



An
Bord
Pleanála

Board Direction
BD-018504-24
ABP-319346-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/12/2024.

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

Reasons and Considerations

The proposed development is for the construction of 14 semi-detached, two storey dwelling houses within the development boundary of Goatenbridge, Co. Tipperary which is designated as a settlement node in the Tipperary County Development Plan 2022-2028. As per Objective GO-1 of Volume 2 of the plan, which relates to Goatenbridge, it is an objective of the plan to facilitate low density development proposals to meet local housing demands in accordance with the principles of proper planning and sustainable development and in compliance with the 'Design and Best Practice for Cluster Housing Schemes in Rural Villages' as set out in Volume 3 Appendix 5 of the Plan.

The proposed development of 14 units, is not in accordance with the guidelines as set out in Volume 3 Appendix 5 of the Plan, which defines a cluster housing scheme as a low density housing scheme comprising up to 6 no. detached dwellings on individual sites on lands in or adjacent to a village.

It is considered that the proposal to provide 14 no. units at a density of 22 units/ha, would represent overdevelopment of this rural site, would contravene Policy 5-6 and Objective GO1 of the Tipperary County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted the new issue raised by the inspector regarding the Layout and Design of the proposed development but having regard to the substantial reason for refusal it was not considered necessary to further address the matter.

Board Member


Marie O'Connor

Date: 17/12/2024