



An
Bord
Pleanála

Board Direction
BD-007500-21
ABP-308528-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/02/2021.

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

Reasons and Considerations

The site of the proposed development is located within a 'rural area in the open countryside', as identified in the South Tipperary County Development Plan 2009 (as varied). Furthermore, given its location proximate to the large towns of Clonmel and Cashel, the subject site is considered to be located in an area that is designated under urban influence, where it is national policy, as set out in National Policy Objective 19 of the 2018 National Planning Framework and the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and local Government in April 2005, 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. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicants have sufficiently demonstrated a rural housing need to live in this rural area as required under policy objective SS4 of the Development Plan, having regard to the proximity of the site to the village of Fethard and the viability of this settlement. It is considered, therefore, that the applicants do not come within the scope of the housing need criteria as set out in the South Tipperary County Development Plan 2009, (as varied) or in national policy for a house at this location. In the absence of an identified locally based, site specific economic or social need to live in the area, it

is considered that the proposed development would contribute to the development of random rural housing in the area, would exacerbate the existing pattern of ribbon development and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 08/02/2021

Dave Walsh