



An  
Bord  
Pleanála

## Board Order ABP-315587-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 22/627**

**Appeal** by Sonya Steyn care of AK Planning Chartered Town Planning Consultancy of Millside, Mill Road, Corbally, County Limerick against the decision made on the 3<sup>rd</sup> day of January, 2023 by Tipperary County Council to refuse permission.

**Proposed Development:** Retention of modifications to existing entrance, an avenue leading to dwelling, dwellinghouse, existing concrete septic tank and permission for the replacement of concrete septic tank with a wastewater treatment system and tertiary soil polishing filter and associated site works, all at Coolacussane, Dundrum, County Tipperary.

### **Decision**

**REFUSE** permission for the above development for the reasons and considerations set out below.

## Reasons and Considerations

1. Having regard to the policies of the Tipperary County Development Plan 2022-2028 in relation to rural housing need, it is considered that, as the applicant had an existing dwelling in the open countryside of County Tipperary, which was adjacent to the appeal site, it has not been demonstrated that a rural housing need exists under Development Plan Policy 5-11. The development proposed to be retained 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 development proposed to be retained would materially contravene the development plan objective, as set out in the development plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to policy 5-12 of the Tipperary County Development Plan 2022-2028 in relation to ribbon development, it is considered that the development proposed to be retained, which includes a domestic vehicular entrance on the local road, with more than five existing houses within a continuous 250-metre section, would constitute undesirable ribbon development in a rural area outside lands zoned for residential development and would, therefore, be contrary to the proper planning and sustainable development of the area.



3. Having regard to the location of the development proposed to be retained, the design and nature of the structure, its use as a permanent place of residence, the poor aesthetic value of the structure and the likelihood of it deteriorating over time by reason of the materials used in its construction, and the prevailing pattern of development in the area, it is considered that the development proposed to be retained would form a haphazard and substandard form of residential accommodation, would fail to comply with the 'Development and Design Standards' for residential structures, as set out in Appendix 4, Rural Design Guide, of the Tipperary County Development Plan 2022-2028, by reason of the overall design and construction of this structure, and would set an undesirable precedent for similar type proposals in the area. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



**Martina Hennessey**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this 13<sup>th</sup> day of March 2024.