



An
Bord
Pleanála

Board Order

ABP-316017-23

Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 22/251

Appeal by Andrew Dagg care of Donal Cleary of Ballyrourke, Borrisokane, County Tipperary against the decision made on the 10th day of February, 2023 by Tipperary County Council to refuse permission.

Proposed Development: Construction of a dwellinghouse, entrance, domestic garage, on site wastewater treatment system, percolation area and all associated site works, all at Bredagh, Lorrha, Nenagh, County Tipperary.

Decision

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

Reasons and Considerations

The site is in a rural area designated as 'Open Countryside' under Section 5.5.2, Table 5.2. and Policy 5-11 of the Tipperary County Development Plan 2022-2028 which requires that for 'Open Countryside' areas single dwellings will only be considered where the applicant does not or has never owned a house in the open countryside. As the applicant has previously owned dwellings in the immediate area, the proposed development would be contrary to Policy 5-11 of the development plan. The proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

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



Dated this 30th day of August 2024.