



An  
Bord  
Pleanála

**Board Direction**

**PL92.246804**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on October 17<sup>th</sup> 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to the provisions of the South Tipperary County Development Plan 2009, as varied, and of the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of Environment, Heritage and Local Government in April 2005, it is considered that, based on the submissions made in connection with the application and appeal, the applicant does not come within the scope of the rural housing need criteria as set out in the Development Plan and Guidelines, and in particular does not comply with Policy SS4 as set out in the Development Plan. Furthermore, it is considered that the subject site would be an inappropriate location for the provision of ancillary family accommodation under Section 10.11.8 of the Development Plan, and that it has not been demonstrated that such accommodation could not be provided within the existing Millgrove House or its associated outbuildings. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the identified risk of flooding at this location and to the provisions of the Planning System and Flood Risk Management Guidelines for Planning Authorities 2009, the Board is not satisfied, on the basis of the submissions made in connection with the application and appeal, that the proposed development would not give rise to the creation of a flood risk. The proposed development would be located in an area which is at risk of flooding and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 17<sup>th</sup> October 2016  
Philip Jones