

An
Bord
Pleanála

Board Direction
BD-019778-25
ABP-321792-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/05/2025.

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


Reasons and Considerations

1. Having regard to the size, layout and limited integration with the existing dwelling, it is considered that the extension proposed to be retained is contrary to the requirements Policy Objective 5-10 and section 4.13 (Provision for Ancillary Family Accommodation) of the Tipperary County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. In the absence of a Site Specific Flood Risk Assessment (SSFRA) the applicant has failed to demonstrate that the location of the proposed waste water treatment system is not at risk of flooding, and as a result it is not possible to determine if there is a direct hydrological connection between the application site and the Glen River which is a tributary of the Lower River Suir Special Area of Conservation (SAC) and therefore the Board is not satisfied that the development proposed to be retained would not have an adverse effect on the site integrity of this SAC. The development proposed to be retained would be contrary to Policy 11-2 of the Tipperary County

Development Plan 2022-2028 and 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 Board didn't share the view of the Inspector that the development proposed to be retained is of a limited scale, rather the Board considered that the extension is not modest in size, with a stated area of 76m², it substantially exceeds the requirement to limit the gross floor area to 50m² and given its layout, siting and design it does not form an integral part of the main dwelling unit capable of integration for single domestic use when no longer required. In addition, in the absence of a SSFRA, the Board agreed with the planning authority that it was not possible to determine whether there was a direct hydrological link between the subject site and the River Glen, and given this uncertainty an adverse effect on the integrity of the Lower River Suir SAC could not be ruled out.

Board Member



Emer Maughan

Date: 03/06/2025