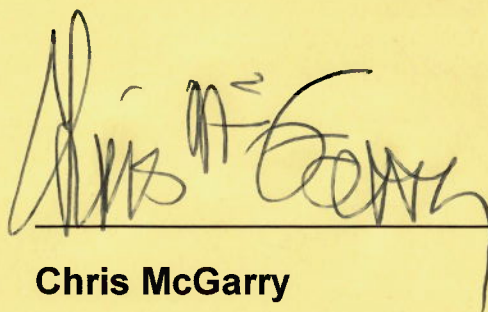


The submissions on this file and the Inspector's report were considered at a meeting held on 02 April 2026.

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

**Planning Commissioner:**



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**Chris McGarry**

**Date:**

**2<sup>nd</sup> day of April 2026**

### **Reasons**

Having regard to the location of the site within an 'Area Under Urban Influence' as identified in Section 5.5.2, Table 5.3 and Policy 5-11 in the Tipperary County Development Plan 2022-2028 and to the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April, 2005, which seek to manage the growth of areas that are under urban influence to avoid over-development and to ensure that the provision of single housing in rural areas under urban influence are provided

based upon economic, social or exceptional medical circumstances needs to live in a rural area, it is considered that it has not been satisfactorily demonstrated that the applicant comes within the scope of the housing need criteria as set out in the Tipperary County Development Plan 2022-2028 for a house at this location. The proposed development, in the absence of any identified locally based or exceptional medical need for the house within the full meaning of the relevant development plan provisions, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:**

The Commission noted the recommendation of the inspector to refuse permission, on the basis that she was not satisfied that the applicant had adequately demonstrated that the proposed sightlines can be achieved in accordance with the requirements of Section 6.1, Tables 6.1 and 6.2 and Section 6.1.1 of Appendix 6 Development Management Standards of the Tipperary County Development Plan 2022-2028 and that by virtue of the information provided, the proposed access would endanger public safety by reason of a traffic hazard or obstruction of road users or otherwise.

The Commission shared the concern of the inspector on this matter and considered that, ordinarily, this issue should be examined in more detail and potentially subject at least to a request for further information. However, given the substantive reason for refusal set out above and noting that this would constitute a new issue in the context of the appeal, it was decided not to pursue this matter under the current appeal.