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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 2358**

**APPEAL** by Steven Edwards of Ballycahane, Ballinahinch, Birdhill, County Tipperary against the decision made on the 19<sup>th</sup> day of July, 2023 by Tipperary County Council to grant subject to conditions a permission to Lorraine Shanahan care of Joseph Barry of Castleconnell, County Limerick.

**Proposed Development:** The construction of an extension to the rear of the house and permission to park a mobile home on site to be used as living accommodation for the duration of the construction of the extension at Ballycahane, Ballinahinch, Birdhill, County Tipperary.

**Decision**

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

## Reasons and Considerations

1. It is considered that the proposed development, if permitted, would be facilitated by existing unauthorised development on the site. In particular, the mobile home is connected to a septic tank and percolation area for which there is no evidence of a planning permission and is accessed by an access from the adjoining road for which there is no evidence of a planning permission. In such circumstances, the Board considers that the granting of permission for the proposed development would be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied that the Site Layout Plans submitted with the original application to the planning authority on the 6<sup>th</sup> day of March 2023, or submitted to the planning authority by way of Further Information on the 2<sup>nd</sup> day of July 2023, accurately depict the extent and layout of existing development on the site.



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Liam Bergin

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

Dated this 23<sup>rd</sup> day of April 2024.