



Comhairle Contae Thiobraid Árann  
Tipperary County Council

# Pre-Planning Information for One Off Housing in the Rural Countryside

# Introduction

This information outlines the main requirements that apply to a proposal for a one-off dwelling in the rural area in Co. Tipperary.

Information is provided on:

- The policies, objectives and standards of the Tipperary County Development Plan 2022-2028 that proposals for a one-off dwelling will be assessed against.
- Application Types, Requirements and Timelines.
- The required planning application fee and development contributions.



# Policies, objectives and standards

The main requirements that arise with an application for a one-off dwelling are listed below. These are discussed in more detail in the following slides.

- Rural Housing Eligibility
- Siting and Design in particular noting amenity areas and protected views
- Sightlines
- Water and waste water
- Flood Risk
- Built heritage and Archaeology
- Ecology/Natura Sites



# Policies, objectives and standards-

## Rural housing eligibility

Policy 5-11 and Tables 5.2 and 5.3 of Volume 1 of the Tipperary County Development Plan are relevant to all applications for one-off dwellings. All applicants seeking a new rural dwelling must be building their first home for their permanent occupation, demonstrate a housing need, and must not already own a dwelling in a rural area.

Applicants demonstrating an **Economic Need** or a **Social Need** can be considered.

The County is divided into a number of different areas and different eligibility criteria under Policy 5-11 apply in these areas.

Area Designation	Requirements
<b>Area under Urban Influence</b>	Applicants must have a housing need. Applicants wishing to demonstrate a social housing need must have resided within the rural area (i.e. outside of towns with a population of 1,500 or more) and within 10km of the application site for a substantial period of their lives (10 years). Applicants demonstrating an economic need must satisfy Category 1 (A) or (B) set out under Policy 5-11 below.
<b>Primary Amenity Area</b>	Applicants must have a housing need. Applicants wishing to demonstrate a social housing need must have resided within the rural area (i.e. outside of towns with a population of 1,500 or more) and within 5km of the application site for a substantial period of their lives (10 years). Applicants demonstrating an economic need must satisfy Category 1 (A) or (B) set out under Policy 5-11 below.
<b>Open Countryside</b>	Applicant does not, or has never owned a house in the open countryside. An alternative site is not available within a settlement within 5km of the proposed site. Note: Where a site is within an area designated as Open Countryside and Primary Amenity Area the eligibility requirements of the Primary Amenity Area apply.

The above area designations can be checked using the Planning GIS system on the Council website under the Areas Defined by Urban Influence and Amenity Areas Tab.

# Policies, objectives and standards-

## Rural housing eligibility

In order to demonstrate eligibility with Policy 5-11 (Social Need) it is recommend that the planning application include supporting information to show where the applicants(s) have resided relative to the application site for the required period.

This is typically provided through:

- A map showing location of applicants family home/place of residence relative to the application site.
- Birth Certificate showing address.
- School records showing the applicants address while attending primary and secondary school.
- Utility bills with applicants address shown.

Where an applicant is seeking to demonstrate an Economic Need the application must include information demonstrating that they meet the criteria under category 1 of Policy 5-11.



# Policies, objectives and standards-

## Rural housing eligibility

### Policy 5-11

Facilitate proposals for dwellings in the countryside outside of settlements in accordance with NPF Policy NPO 19 for new Housing in the Open Countryside, and designations illustrated in Section 5.4, and Table 5.2: Rural Housing Technical Principles for Applicants.

In 'Areas Under Urban Influence' and 'Primary Amenity Areas', the Council will consider single houses for persons where the criteria set out in Category 1A or B, or Category 2 hereunder are met:

#### **Category 1: 'Economic Need'**

A: The applicant must demonstrate an economic need to reside in the area through active employment in farming/agricultural activity (farming, horticulture, forestry, bloodstock). The farm must exceed 20ha in total.

And all the Criteria below is met:

- (i) The applicant must be actively engaged in farming,
- (ii) The applicant must demonstrate that they have been engaged in farming at that location for a continuous period of over 5 years prior to making the application,
- (iii) The applicant does not, or has never owned a house in the open countryside.

B: The applicant must demonstrate an economic need to reside in the area through active engagement in the running of a farming/horticultural/forestry/bloodstock activity on an area less than 20ha where it is demonstrated to form a significant part of the livelihood of the applicant who is engaged in farming activity on a daily basis, and/or where the farming/agricultural activity provides local employment.

