



The submissions on this file and the Inspector's report were considered at a meeting held on 12 February 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:



Mary Henchy

Date:

17th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Insert Reasons and Considerations here

1. The applicant has not demonstrated that they accord with policy 5-11 that sets criteria for rural housing in areas under urban influence, the proposed development therefore contravenes

the Tipperary County Development Plan 2022, Residential Development in the Open Countryside, Section 5.5. The development proposed does not accord with the proper planning and sustainable development of this area.

2. The proposed floor plans do not appear to align with the dimensions of the existing structure, therefore the scale of the new works appears to be greater than that indicated on the drawings submitted, neither is the proposed development a sympathetic restoration of a building of local and vernacular architectural importance, the proposed development is therefore not justified by policy 13-3 of the Development Plan . In addition, the existing structure on site is derelict and is therefore not a habitable building, for this reason the proposed development does not accord with policy 5-15 for a replacement dwelling and the requirements for same as set out in the Development Management Standards for a replacement dwelling, Section 4.2 of Appendix 3 of the County Development Plan. The proposed development contravenes the Tipperary County Development Plan 2022 and therefore does not accord with the proper planning and sustainable development of the area.

In deciding not to accept the Inspectors recommendation to grant permission, the Commission did not concur with the Inspector that proposed development accorded with either policy 5-15 or Policy 13-3 of the Development Plan, due to the derelict nature of the property and the proposed works not being a sympathetic restoration of a building of local and vernacular architectural

importance. In addition the Commission considered the applicant had not demonstrated compliance with the development plan criteria for a rural house at this location as set out in policy 5-11 of the Plan and therefore the proposed development contravenes the Tipperary County Development Plan.