

---

**Planning and Development Act 2000, as amended**

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 2560574**

**Appeal** by Sonya Steyn care of AK Planning of Millside Mill Road, Corbally, Limerick against the decision made on the 7<sup>th</sup> day of August, 2025 by Tipperary County Council to refuse permission for the proposed development.

**Proposed Development:** Retention of a single storey dwelling house along with modifications to the existing entrance, the creation of a driveway and the installation of a concrete septic tank to serve the dwelling and for permission to replace the existing concrete septic tank with a wastewater treatment system and tertiary soil polishing filter and associated site works at Coolacussane, Dundrum, County Tipperary.

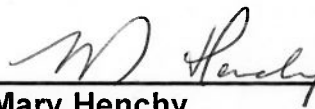
## Decision

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

## Reasons and Considerations

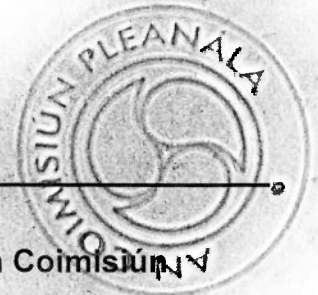
1. Having regard to the policies of the Tipperary County Development Plan 2022-2028, in relation to rural housing need, it is considered that, as the applicant previously owned an existing dwelling in the designated open countryside of County Tipperary, which was adjacent to the appeal site, a rural housing need has not been demonstrated under Policy 5-11 of the development plan. The development proposed to be retained leads to demand for the uneconomic provision of further public services in an area where these are not proposed and interferes with the rural character of the area. The development proposed to be retained, therefore, materially contravenes the Policy as set out in the development plan and, if permitted, would be contrary to the proper planning and sustainable development of the area.
2. Having regard to Policy 5-12 of the Tipperary County Development Plan 2022-2028 in relation to ribbon development, it is considered that the development proposed to be retained, which includes a domestic vehicular entrance onto the local road with more than five existing houses within a continuous 250 metres section of the road, constitutes undesirable ribbon development in an area outside lands zoned for residential development which results in numerous accesses onto rural roads and extends urban influence. Given the context of the application, the extension of the existing ribbon development cannot be facilitated in this instance and to permit the development would, therefore, be contrary to Policy 5-12 of the development plan and Section 2.4 of the accompanying Rural Housing Design Guide, Appendix 4, Volume 3.

3. Having regard to the location of the development proposed to be retained, the design and nature of the structure, its use as a permanent place of residence, the poor aesthetic value of the structure, the likelihood of it deteriorating over time by reason of the materials used in its construction, 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, would fail to comply with the 'Development and Design Standards' for residential structures, as set out in Appendix 4, Rural Design Guide, of the Tipperary County Development Plan 2022-2028, by reason of the overall design and construction of this structure, and would set an undesirable precedent for similar type proposals in the area. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



**Mary Henchy**

**Planning Commissioner of An Coimisiún Pleanála**  
**duly authorised to authenticate**  
**the seal of the Commission.**



Dated this 31<sup>st</sup> day of December 2025.