And all the Criteria below is met:

- (i) The applicant is trained in good farming practice (or qualifies for an exemption from training), owns or occupies, works and maintains land for the purposes of achieving outputs, and demonstrate that they have been engaged in farming/agricultural activity at that location for a continuous period of over 5 years prior to making the application
- (ii) The applicant does not, or has never owned a house in the open countryside,
- (iii) A detailed 5-year business plan will be required to demonstrate 'compliance with Section (i).



# Policies, objectives and standards-

## Rural housing eligibility

### Policy 5-11

#### Category 2: 'Social Need'

The applicant must demonstrate a social need to reside in the local rural area for social purposes in line with Table 5.3.

And all the criteria set out below is met:

- (i) Within a 'Primary Amenity Area', the applicant must have resided within 5km of the site where they intend to build for a substantial period of their lives (10 Years) ,
  - (ii) Within an 'Area of Urban Influence', the applicant must have resided within 10km of the site where they intend to build for a substantial period of their lives (10 Years),
- And
- (iii) The applicant does not, or has never owned a house in the open countryside.

In '**Open Countryside**' areas, the Council will consider single houses for persons where the development meets other relevant policies set out in the Plan, and where the proposed development is in accordance with all the criteria set out hereunder.

- (i) The proposed development must meet the normal planning and environmental criteria and development management standards,
- (ii) The applicant does not, or has never owned a house in the open countryside,
- (iii) To prohibit speculative development in these areas, any application for a single permanent dwelling must be made in the name of the person for whom it is intended. An occupancy condition will be attached to any grant of permission,
- (iv) An alternative site is not available within a settlement within 5km of the proposed site.



# Policies, objectives and standards-

## Rural housing eligibility

If the proposed development constitutes Ribbon Development the requirements of Policy 5-12 of the Tipperary County Development Plan 2022 apply. Where Ribbon Development arises an additional dwelling extending the ribbon will only be facilitated where this dwelling is the 6<sup>th</sup> dwelling within 250 metres. And all other criteria under Policy 5-12 are satisfied. Where the site is a GAP site the number of dwellings within the ribbon is not relevant.

### Policy 5-12

Where 5 houses in total exist or are permitted, within any continuous 250 metre section of roadway thereby constituting 'ribbon development' the Council will seek to resist further development in the interest of road traffic safety, visual amenity and groundwater quality. An additional individual dwelling, either within, or extending the existing ribbon pattern, will be facilitated in the following circumstances:

- i. The applicant can demonstrate an Economic or a Social Need (as outlined in Table 5.3), existing or shared accesses are used where practicable, and it is demonstrated that no alternative exists outside of Ribbon Development.
- ii. Where the site is a 'Gap Site', defined as a site located within a line of existing and permitted dwellings, one dwelling site only will be accommodated, and other than agricultural access to lands to the rear (if required), the site should fully occupy the gap between existing and permitted dwellings.





# Ribbon development



6th house within 250 metres can be considered. Applicant must satisfy requirements of Policy 5-12.



# Policies, objectives and standards-

## Rural housing eligibility

If the application site is served by a Strategic Regional Roadway the requirements of Policy 5-13 of the Tipperary County Development Plan 2022 apply. The location of strategic roads can be checked using the Planning GIS system on the Council website under the Strategic Roads tab.

### Policy 5-13

Preserve the carrying capacity of strategic regional roads, identified at Figures 5.3 and 12.2, and safeguard the investment in such infrastructure. The Council will facilitate proposals for new dwellings on strategic routes in the countryside outside of settlements in accordance with the following criteria:

- a) Where the applicant meets an 'Economic Need' (see Table 5.3 and Planning Policy 5 - 11), and there is no availability of alternative sites to the applicant away from the strategic route. An existing and/or shared domestic dwelling entrance of the applicant's family dwelling should be used where practicable and it will meet sightline requirements set out in Volume 3, Appendix 6, Section 6.1 Road Design and Visibility at a Direct Access. OR
- a) The applicant shall be a son or daughter of a person who meets an 'Economic Need' Category A (i) and (ii) and Category B (i), AND, the applicant meets a 'Social Need'. The new dwelling must share the existing domestic entrance of the applicant's family dwelling and will meet sightline requirements set out in Volume 3, Appendix 6, Section 6.1 Road Design and Visibility at a Direct Access and there is no availability of alternative sites to the applicant away from the strategic route. OR
- a) Where an applicant meets a Social Need and the proposed site has been in the ownership of immediate family members for a minimum of 10 years, and there is no availability of alternative sites to the applicant away from the strategic route. The new dwelling must share the existing domestic entrance of the applicant's family dwelling and will meet sightline requirements set out in Volume 3, Appendix 6, Section 6.1 Road Design & Visibility at a Direct Access.



