

An
Bord
Pleanála

Board Order

ABP-321446-24

Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 24/60830

Appeal by Bridget and Martin Duggan of 5 Glen Dara, Beeverstown, Mullinahone, County Tipperary against the decision made on the 19th day of November, 2024 by Tipperary County Council to grant subject to conditions a permission to Paul and Tracy Curran care of Patrick O'Meara Architects Limited of Kilbraugh, Coalbrook, Thurles, County Tipperary.

Proposed Development: Construction of a detached two-storey dwelling and a single storey domestic garage. New connection into the wastewater sewer and rainwater storm sewer and also the Irish Water network/public water main.

Construction of a multi-purpose play area with synthetic surface and fencing to the rear of the property (in the private garden area). Construction of a site entrance, driveway, parking areas, footpaths, patio and hard landscaping areas.

Comprehensive landscaping of the site consisting of new lawn areas, planting beds, trees and shrubbery, hedging, fencing, garden walls and all associated site works and permission for the development of a serviced site, as per the requirements under the cluster housing guidelines, all at Beeverstown, Mullinahone, Thurles, County Tipperary.

A

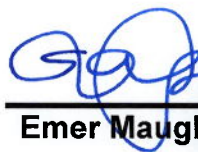
Decision

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

Reasons and Considerations

Having regard to the Agricultural zoning and the layout of the site at the termination of a residential estate on the outer periphery of the village, Policy 5-4 5-6, S02 and S07 of the Tipperary County Development Plan 2022-2028, the National Planning Framework Directive Objectives 3a, 6 and 19, Section 6.8 of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas - Cities, Towns and Villages (2009), and Section 3.1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), the Board is not satisfied that the proposed development would constitute a high-quality cluster housing development that links effectively with, or positively contributes to, the village form. It is considered that, by reason of its scale, mass and layout, the proposed development would form a discordant feature on the landscape at this location, would injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the village settlement, and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not share the view that the current proposal for one large two-storey house, garage, private multi-purpose play area and a serviced site would constitute a high-quality cluster housing development that links effectively with, or positively contributes to, the village form and, therefore, would fail to meet the objectives of Policy 5-6 of the Tipperary County Development Plan 2022-2028. The Board also considered that, in terms of its layout and design, the proposed development would fail to meet the requirements of Section 6.8 of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas - Cities, Towns and Villages (2009). Furthermore, the Board considered that the proposed density of 3.2 units per hectare is considerably below the recommended density set out in Table 3.1 of the Compact Settlements Guidelines for Planning Authorities (2024). It was determined, therefore, that a refusal of permission was warranted in this instance.



Emer Maughan

Member of An Bord Pleanála

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

Dated this **16th** day of **April** 2025.