

An  
Bord  
Pleanála

## Board Order ABP-322020-25

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Tipperary County Council**

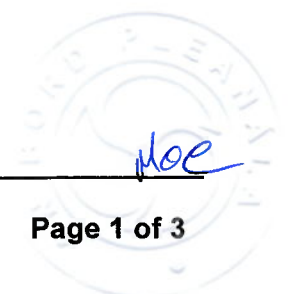
**Planning Register Reference Number: 24/61104**

**Appeal** by Seamus and Siobhan Moran of Lounaghan House, Kilcoran, Cahir, County Tipperary against the decision made on the 14<sup>th</sup> day of February, 2025 by Tipperary County Council to grant subject to conditions a permission to Laura Morrissey and Eoghan Ryan care of Pádraig Cahill of Gortussa, Dundrum, County Tipperary.

**Proposed Development:** Construction of a two-storey dwelling, domestic garage, effluent treatment tank and percolation system, entrance and all associated ancillary works, all at Kilcoran, Ballylooby, Cahir, County Tipperary.

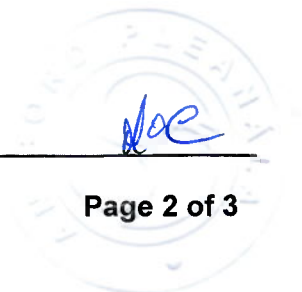
### Decision

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



## **Reasons and Considerations**

Having regard to the location of the site in an area which is prone to flooding, and on the basis of the information submitted by the applicant and submissions made in connection with the planning application and the appeal, the Board is not satisfied that the proposed development would not give rise to an increased risk of flooding of the site or of property in the vicinity. The proposed development would be prejudicial to public health, 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 agreed with the Inspector that the applicant demonstrated a social need for rural housing in accordance with the Tipperary County Development Plan 2022-2028, that the dwelling would not have a detrimental impact on the residential amenity of the adjoining property, and would not create a traffic hazard; however, given that the area is prone to flooding, as indicated on National Indicative Fluvial Mapping, the Flood Maps produced under the National Catchment Flood Risk Assessment and Management (CFRAMS) and the drawing (P007) submitted by the applicant that there was an area identified as prone to flooding on the site, the Board was not satisfied that, in accordance with Section 2.2, Volume 3 (Development Management Standards) of the development plan and the requirements of the Planning System and Flood Risk Assessment Guidelines (2009), there was sufficient detailed design specification of floor levels, internal layout, flood resistant and resilient construction, emergency response planning or detailed arrangements for access and egress during flood events and information on sustainable management and control of surface water provided in the planning application to adequately assess the impact of a flood event on the proposed development.


**Marie O'Connor**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

**Dated this 17 day of June 2025.**