# Policies, objectives and standards- Siting and Design

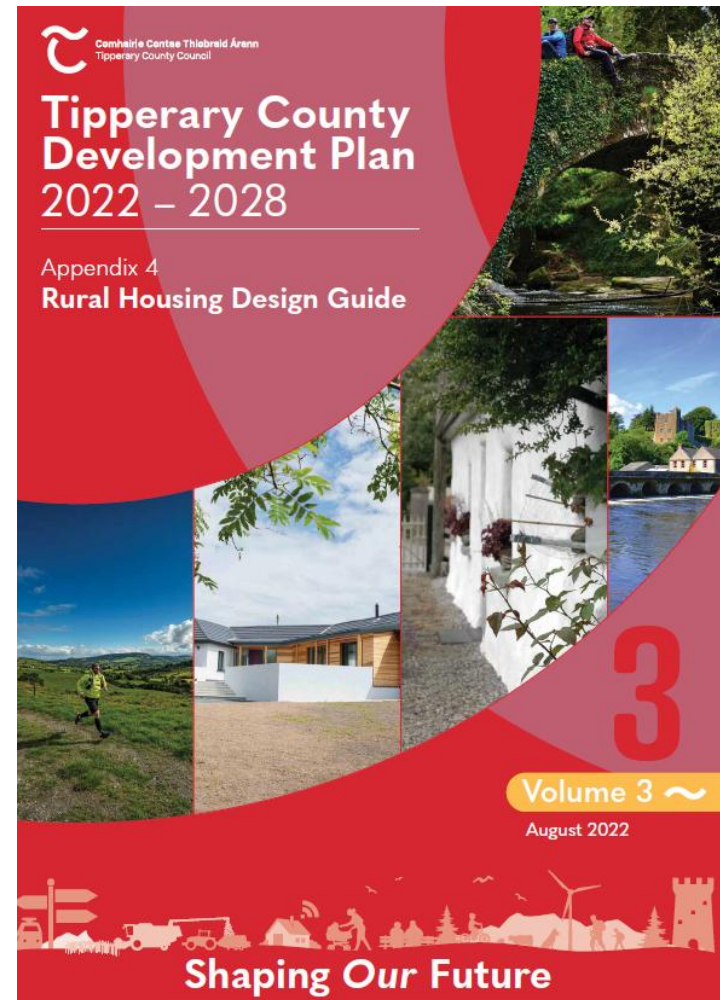
The Tipperary County Development Plan 2022 contains a Rural House Design Guide under Appendix 4 of Volume 3.

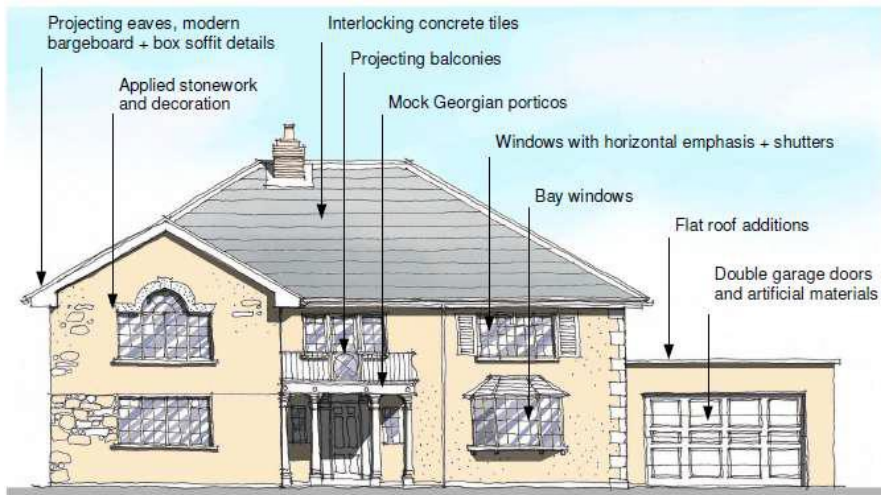
This should be reviewed before developing a design for the site and designs must adhere to the recommendations in this design guide.

