

An
Bord
Pleanála

Board Order
ABP-321000-24

Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 24166

APPEAL by Karina Kennedy of Richmond, Nenagh, County Tipperary against the decision made on the 11th day of September 2024 by Tipperary County Council to refuse permission for the proposed development.


Proposed Development: Retention of existing mobile home and connection to existing septic tank system and temporary permission to keep same on site. Duration of temporary permission to be 5 years. Richmond House, Richmond, Nenagh, County Tipperary. The proposed development is within curtilage of Richmond House, a Protected Structure.

Decision

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

Reasons and Considerations

1. Having regard to the location of the development proposed to be retained, in an Area under Urban Influence, it is considered that the applicant has not provided evidence to demonstrate an economic or social need for a dwelling at this location as set out in Table 5.3 and Policy 5-11 of the Tipperary County Development Plan 2022-2028. The development proposed to be retained would be contrary to Policy 5-11 of the Tipperary County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the design, nature and location of the development proposed to be retained, 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, is inconsistent with the character of the area in terms of design and aesthetic value, would be inconsistent with Design Guidance for Rural Houses in Appendix 4 of the Tipperary County Development Plan, 2022-2028, would set an inappropriate precedent for other such development in the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.


Mary Gurrie

Mary Gurrie

Member of An Bord Pleanála

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

Dated this 08 day of May 2025.