



Planning and Development Acts 2000 to 2020

Planning Authority: Tipperary County Council

Planning Register Reference Number: 20/420

APPEAL by Donal Ryan and Robert Bloom care of O'Shaughnessy Bairéad Solicitors of 1 Father McWee Street, Edenderry, County Offaly against the decision made on the 2nd day of November, 2020 by Tipperary County Council to refuse permission to Donal Ryan and Robert Bloom.

Proposed Development: (A) Retention of (i) single storey dwelling as constructed, (ii) septic tank and percolation area, (iii) shared entrance with neighbouring dwelling. (B) Planning permission to complete dwelling as granted planning permission by Tipperary County Council under planning reference number 04/511888 and all associated site development works, all at Stonepark, Ballinderry, 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

1. It is the policy of the planning authority, as set out at Section 3.4 of the North Tipperary County Development Plan, 2010 (as varied and extended), that development outside of designated urban centres should be strictly limited to local need where the applicant can demonstrate compliance with Policy SS4 of the Plan, and where it is the settlement policy to direct new residential development to designated development centres and to protect existing rural settlements outside these centres from urban overspill. Notwithstanding the planning history of the site, and the previous grant of permission that has resulted in partially completed development on the site, it is considered that the proposed development which, on the basis of the information presented with the application does not cater for locally derived housing needs, would conflict with the rural housing policies of the Development Plan, and specifically Policy SS4, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Dave Walsh

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

Dated this day of 2021.

