

Planning and Development Act 2000, as amended

Planning Authority: Carlow County Council

Planning Register Reference Number: 25/60288

APPEAL by Martin and Edna Brophy against the decision made on the 7th day of May, 2026 by Carlow County Council to refuse permission for the proposed development.

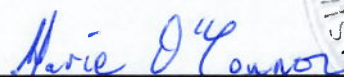
Proposed Development: Construction of a new dwellinghouse with connection to existing services, proposed new well and all associated site works, all at St. Mullins Road, Tinnahinch, County Carlow.

Decision

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

Reasons and Considerations

The proposed development is located in Rural Housing Policy Zone 1- Rural Areas under Urban Influence, as set out in Map 3.2 Rural Housing Policy Zones of the Carlow County Development Plan 2022-2028. It is the adopted policy of the development plan to manage the development of rural housing in the county in accordance with Section 3.16 (Single Housing in the Countryside), including rural generated housing need. The Commission is not satisfied, based on the information submitted in connection with the planning application and the appeal, that compliance with Section 3.16.2 (Rural Generated Housing Need) has been demonstrated, and that a functional economic requirement or a functional social requirement to reside at this location, as required by compliance with Category 1 or Category 2 of Table 3.5 (Rural Housing Policy Zone 1 Rural Areas under Urban Influence), has been established. The proposed development would be contrary to the policy of the planning authority, as set out in the rural settlement strategy, would contravene Section 3.16.2 of the Carlow County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.


Marie O'Connor

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

Dated this 05th day of October 2026.