The siting, design and scale of the dwelling must be appropriate to the surroundings noting any amenity areas and protected views.

Building on elevated sites and open landscapes should be avoided as should excessive excavation and mounding. The location of amenity Areas and Scenic Routes/Views can be checked using the Planning GIS system on the Council website.

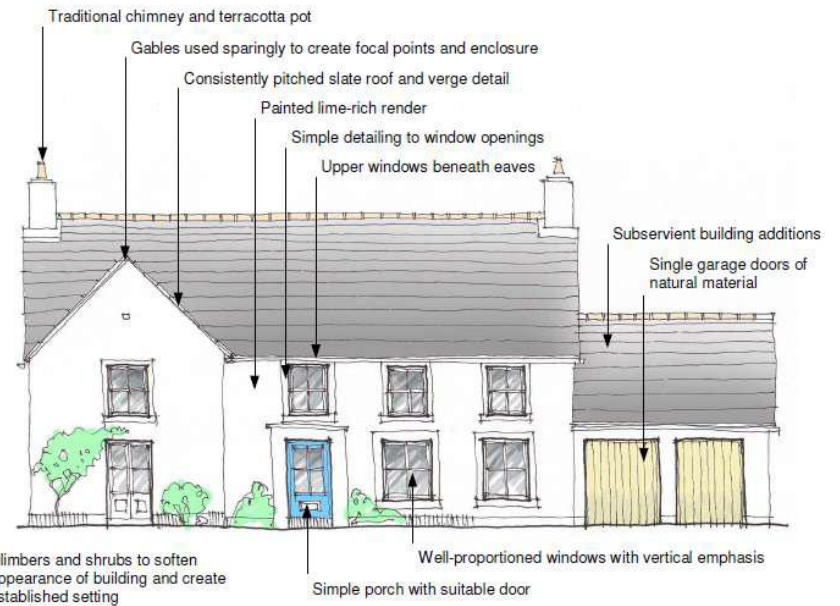
Where a garage is proposed it should be discreetly located on site, have consistent materials and finishes with the dwelling and should not exceed 70 sq. m in floor area.





Complexity

Unsympathetic



Simplicity

Sympathetic



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# Policies, objectives and standards- Sightlines

Sightline requirements for roadways are set down under Table 4 (see below) Section 6, Appendix 6, Volume 3 of the Tipperary County Development Plan 2022. The setback distance for sightlines for an access serving a single dwelling is 2.4 metres.

Table 4: Design Speeds and associated Y-Distances			
Mandatory Speed Limit	Design Speed (operational Speed)	Rural Non-National Road	Urban Non-National Road
km/h	km/h	Y-Distance (m)	Y-Distance (m)
30	40	N/A	33
40	50	70	45
50	60	90	59
60	70	120	72
80	85	160	N/A
100	100	215	N/A





# Policies, objectives and standards- Sightlines

On non-National Roads, in cases of particular difficulty, the use of a lower Design Speed for a given Mandatory Speed Limit in Table 4 may be accepted by the Council where the applicant can demonstrate that the operational design speed is less than the speed limit speed. In order to show this Part B of the planning application form contains a speed measurement survey form under Section (ii). The speed measurement must be undertaken and form fully populated and included with the planning application.

It is critical that sightlines are clearly shown on the site plan drawings submitted with the application and that they can be achieved and maintained indefinitely. Where roadside boundary is required to be setback to achieve a sightline, consent will be required from any landowner affected and the required works will need to be included within the application site boundary.

**Section (ii) Technical Site Details**

**Sightlines**  
Y-Distance Sightline Check for Direct Accesses to Non-National Rural Public Roads

Mandatory Speed Limit	Design Speed (operational Speed)	Rural Non-National Road	Urban Non-National Road
km/h	km/h	Y-Distance (m)	Y-Distance (m)
30	40	N/A	33
40	50	70	45
50	60	90	59
60	70	120	72
80	85	160	N/A
100	100	215	N/A

Road Number: \_\_\_\_\_

Check box for road type:  
 National Road ☐ Regional Road ☐  
 Local Road ☐

**Mandatory Speed** limit for road: \_\_\_\_\_ (km/h)

Y- Distance required in Table 4 based on **Mandatory Speed** limit: \_\_\_\_\_ (m)

Y- Distance available at proposed entrance (as measured): Left \_\_\_\_\_ (m) Right \_\_\_\_\_ (m)

If a lower **Operational Speed** is proposed to be used in lieu of the **Mandatory Speed** please complete the table below.

