



An
Coimisiún
Pleanála

Direction
CD-021628-25
ACP-323697-25

The submissions on this file and the Inspector's report were considered at a meeting held on 23/12/2025.

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

Planning

Commissioner:



Date: 24/12/2025

Paul Caprani

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The proposed development is located in an area identified in the Tipperary County Development Plan 2022-2028 as being 'under urban influence' in terms of demand for rural housing. Having regard to the information submitted to the planning authority, and to An Coimisiún Pleanála at appeal stage, it has not been adequately demonstrated that the requirements of the Development Plan in relation to rural housing need as set out in Section 5.5.2, Table 5.3 and Policy 5-11 of Volume 1 of the Development Plan are met. It is considered therefore that the proposed development would, if granted permission, lead to demands for the uneconomic and provision of public services and communal facilities in the

area and would constitute an unsustainable form of rural development which contrary to planning policy. The proposed development would, therefore, contravene Table 5.2 and Policy 5-11 of the Development Plan and would be contrary to the proper planning and sustainable development of the area.

Note: The Commission shared some of the Planning Inspector's concerns regarding the proposed on-site wastewater treatment arrangements, and considered that where the Commission were contemplating a grant of planning permission, it may have sought further information in this regard. However having regard to the substantive reason for refusal relating to development plan policy and housing need, the Commission decided not to pursue the matter further.