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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 22573**

**APPEAL** by Mary Coonan care of Dermot Walsh Planning Consultants of The Cottage, Shannon Lane, Terryglass, County Tipperary against the decision made on the 3<sup>rd</sup> day of March, 2023 by Tipperary County Council to refuse outline permission for the proposed development.

**Proposed Development:** Outline permission for the erection of a dwelling, vehicular entrance, connection to existing services together with all associated site development works at Crossanagh, Terryglass, Nenagh, County Tipperary.

**Decision**

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

## Reasons and Considerations

It is the policy of the planning authority, as set out under section 5-12 of the Tipperary County Development Plan 2022-2028, to control ribbon development. This policy is considered to be reasonable. The proposed development would be in conflict with this policy because, taken with existing and permitted development in the vicinity of the site, it would constitute and contribute to ribbon development in a rural area outside the Terryglass settlement boundary which would mitigate against the preservation of the rural environment and lead to demands on public services. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board considered the submissions received on foot of the Section 137 notice from the planning authority and the applicant. The Board were not satisfied having regard to the information on file, that no alternative exists outside of ribbon development.



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**Mary Henchy**

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

Dated this *22<sup>nd</sup>* day of *November* 2024.