Regional Planning Guidelines. The Board however agreed with the Inspector that the 15,000 capacity Venue Building was not appropriate at this location for the reason stated.

In relation to recommended reason number 3, the Board had regard to the traffic studies submitted, which concluded that the existing network with the conditioned road improvements could accommodate the development permitted without undue impact on the national road network subject to the omission of the Venue Building and would, therefore, be acceptable.

In relation to recommended reason number 5, the Board noted the nature and extent of the site and the archaeological studies already carried out and considered that these were sufficient to conclude that there would be no undue impact on archaeological heritage, subject to the conditions being complied with, having regard to the nature and extent of the proposed development.

The Board also considered that, notwithstanding the concerns raised by the Inspector in relation to the Environmental Impact Statement, the information submitted during the course of the application and the appeal (including the oral hearing) was sufficient to enable environmental impact assessment to be completed by the Board. In particular, while the Board noted the Inspector's comments in relation to the question of alternatives it is considered that the application was sufficient to meet the statutory requirements in this respect.

## CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to the planning authority on the 19<sup>th</sup> day of July, 2010 and the 20<sup>th</sup> day of September, 2010, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The permission is for a period of seven years from the date of this order.

**Reason:** In the interest of clarity.

3. In the interest of clarity, this permission relates to development described in the public notices only and specifically does not include the following elements:- the 15,000 capacity Venue Building and the originally proposed new slip roads to the motorway.

**Reason:** In the interest of clarity.

4. Prior to commencement of development, a comprehensive phasing programme shall be submitted to and agreed in writing with the planning authority. Phase 1 shall include all the permitted road works, the Racecourse and Greyhound track and associated buildings. All the roads infrastructure shall be completed to the satisfaction of the planning authority prior to the opening of the facility and all of Phase 1 shall be completed to the satisfaction of the planning authority prior to commencement of Phase 2, that is, the hotel/casino building.

**Reason:** To ensure the timely provision of services for the benefit of the users of the proposed development.

5. An Event Management Plan shall be drawn up following consultation with the Gardaí and shall be agreed in writing with the planning authority. The plan shall take into account the timing of any major events at Semple Stadium likely to impact adversely on the free flow of traffic on the M8 motorway.

**Reason:** In the interest of traffic safety.

6.
  - (a) A comprehensive overall signage scheme to cover the entire scheme shall be submitted to and agreed in writing with the planning authority prior to commencement of development.
  - (b) No additional signage, flags or other devices shall be displayed at or outside the site or affixed to the buildings without the prior written agreement of the planning authority notwithstanding the provisions contained in the Planning and Development Regulations 2001 or any re-enactment thereof.

**Reason:** In the interest of visual amenity and of traffic safety.

7. The developer shall facilitate the archaeological appraisal of that area of the site not previously assessed and shall provide for the preservation, recording and protection of archaeological materials or features which may exist within the site. In this regard, the developer shall:
  - (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development, and
  - (b) employ a suitably-qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works.

The assessment shall address the following issues:

- (i) the nature and location of archaeological material on the site, and
- (ii) the impact of the proposed development on such archaeological material.

- (c) A detailed report, containing the results of the assessment, shall be submitted to the planning authority and the Department of the Environment, Heritage and Local Government and arising from this assessment, the developer shall agree in writing with these bodies details regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction works.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

**Reason:** In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

- 8. The developer shall facilitate the preservation, recording and protection of archaeological materials or features, which exist within the whole of the site area. In this regard, the developer shall notify the planning authority in writing at least four weeks in advance of the commencement of development works on the site.

The developer shall also comply with the following requirements:-

- (a) archaeological excavations shall be carried out on that part of the site that has not as yet been subject to such investigation. The excavations shall be conducted in an appropriate manner in accordance with the requirements of the Department of the Environment, Heritage and Local Government.

The archaeological excavations shall be carried out prior to the commencement of development or at such later date as may be agreed in writing with the planning authority;

- (b) satisfactory arrangements for the execution (or supervision) by a suitably qualified archaeologist of all archaeological excavations, investigations and site development works, shall be agreed with the planning authority.

This archaeologist shall advise on such measures as may be necessary to ensure that any damage to the remaining archaeological material is avoided or minimised. In this regard, the proposed locations of piled foundations, etc. shall be the subject of continuing review and full details of any revisions to the proposed location or levels of pipe caps, ground beams, service trenches or other subsurface works shall be submitted to and agreed in writing with the planning authority in advance of their incorporation within the development;

- (c) satisfactory arrangements for post-excavation research and the recording, removal and storage, of any archaeological remains which may be considered appropriate to remove, shall be agreed with the planning authority. In this regard, a comprehensive report on the

completed archaeological excavation shall be prepared and submitted to the planning authority and the Department of the Environment Heritage and Local Government within a period of six months or within such extended period as may be agreed with the planning authority.

