



An  
Bord  
Pleanála

Board Order  
ABP-319346-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 2360600**

**APPEAL** by Goatenbridge Developments Limited care of Declan Brassil and Company of Lincoln House, Phoenix Street, Smithfield, Dublin against the decision made on the 26<sup>th</sup> day of February, 2024 by Tipperary County Council to refuse permission.

**Proposed Development:** Construction of 14 number semi-detached, two-storey dwellinghouses comprising 10 number three bedroom and 4 number two bedroom, including the removal of the rising walls for five dwellings which had commenced on foot of planning file 05/623, including all associated site development works and underground services at Goatenbridge, Ardfinnan, Clonmel, County Tipperary.

## **Decision**

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

## Reasons and Considerations

The proposed development is for the construction of 14 semi-detached, two storey dwelling houses within the development boundary of Goatenbridge, County Tipperary which is designated as a settlement node in the Tipperary County Development Plan 2022-2028. As per Objective GO-1 of Volume 2 of the plan, which relates to Goatenbridge, it is an objective of the planning authority to facilitate low density development proposals to meet local housing demands in accordance with the principles of proper planning and sustainable development and in compliance with the 'Design and Best Practice for Cluster Housing Schemes in Rural Villages' as set out in Volume 3 Appendix 5 of the plan.

The proposed development of 14 units is not in accordance with the guidelines as set out in Volume 3 Appendix 5 of the plan, which defines a cluster housing scheme as a low density housing scheme comprising up to six number detached dwellings on individual sites on lands in or adjacent to a village.

It is considered that the proposal to provide 14 number units at a density of 22 units/hectare, would represent overdevelopment of this rural site, would contravene Policy 5-6 and Objective GO1 of the Tipperary County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

  
Marie O'Connor

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

Dated this 20 day of December 2024.