



An
Coimisiún
Pleanála

Direction
CD-020618-25
ABP-322520-25

The submissions on this file and the Inspector's report were considered at a meeting held on 09/09/2025.

The Commission decided on a majority of 2 to 1, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Date: 10/09/2025


MaryRose McGovern

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the Tipperary County Development Plan 2022-2028, in particular Section 13.6 (Respecting Vernacular Rural Settlements and Buildings) which provides for a presumption against the demolition of vernacular buildings where restoration or adaptation is a feasible option, and Policy 13.3 which seeks the sympathetic restoration, appropriate re-use and maintenance of buildings/features which are considered to be of local and vernacular architectural importance, and having regard to the report of the architectural conservation officer of 5 November 2024, which records that the site was built to a vernacular style and has cultural and social interest and which also recognises that appropriate conservation of the historic features on the subject site, could practicably be undertaken, it is considered that the applicant has

not provided sufficient evidence to demonstrate that the conservation of the buildings and farmyard courtyard is not feasible. Consequently, the proposed demolition of the existing farmhouse, outbuildings and stone walled enclosure, would result in the unjustified loss of vernacular architectural heritage, contrary to the policy requirements of Tipperary County Development Plan 2022-2028 for vernacular built heritage, and would create a highly undesirable precedent. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.