This report shall, in particular, include reference to the following matters:-

- (i) The evidence (if any) of later medieval occupation or activity on the site.
- (ii) The process of initial reclamation and subsequent development of the site,
- (iii) The physical topography and natural environment of the site, prior to mediaeval occupation.

In default of agreement between the parties regarding compliance with any of the requirements of this condition, the matter shall be referred to An Bord Pleanála for determination.

**Reason:** In order to conserve the archaeological heritage of the site, it is considered reasonable that the developer should facilitate the preservation by record of any archaeological features or materials, which may exist within it. In this regard, it is considered reasonable that the developer should be responsible for carrying out properly supervised archaeological excavations in circumstances where the permitted development works would be likely to result in the unavoidable disturbance or destruction of such features or materials.

9. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures, site compound details, off-site disposal of construction/demolition waste and details of the protection of the riparian zones along all rivers and streams bordering the site and

**Reason:** In the interest of public safety and residential amenity.

10. (a) Any excavated material to be removed in order to facilitate the proposed development, shall be re-used in the proposed development.
- (b) As an alternative to part (a) of this condition, the excavated material shall be re-used in an environmentally sustainable manner. No disposal of this material to any landfill site shall be permitted save with the prior written agreement of the planning authority.

**Reason:** In the interest of sustainable development.



11. The landscaping scheme shown on The Landscape Masterplan 1, drawing number 1483-MP-01-REV.E 1, submitted to the planning authority on the 19<sup>th</sup> day of July 2010, shall be carried out in accordance with details of the phasing of landscaping which shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. Details shall include the following:
- (a) A planting schedule providing details of the location and species to be included.
  - (b) Details of earthworks to include plans and sections showing the proposed grading and mounding of land areas, including the levels and contours to be formed.
  - (c) The relationship of the proposed mounding to the existing vegetation and surrounding landform.
  - (d) Details of any boundary treatment.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of visual amenity.

12. A schedule of landscape maintenance shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This schedule shall cover a period of at least five years, and shall include details of the arrangements for its implementation and the future management of landscaping on the site.

**Reason:** To provide for the satisfactory future maintenance of this development in the interest of visual amenity.

13. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

14. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing over ground cables shall be relocated underground as part of the site development works.

**Reason:** In the interest of visual and residential amenity.

15. Public lighting shall be provided in accordance with a scheme, which shall include lighting along pedestrian routes through open spaces, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of amenity and public safety.

16. Details of noise monitoring and noise mitigation measures for events shall be submitted to and agreed in writing with the planning authority prior to commencement of development,

**Reason:** In the interest of residential amenity.

17. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

18. The riparian zones along all rivers and streams within or bordering the site shall be protected and maintained throughout the operation of the development. No encroachment into these zones shall be permitted without the prior written agreement of the planning authority.

**Reason:** In the interest of orderly development.

19. Prior to the opening of the development, the developer shall submit to and agree in writing with the planning authority comprehensive details for the use of the undercover exhibition space/festival stall area.

**Reason:** In the interest of orderly development and to protect vitality and viability of nearby urban centres.

20. Prior to commencement of construction, detailed design drawings and specifications for the road and access infrastructure shall be submitted to and agreed in writing with the planning authority.

**Reason:** In the interest of traffic safety.

21. Stage 2 Road Safety Audits shall be carried out for the proposed road works in accordance with NRA HD 19/09 and a report submitted with detailed design to the planning authority together with designer's response to items identified in the safety audits.

**Reason:** In the interest of traffic safety.

22. On completion of construction, Stage 3 Road Safety Audits shall be carried out on the proposed road works and reports submitted to the planning authority. The developer shall address all items raised in Stage 3 Audits to the satisfaction of the planning authority.

**Reason:** In the interest of traffic safety.

23. The developer shall submit a detailed design and specification for the required Variable Message Sign east of Jct 4. The design and specification shall conform to the National Roads Authority's specification.

**Reason:** In the interest of traffic safety.

24. The Jct 5 overbridge shall retain two-way operation during events at The Venue.

**Reason:** In the interest of traffic safety.

25. The works necessary to construct the access roundabouts, link road and underpass which will form part of the public road when completed shall be carried out by a public works contractor. Details of the proposed contractor for these elements of the works shall be submitted to the planning authority for written agreement prior to the commencement of any works on these elements of infrastructure. The agreement shall be subject to the contractor having in place all insurances, bonds and indemnities as required by the planning authority and demonstrating his competence to carry out such works on a public road. The carrying out of these works shall be supervised by and certified by an approved consulting engineer to be appointed by the developers. The agreement of the planning authority shall be subject to the engineer having adequate professional indemnity insurance.