Speed Measurement over a distance of 1000m (500m either side of proposed entrance).

	Approach From Left Direction (secs)	Approach From Right Direction 2 (secs)
Run 1		
Run 2		
Run 3		
Average Time for runs		
Speed (m/s)		
Operational Speed (km/h) (to convert m/s to km/h multiply by 3.6)		

Date of Survey \_\_\_\_\_ Time of Survey \_\_\_\_\_

Y- Distance corresponding to Operational Speed (taken from Table 4 above):  
 Left \_\_\_\_\_ (m) Right \_\_\_\_\_ (m)

# Policies, objectives and standards- Water and Wastewater

## **Water Supply**

Where the site is served by the public watermain and public sewer connection to same will be required. Confirmation of feasibility to connect should be established through Pre Connection Enquiry with Uisce Éireann with Confirmation of Feasibility included with the application.

Where the site is served by a Group Water Scheme evidence of consent to connect to the Group Scheme should be included with the application.

Where the site is not served by a public watermain or group scheme a private well will be required and the location of the well must be clearly shown on the site layout plan included with the application.

## **Wastewater**

In most cases rural sites will not be served by a public sewer and will require an on-site domestic wastewater system.

Proposals for an on-site domestic Waste Water Treatment System (WWTS) should be submitted in accordance with the EPA Code of Practice 2021-Domestic Wastewater Treatment Systems. A Site Characterisation Report prepared by a suitably qualified site assessor is required to accompany a planning application. A site percolation test will need to be undertaken and submitted with the application, this will inform the type of system needed for the site.

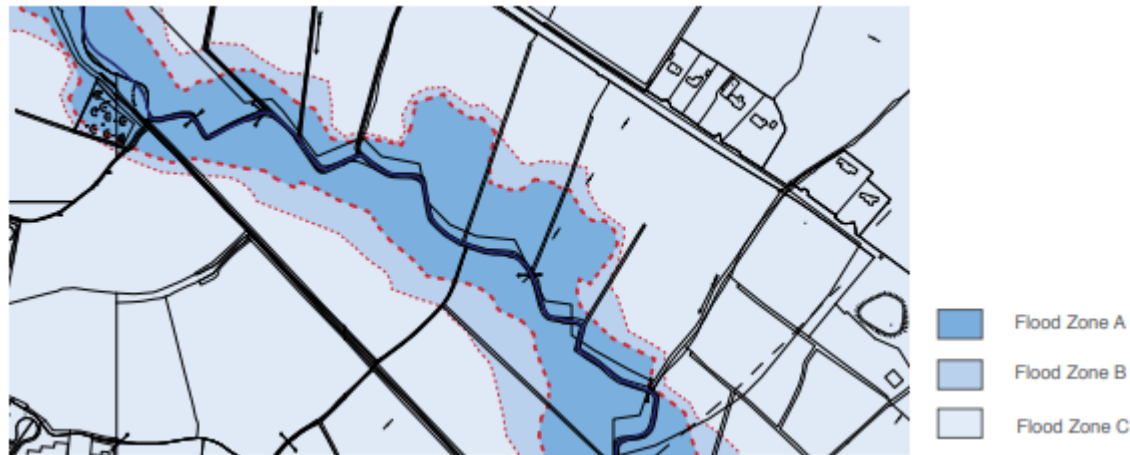
The site layout plan included with the application must show all water supply sources and wastewater systems serving any adjoining dwellings and any drains, streams, watercourses.



# Policies, objectives and standards- Flood Risk

A house is vulnerable to flood risk and the building of a dwelling in an area susceptible to flood risk will not be supported. Where a site is susceptible to flood risk the precautionary principle should be adopted and an applicant should consider a site removed from the flood risk area. An applicant may be required to submit a site specific flood risk assessment to demonstrate that the application site is not at risk of flooding and the development complies with the Planning System and Flood Risk Management -Guidelines for Planning Authorities, (DEHLG 2009).

