



An
Bord
Pleanála

Board Direction
BD-017318-24
ABP-316017-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/08/2024.

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

Reasons and Considerations

The application site is in a rural area designated as 'Open Countryside' under the Tipperary County Development 2022, Section 5.5.2, Table 5.2. Policy 5-11 of the Development Plan requires that for 'Open Countryside' areas, single dwellings will only be considered where the applicant does not, or has never owned a house in the open countryside. As the applicant has previously owned dwellings in the immediate area, the proposed development would be contrary to Policy 5-11. The proposed development would contribute to the encroachment of random rural development in the area and mitigate against the preservation of the rural environment and the 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



Tom Rabbette

Date: 27/08/2024