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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 20/232**

**APPEAL** by Dan Casey Builder Limited care of John Howick O'Brien of 14 College Court, Cashel Road, Cahir, County Tipperary against the decision made on the 21<sup>st</sup> day of July, 2020 by Tipperary County Council to refuse permission.

**Proposed Development:** (i) Demolition of an existing building, (ii) erection of a single building containing nine number apartments, (iii) walled bin storage and bicycle parking, and (iv) connection to existing public foul and surface water sewers and all associated site works at Abbey Street, Cahir, County Tipperary.

**Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

The proposed development is located in an area zoned, to enhance the physical and social character of the existing town centre and to provide for new and improved Town Centre facilities and uses, in the Cahir Local Area Plan 2011, and in particular residential uses. Having regard to the design and layout of the proposed development, its poor front façade articulation, the inappropriate use of passageways on both sides of the building and access to the upper floors from the rear of the building through a communal yard area, it is considered that the proposed development would compromise the streetscape and the safety and security of the future occupants of the development and would seriously injure the residential amenity of future residents of the proposed development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Dave Walsh**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2021.**