



An
Coimisiún
Pleanála

Commission Direction
CD-000465
PL-500191-TY

The submissions on this file and the Inspector's report were considered at a meeting held on 23 April 2026.

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

Planning Commissioner:

Marie O'Connor

Date: 24/04/26

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the policies of the Tipperary County Development Plan 2022-2028, in relation to rural housing need and in particular to the requirements for housing in rural areas under urban pressure under Policy 5-11, the Commission

is not satisfied that the applicant has demonstrated that they meet the criteria for Category 2 Social Need, as the applicant previously owned a dwelling in the rural area of County Laois. The proposed development would therefore lead to demand for the uneconomic provision of further public services in an area where these are not proposed. The development to be retained therefore contravenes the Policy as set out in the Development Plan and if permitted would be contrary to the proper planning and sustainable development of the area.

2. Having regard to Appendix 6 Development Management Standards of the Development Plan and by virtue of restricted forward visibility sightlines to the northwest at a point on the road where additional turning movements would be generated on the road by the proposed development, the Commission was not satisfied that it had been demonstrated that the proposed access point to the development would not endanger public safety by reason of a traffic hazard or obstruction or road users or otherwise.

Note:

The Commission is not satisfied that the applicant has adequately demonstrated that the site can accommodate the proposed wastewater treatment system and percolation area in accordance with the EPA Code of Practice: Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10).