



An
Bord
Pleanála

Board Order
ABP-321792-25

Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 2498

APPEAL by Patrick Bourke of Lisadober, Carrick on Suir, County Tipperary against the decision made on the 9th day of January 2025 by Tipperary County Council to refuse permission.

Proposed Development: Retention for the as built extension to the side of the existing dwelling, Lissadober, Carrick-on-Suir, County Tipperary. The proposed development was revised by further public notices received by the planning authority on the 5th day of December 2024.

Decision

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

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 of 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) (Site Code 002137) 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 76 square metres, it substantially exceeds the requirement to limit the gross floor area to 50 square metres 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.



Emer Maughan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 3rd day of June 2025.