



An
Coimisiún
Pleanála

Direction
CD-020195-25
ABP-322073-25

The submissions on this file and the Inspector's report were considered at a meeting held on 10/07/2025.

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

Planning

Commissioner:


MaryRose McGovern

Date: 11/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the location of the site within an 'Area Under Urban Influence' as identified in Section 5.5.2, Table 5.3 and Policy 5-11 of the Tipperary County Development Plan 2022-2028, and to the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005, which seek to manage the growth of areas that are under urban influence, to avoid over-development and to ensure that the provision of single housing in rural areas under urban influence, is provided based upon economic, social or exceptional medical circumstances needs to live in a rural area, it is

considered that it has not been satisfactorily demonstrated that the applicant comes within the scope of the housing need criteria as set out in the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based or exceptional medical need for the house at this location, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would be contrary to Policy 5-13 and the development management criteria in Section 6.1 and Tables 6.1 and 6.2 of Volume 3 of the Tipperary County Development Plan 2022-2028, with regard to new residential entrances onto strategic routes (in this instance the R445), in that to grant the proposed development would reduce the capacity of the road, interfere with the safety and free flowing nature of traffic on the road, adversely affecting the use of the strategic road corridor, and a safe means of access and visibility has not been demonstrated in accordance with the Tipperary County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.