



An
Bord
Pleanála

Board Direction
BD-001826-18
ABP-302256-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/11/2018.

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

Reasons and Considerations

Having regard to the policies of the North Tipperary County Development Plan, 2010 (as varied), in relation to rural housing and rural housing need it is considered that, as the applicant has an existing dwelling in the rural area of Co. Tipperary which is not a significant distance from the appeal site, it has not been demonstrated that a rural housing need exists under Development Plan Policy SS4. The proposal would lead to demand for the uneconomic provision of further public services in an area where these are not proposed and would interfere with the rural character of the area. The proposed development would, therefore, contravene materially the development objective, as set out in the Development Plan and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 03/12/2018

Terry Prendergast