

An  
Coimisiún  
Pleanála

Commission Order  
PL-500350-TY

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

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 2560391**

**APPEAL** by Sarah Hamersley against the decision made on the 3<sup>rd</sup> day of November, 2025 by Tipperary County Council to refuse permission for the proposed development.

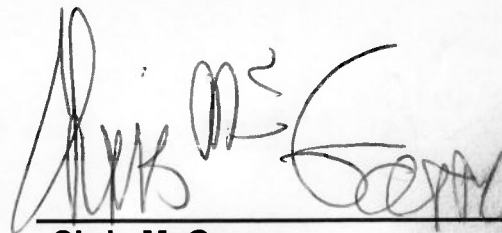
**Proposed Development:** Construction of a new single storey dwellinghouse, entrance, domestic garage, connection to public sewer, and ancillary works at Foxhall, Newport, County Tipperary.

## **Decision**

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

## Reasons and Considerations-

Having regard to the location of the site within an 'Area Under Urban Influence' as identified in Section 5.5.2, Table 5.3 and Policy 5-11 of the Tipperary County Development Plan 2022-2028, and to the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005, which seek to manage the growth of areas that are under urban influence to avoid over-development and to ensure that the provision of single housing in rural areas under urban influence are provided based upon economic, social or exceptional medical circumstances needs to live in a rural area, it is considered that it has not been satisfactorily demonstrated that the applicant comes within the scope of the housing need criteria as set out in the Tipperary County Development Plan 2022-2028 for a house at this location. The proposed development, in the absence of any identified locally based or exceptional medical need for the house within the full meaning of the relevant development plan provisions, would contribute to the encroachment of random rural development in the area 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.



**Chris McGarry**

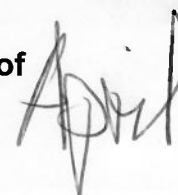
**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**

Dated this

14 day of



2026