



Planning and Development Act 2000, as amended

Planning Authority: Tipperary County Council

Planning Register Reference Number: 2560022

APPEAL by Orsted Onshore Ireland Midco Limited against the decision made on the 9th day of October 2025 by Tipperary County Council to grant subject to conditions, a permission to Brenda Campion for the proposed development.

Proposed Development: a) construction of a new single-storey detached dwelling; b) new detached garage; c) new site entrance; d) new connections to utilities; e) new waste-water treatment system and percolation area; f) all associated site works at Rossestown, Thurles, 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 and in particular to the requirements for housing in rural areas under urban pressure under Policy 5-11, the Commission is not satisfied that the applicant has demonstrated that they meet the criteria for Category 2 Social Need, as the applicant previously owned a dwelling in the rural area of County Laois. The proposed development would therefore lead to demand for the uneconomic provision of further public services in an area where these are not proposed. The development to be retained therefore 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 Appendix 6 Development Management Standards of the Development Plan and by virtue of restricted forward visibility sightlines to the northwest at a point on the road where additional turning movements would be generated on the road by the proposed development, the Commission was not satisfied that it had been demonstrated that the proposed access point to the development would not endanger public safety by reason of a traffic hazard or obstruction or road users or otherwise.


Marie O'Connor

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

Dated this 28th day of April 2026