

An  
Coimisiún  
Pleanála

Commission Order  
PL-500119-TY

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**Planning and Development Acts 2000, as amended**

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 2560737**

**Appeal** by Peter Farrell against the decision made on the 22<sup>nd</sup> day of September, 2025 by Tipperary County Council to refuse permission for the proposed development.

**Proposed Development:** Permission for (a) a single storey extension to the existing single storey dwellinghouse inclusive of renovations of the existing house, (b) a new domestic wastewater treatment system, (c) upgrade of the existing vehicular entrance and (d) associated site works, all at Caddlestown, Cahir, County Tipperary.

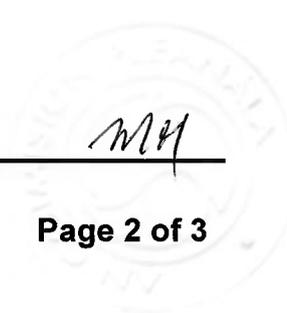
## **Decision**

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

## Reasons and Considerations

1. The applicant has not demonstrated that they accord with policy 5-11 that sets criteria for rural housing in areas under urban influence, the proposed development therefore contravenes the Tipperary County Development Plan 2022-2028, Residential Development in the Open Countryside, Section 5.5. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Commission considered that the proposed floor plans do not appear to align with the dimensions of the existing structure, therefore the scale of the new works appears to be greater than that indicated on the drawings submitted; furthermore, the proposed development is not considered a sympathetic restoration of a building of local and vernacular architectural importance. The proposed development would, therefore, be contrary to policy 13-3 of the Tipperary County Development Plan 2022-2028.

In addition, the existing structure on site is derelict, is not considered a habitable building, and does not accord with policy 5-15 for a replacement dwelling and the requirements for same as set out in the Development Management Standards for a replacement dwelling, Section 4.2 of Appendix 3 of the County Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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In deciding not to accept the Inspectors recommendation to grant permission, the Commission did not concur with the Inspector that proposed development accorded with either policy 5-15 or Policy 13-3 of the County Development Plan, due to the derelict nature of the property and the proposed works not being a sympathetic restoration of a building of local and vernacular architectural importance. In addition, the Commission considered the applicant had not demonstrated compliance with the development plan criteria for a rural house at this location as set out in policy 5-11 of the Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Mary Henchy**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this 15<sup>th</sup> day of February 2026