



An
Coimisiún
Pleanála

Direction
CD-021605-25
ACP-323420-25

The submissions on this file and the Inspector's report were considered at a meeting held on 18/12/2025.

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

Planning

Commissioner:

Date: 18/12/2025

Mary Gurrie

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DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the substandard nature of the internal accommodation, and the deficit in private amenity space it is considered that the proposed development would constitute a substandard form of residential amenity for future residents, contrary to the requirements of the Quality Housing for Sustainable Communities - Best Practice Guidelines for Delivering Homes Sustaining Communities and the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities and Policy 5-5 of the Tipperary County Development Plan 2022-2028. Furthermore, having regard to the proposed access to the private amenity space of

the adjoining property at No 1 Mountain View it is considered that the proposed development would seriously injure the residential amenity of neighbouring properties. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.