Areas within Tipperary that are at risk of flooding can be identified using the Flood Maps available at [www.floodinfo.ie](http://www.floodinfo.ie) and the data sets used to prepare the Strategic Flood Risk Assessment for the Tipperary County Development Plan 2022 (See Volume 5 of Tipperary County Development Plan 2022)



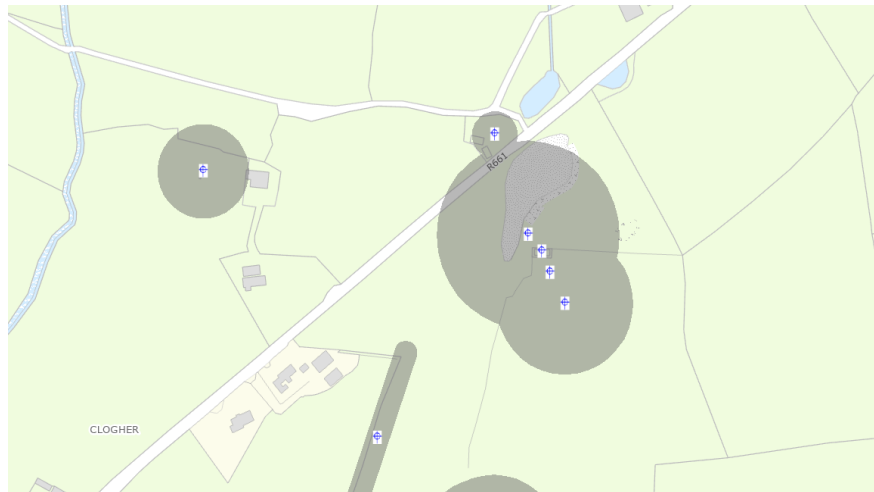


# Policies, objectives and standards- Built Heritage and Archaeology

Some sites intersect with the zones of interest associated with archaeological monuments and contain or adjoin protected structures/features of built heritage significance. Some proposals may impact on the character or setting of Protected Structures and /or recorded monuments.

The presence of such structures/features should be investigated and appropriate considerations given to any impact of the development on such structures/features of built heritage significance. This may require additional input into the planning application from a licenced archaeologist or conservation architect.

The location of protected structures and features of archaeological significance can be found using the using the Planning GIS system on the Council website.



# Policies, objectives and standards- Ecology/Natura Sites

Certain areas of the County carry designations due to their ecological significance (Special Areas of Conservation, Special Protection areas and Natural heritage Areas). The location of these areas can be found on the [EPA Maps](#) under the Nature Tab. Development proposals within these areas should be accompanied by an assessment of the impact of the development on protected ecology.

A stage 2 Appropriate Assessment may be required to accompany applications within designated Natura 2000 sites or where impacts on a Natura 2000 site cannot be screened out.

Sites outside designated areas may also contain features/species of ecological importance (e.g. bat roosts, hedgerows, badger setts). Appropriate consideration must be taken of preserving ecology and biodiversity and avoiding hedgerow removal and tree felling.



# Planning Application Types, Requirements and Timelines

The main planning application types are outlined below. The most common application type is full Planning Permission.

- Outline Permission (restrictions on outline)
- Permission Consequent on a grant of Outline Permission
- Full Planning Permission
- Retention Permission

The Planning and Development Regulations 2001, as amended sets out requirements that must be satisfied for a planning application to be considered a valid application. These requirements relate to the submission of maps, plans and drawings drawn to a required scale, providing a completed application form, submission of a site suitability assessment, inclusion for public notices, the correct fee etc. The onus is on the applicant or agent to ensure the application meets validation requirements. Where an application fails to meet validation requirements the application and accompanying fee will be returned to the applicant and this will result in a requirement to re-apply. The Planning Section have prepared a document that sets out requirements for a valid planning application and recommend that same is reviewed prior to submitting the application.

The document can be accessed through the link below:

[Requirements for a Valid Application.](#)



# Planning Application Types, Requirements and Timelines

Before submitting a planning application notice of the application must be given in an approved newspaper and by erecting a Site Notice. These are mandatory requirements that must be met. The Site Notice must be erected where easily legible from public road and must be maintained on site for 5 weeks after application received.

