



An  
Bord  
Pleanála

**Board Direction**  
**BD-019560-25**  
**ABP-321000-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/04/2025.

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 the location of the proposed development to be retained in an Area under Urban Influence it is considered that the applicant has not provided evidence to demonstrate an economic or social need for a dwelling at this location as set out in Table 5.3 and Policy 5-11 of the Tipperary County Development Plan 2022-2028. The proposed development to be retained would therefore be contrary to Policy 5-11 of the Tipperary County Development Plan 2022-2028, and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the design, nature and location of the proposed development to be retained, and the prevailing pattern of development in the area, it is considered that the development proposed to be retained would form a haphazard and substandard form of residential accommodation, is inconsistent with the character of the area in terms of design and aesthetic value, would be inconsistent with Design Guidance for Rural Houses in Appendix 4 of the Tipperary County Development Plan, 2022 – 2028, and would set an inappropriate precedent for other such development in the area,

and would therefore be contrary to the proper planning and sustainable development of the area.

**Note:** The Board considered that the submission documents do not include sufficient information regarding the treatment and disposal of sewage effluent from the development. In addition, there has been no consent or agreement submitted with the application to connect into the existing septic tank system on the adjoining site. While ordinarily this would warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.

**Board Member**

Mary Gurrie  
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**Date:** 08/05/2025