

An
Bord
Pleanála

Board Direction
BD-019967-25
ABP-322020-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/06/2025.

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

Reasons and Considerations

Having regard to the location of the site in an area which is prone to flooding and on the basis of the information submitted by the applicant and submissions made in connection with the planning application and appeal, the Board is not satisfied that the proposed development would not give rise to an increased risk of flooding of the site or of property in the vicinity. The proposed development would, therefore, be prejudicial to public health and 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 agreed with the Inspector that the applicant demonstrated a social need for rural housing in accordance with the Tipperary County Development Plan 2022-2028, that the dwelling would not have a detrimental impact on the residential amenity of the adjoining property and would not create a traffic hazard.

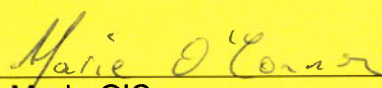
However, given that the area is prone to flooding, as indicated on National Indicative Fluvial Mapping, the Flood Maps produced under the National Catchment Flood Risk Assessment and Management (CFRAMS) and the drawing (P007) submitted by the

applicant that there was an area identified as prone to flooding on the site, the Board were not satisfied that in accordance with Section 2.2, Volume 3 Development Management Standards of the Development Plan and the requirements of the 'Planning System and Flood Risk Assessment Guidelines 2009' that there was sufficient detailed design specification of floor levels, internal layout, flood resistant and resilient construction, emergency response planning or detailed arrangements for access and egress during flood events and information on sustainable management and control of surfacewater provided in the application to adequately assess the impact of a flood event on the proposed development.

Note:

The Board noted that the overall design and layout of the dwelling would benefit from consideration of the guidance in Appendix 4 Rural Housing Design Guide of the Tipperary County Development Plan 2022 -2028 particularly in Section 4.8 Two Storey House and the design of the access and boundaries to minimise the destruction of existing roadside boundaries but given the substantial reason for refusal did not pursue this further.

Board Member


Marie O'Connor

Date: 17/06/2025