



**An  
Bord  
Pleanála**

**Board Direction  
BD-014847-23  
ABP-313604-22**

The submissions on this file and the Inspector's report were considered at Board meetings held on 19/07/2023 and 13/12/2023.

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
  - (i) the location of the site within a rural area under urban influence, as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issues by the Department of the Environment, Heritage and Local Government in April 2005,
  - (ii) 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,
  - (iii) The objectives of Tipperary County Council Development Plan 2022-2028, including Policy SO-3 and Policy 4-1, which seek to discourage urban generated housing in rural areas and to direct provision for housing into towns and villages,

(iv) The location of the site (as shown in Figure 5.3) of Volume one of the Tipperary County Development Plan 2022-2028 within an Area under Urban Influence, a Primary Amenity Area and proximate to the Strategic Road network

it is considered that, the nature of the housing need is urban generated and as has been stated on Part 2(a) of the application form submitted, the applicants already own a house in the urban area of Nenagh, and have 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. The proposed development would provide for a vehicular entrance to a narrow poorly surfaced local tertiary road to serve the proposed dwellinghouse, would lead to a proliferation of entrances along this road and to an intensification of use including at the junction with the R493 Regional Road which is identified as part of the Strategic Road Network in the Tipperary County Development Plan 2022-2028. It would endanger public safety by reason of traffic hazard at this junction because of the additional traffic turning movements the development would generate at a point where sightlines are restricted particularly in a northerly direction. As such it would be contrary to the proper planning and sustainable development of the area

**Board Member**

  
Stephen Bohan

**Date:** 13/12/2023