



An  
Bord  
Pleanála

**Board Direction**  
**BD-006820-20**  
**ABP-307575-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/10/2020.

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 location of the site within a rural area clearly under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Policy SS8 of the *South Tipperary County Development Plan, 2009* (as varied) seeks to resist further development where 5 no. houses exist or are permitted on any continuous 250 metre section of road except where the applicant has a demonstrated housing need, defined in the plan as a farmer or his or her son or daughter or where the site is a 'gap site'. This policy is considered reasonable. The appeal site is located such that there are 5 no. existing and permitted houses located in a continuous frontage of approximately 250 metres immediately north of the site, and such that the proposed development would comprise a sixth house in this location, and where the site is not a 'gap site' and the circumstances of the applicant are not such that they meet the requirements of Policy SS8. Taken in conjunction with existing (and permitted) development in the vicinity, the proposed development would therefore give rise to an excessive density of development in an unserved rural area, would contravene the policy of the planning authority, as expressed in Policy SS8 of the current Development Plan, to restrict ribbon development and would, therefore, be contrary to the proper planning and sustainable development of the area

**Board Member**

**Date:** 30/10/2020

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John Connolly