

An
Bord
Pleanála

Board Direction
BD-019447-25
ABP-321446-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/04/2025.


The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the Agricultural zoning and the layout of the site at the termination of a residential estate on the outer periphery of the village, Policy 5.4 5.6, S02 and S07 of the Tipperary County Development Plan 2022-2028, Objectives 3a, 6 and 19 of the National Planning Framework Directive (2018), Section 6.8 of 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas -Cities, Towns and Villages (2009)', Section 3.1 of Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), the Board is not satisfied that the proposed development constitutes a high-quality cluster housing development that links effectively with, or positively contributes to, the village form and that the proposed development by reason of its scale, mass and layout would form a discordant feature on the landscape at this location, would injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the village settlement and would militate against the preservation of the rural environment, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not share the view that the current proposal for one large two-storey house, garage, private multipurpose play area and a serviced site constitutes a high-quality cluster housing development that links effectively with, or positively contributes to, the village form and therefore fails to meet the objectives of Policy 5-6 of the Tipperary County Development Plan 2022-2028. The Board also considered that the proposal, in terms of layout and design, fails to meet the requirements of Section 6.8 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas Cities, Towns and Villages (2009)'. Furthermore, the Board considered that the proposed density of 3.2 units per hectare is considerably below the recommended density set out in Table 3.1 of the Compact Settlements Guidelines for Planning Authorities (2024). It was determined therefore, that a refusal of permission was warranted in this instance.

Board Member


Emer Maughan

Date: 11/04/2025