**Reason:** In the interest of traffic safety.

26. Prior to commencement of development, the developer shall submit to and agree in writing with the planning authority, details of construction works with particular emphasis on infrastructural works such as that associated with all aspects of the wastewater treatment proposal and which shall relate specifically to;

- (a) Leak detection and long-term maintenance proposals in relation to the treated foul effluent and rising main to the Drish outfall. In this regard proposals shall include detailed layout drawings (suitable scale), section drawings, relevant details, and adjoining services.
- (b) Borrow Pit proposal. In this regard the developer shall submit full and comprehensive details including layout/section drawings, quantities, 'inert fill' type and source, including an environmental appraisal of proposal taking account of redefined vulnerability status of underlying aquifer (Rk/Moderate).

**Reason:** In the interest of public health and orderly development.

27. Prior to commencement of development, the developer shall submit to and agree in writing with the planning authority, a detailed Environmental Management Plan. The EMP shall include all relevant environmental issues, constraints and proposed mitigation measures identified in the documents submitted as part of this application, to include both construction and operational phases of the development

**Reason:** In the interest of orderly development and to ensure that the development has a minimal effect on the receiving environment.

28. Prior to commencement of development, the developer shall submit to and agree in writing with the planning authority, Nutrient Management Plans. Such plans shall include; maps of proposed spreadlands (lands which are the subject of this application or externally located) where it is intended to dispose of organic wastes, buffer zones indicated thereon, soil analysis reports and associated quantities of planned slurry applications identified.

**Reason:** In the interest of public health and orderly development.

29. (a) Prior to commencement of development, the developer shall submit to and agree in writing the following with the planning authority.
- (i) Drawings/details/specifications in relation to overground oil/fuel tanks (including ancillary equipment, valves, filling point) which shall be imperviously banded (that is, plastered masonry/reinforced concrete) to a volume not less than 110% of the largest tank proposed to be contained within the bund.
  - (ii) Details in relation to the provision of Oil Spill Kits at appropriate locations within the development.
- (b) Prior to commencement of development, the developer shall submit to and agree in writing with the planning authority, proposals to ensure that chemicals that are toxic or have potential to pollute shall be stored in accordance with appropriate environmental guidelines.

**Reason:** In the interest of public health and orderly development.

30. The proposed development shall operate within all relevant legislation, guidelines and specifications in force within the Country which relate to light pollution. The developer shall engage in continuous light monitoring and maintenance routines with proposals in this regard incorporated into the Environmental Management Plan. Prior to commencement of development, the developer shall submit to and agree in writing with the planning authority details with regard to light mitigation measures.

**Reason:** In the interest of public health and residential amenity.

31. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

32. The developer shall pay the sum of €145,000 (one hundred and forty five thousand euro) (updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods), published by the Central Statistics Office), to the planning authority as a special contribution under section 48 (2)(c) of the Planning and Development Act 2000 in respect of the provision of Variable Message Signage on the M8 Motorway. This contribution shall be paid prior to the commencement of the development or in such phased payments as the planning authority may facilitate. The application of indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine.

**Reason:** It is considered reasonable that the developer should contribute towards the specific exceptional costs which are incurred by the planning authority which are not covered in the Development Contribution Scheme and which will benefit the proposed development.

## **REASONS AND CONSIDERATIONS (2)**

1. Having regard to the nature and scale of the proposed Venue Building and to the pattern and volume of the associated traffic generated, it is considered that the proposed Venue Building would adversely impact on the carrying capacity of the Dublin – Cork inter-urban Motorway (M8), would be contrary to national policy to preserve the level of service and carrying capacity of the national road network and to protect the public investment in the road. The proposed development would also contravene current development plan policies which seek to safeguard the strategic role of the national road network in catering for the safe and efficient movement of major inter-urban and inter-regional traffic. The proposed venue building would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed 15,000 capacity Venue Building is located at a distance of approximately nine kilometres from the town of Thurles in a rural area poorly serviced by public transport. This is considered to be an inappropriate location for such a building because the pattern and volume of the traffic generated, which would be principally dependent on the private car, would represent an unsustainable form of car dependent development. The proposed development would, therefore, contravene the policies of the Mid-West Regional Planning Guidelines and the strategic aim of the current North Tipperary Development Plan (which seeks to co-ordinate transport and land use planning and reduce the need to travel) and would, more appropriately be located in a sizable urban area. The proposed Venue Building would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2011.**