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Bord  
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**Board Direction**  
**BD-018264-24**  
**ABP-316128-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/09/2024 and 15/11/2024.

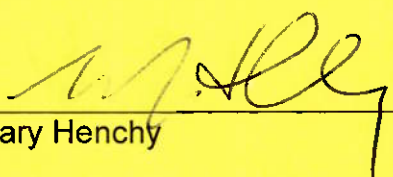
The Board decided to refuse outline permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

It is the policy of the planning authority, as set out under section 5-12 of the Tipperary County Development Plan 2022-2028, to control ribbon development. This policy is considered to be reasonable. The proposed development would be in conflict with this policy because, taken with existing and permitted development in the vicinity of the site, it would constitute and contribute to ribbon development in a rural area outside the Terryglass settlement boundary which would mitigate against the preservation of the rural environment and lead to demands on public services. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board considered the submissions received on foot of the Section 137 notice from the Planning Authority and the applicant. The Board were not satisfied having regard to the information on file, that no alternative exists outside of ribbon development.

**Board Member**

  
Mary Henchy

**Date:** 20/11/2024