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Coimisiún  
Pleanála

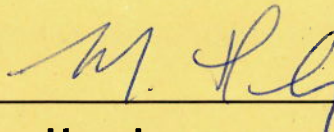
**Commission Direction**  
**CD-000560**  
**PL-500606-TY-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 13 May 2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

**Planning Commissioner:**

  
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**Mary Henchy**

**Date:**

**14<sup>th</sup> day of May 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

1. The site of the development proposed to be retained is located within an 'Area under Urban Influence' as indicated in the current Tipperary City and County Development Plan 2022-2028 for the area, where emphasis is placed on the importance of designing with the landscape as set out in the current

Tipperary Rural House Design Guide, Appendix 4, Volume 3, which Guidelines are considered to be reasonable. The form of the structure to be retained does not accord with the Tipperary Rural Housing Design Guide and would therefore set an undesirable precedent for other such development in the vicinity. The development proposed to be retained 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 house to be retained and the proposed waste water treatment system is not at risk of flooding. The development proposed to be retained would be contrary to Policy 11-9 of the Tipperary County Development Plan 2022-2028 and would therefore be contrary to the proper planning and sustainable development of the area

Note:

The Commission noted that the applicant and their agent indicated that they had not previously owned a house in the Countryside, this was disputed by the planning authority. The Commission may have requested further information from the applicant on this matter if it was not for the substantial reasons for refusal. Furthermore, the Commission noted the concern raised by the Inspector regarding potential impact on the Lower River Shannon Special Area of Conservation (SAC ref 002156), this concern related to the fact that the applicant had not submitted a site-specific flood risk assessment. The Commission considered that while this is a pertinent concern that the primary reason for refusal is the lack of a Site Specific Flood risk assessment, any future application on this site should include a site-specific flood risk assessment and consideration of the potential for a hydrological connection to the SAC.