

An  
Coimisiún  
Pleanála

**Direction**  
**CD-020825-25**  
**ABP-321092-24**

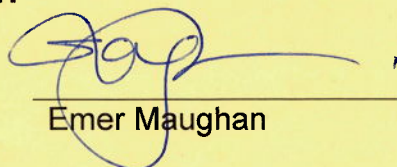
The submissions on this file and the Inspector's report were considered at a meeting held on 26/09/2025.

The Commission decided to refuse retention permission for the following reasons and considerations.

**Planning**

**Commissioner:**

**Date:** 30/09/2025

  
Emer Maughan

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

The development proposed to be retained, having regard to the limited access arrangements and inadequate street frontage and its relationship to the properties fronting St Flannan Street, it is considered that the proposed development represents inappropriate backland development, would result in a substandard residential unit, would injure the amenities of property in the vicinity by reason of uncoordinated piecemeal development and would not accord with the provisions of Section 4.10 of Volume 3 Appendix 6 of the Tipperary County Development Plan 2022-2028, which are considered to be reasonable. The development proposed to be retained, would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission had regard to the backland location of the dwelling to the rear of St Flannan Street and agreed with the planning authority's assessment of the poor access arrangement which involves transversing through a long narrow (c.19m length and c. 0.9m width) corridor internally and a long laneway externally before reaching the entrance to the dwelling. Furthermore the Commission considered that the development proposed to be retained would be out of character with the prevailing built form of the area, and disagreed with the Inspector's view in relation to the precedent set by number 11 A St Flannan Street to the south of the subject site, that whilst also a single storey backland dwelling, number 11A enjoys the benefit of a 4m wide vehicular access from the street which offers a significant advantage to the character of the development when compared to the subject site.

The Commission also considered that the internal layout of the dwelling to be retained offers a poor standard of accommodation with regards to daylight and sunlight, internal room dimensions, layout and overall design and have further issues with regards to the usability of the area of open space between the rear of numbers 5,6 and 7 St Flannan Street and the front of the subject site but given the substantive reason for refusal set out above, decided not to seek further information on these matters at this juncture.