



Planning and Development Acts 2000 to 2018

Planning Authority: Tipperary County Council

Planning Register Reference Number: 18/600223

APPEAL by Michael Ryan of Graigue, Beechwood, Nenagh, County Tipperary against the decision made on the 18th day of July, 2018 by Tipperary County Council to refuse permission to the said Michael Ryan.

Proposed Development Permission to construct a dwelling house, garage and fuel store, septic tank with intermittent sand filter and underlying polishing filter, site fencing and all ancillary site works at Carrick Maunsell, Letteragh, Nenagh County Tipperary.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the policies of the North Tipperary County Development Plan, 2010 (as varied), in relation to rural housing and rural housing need it is considered that, as the applicant has an existing dwelling in the rural area of County Tipperary which is not a significant distance from the appeal site, it has not been demonstrated that a rural housing need exists under Development Plan Policy SS4. The proposed development would lead to demand for the uneconomic provision of further public services in an area where these are not proposed and would interfere with the rural character of the area. The proposed development would, therefore, contravene materially the development objective, as set out in the Development Plan and be contrary to the proper planning and sustainable development of the area.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.