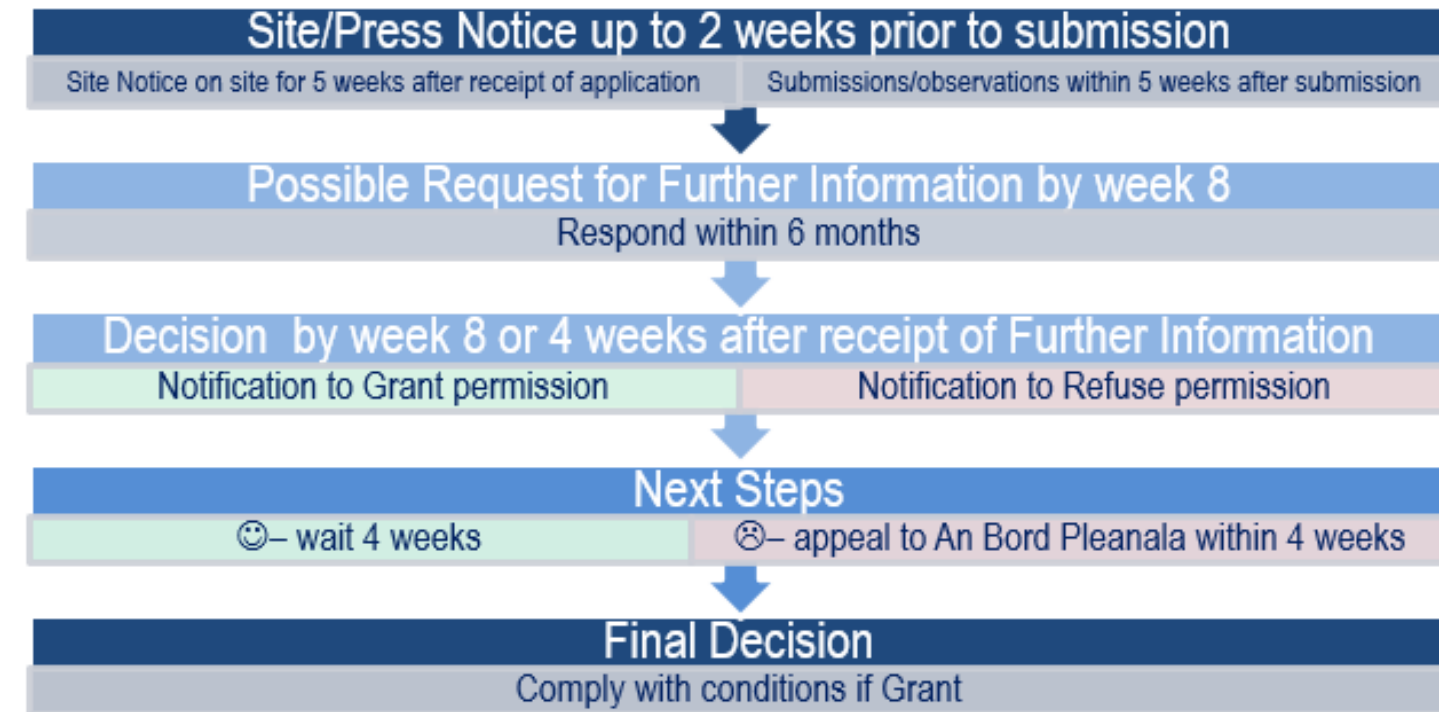
The site will be inspected by Planning Staff within the first 5 week period from the making of the application and if the site notice is not in place then the application will be deemed to be invalid.

For the Planning Application Process please note:

- Allow 12 weeks minimum for the planning application to be considered and determined.
- Anyone can object to your application when it's made. From when you submit the application there is a 5 week period allowed for people that may wish to object. Any objection must be made in writing. If an objection is received any valid planning issues raised will be taken into consideration by the Planning Authority when assessing your application. Any person that makes an objection can appeal any decision of the Planning Authority to An Coimisiún Pleanála
- As applicant you also have the right to appeal a decision to An Coimisiún Pleanála
- You are encouraged to lodge any planning application electronically at <https://planning.localgov.ie/>



# Planning Application Types, Requirements and Timelines



# Planning Application Fees and Development Contributions

- A planning application fee for full permission for a single dwelling is €65. This is payable to the Council on the making of an application. A fee of €48.75 is required for an application for outline permission.
- If permission is granted Development Contributions will be required by planning condition in accordance with the current Development Contribution Scheme 2020. The rate is €31 per sq. m of dwelling floor area. Development Contributions are payable prior to development commencing.
- The development contribution charge is for roads, recreation and community only and any water services charges are a matter for Uisce Éireann.
- Development contributions will not be applied in the event that outline permission is sought – They are applied at permission consequent stage.





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