

An
Coimisiún
Pleanála

Commission Order
ACP-323697-25

Planning and Development Acts 2000, as amended

Planning Authority: Tipperary County Council

Planning Register Reference Number: 2560667

APPEAL by Nigel Flood of 4 Church Street, Rathdowney, County Laois against the decision made on the 28th day of August 2025 by Tipperary County Council to refuse permission for the proposed development.

Proposed Development: Retention for the existing mobile homes on site, on a temporary basis, along with hard-standing and access road on the site. Permission is also sought to construct a new dwelling house, entrance, effluent treatment system together with all associated site works. Dromard Beg, Clonmore, Templemore, County Tipperary.

Decision

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

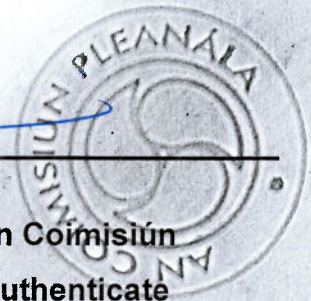
Reasons and Considerations

The proposed development and development proposed for retention are located in an area identified in the Tipperary County Development Plan 2022-2028 as being 'under urban influence' in terms of demand for rural housing. Having regard to the information submitted to the planning authority, and to An Coimisiún Pleanála at appeal stage, it has not been adequately demonstrated that the requirements of the development plan in relation to rural housing need as set out in Section 5.5.2, Table 5.3 and Policy 5-11 of Volume 1 of the development plan are met. It is considered, therefore, that the proposed development and development proposed to be retained would, if granted permission, lead to demands for the uneconomic and provision of public services and communal facilities in the area and would constitute an unsustainable form of rural development which contrary to planning policy. The development as proposed would contravene Table 5.2 and Policy 5-11 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

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



Dated this 05th day of January 2026.