

An
Coimisiún
Pleanála

Commission Order
PL-500606-TY

Planning and Development Act 2000, as amended

Planning Authority: Tipperary County Council

Planning Register Reference Number: 25/225

Appeal by Liam and Sinead Ryan against the decision made on the 19th day of December, 2025 by Tipperary County Council to refuse permission.

Proposed Development: Retention of a domestic garage and log cabin to a dwelling and all other site works, and permission to install a new effluent treatment system and to use an existing site entrance as a shared entrance, all at Greenhills, Birdhill, County Tipperary.

Decision

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

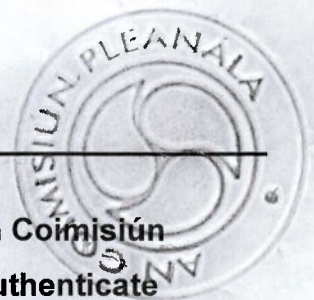
Reasons and Considerations

1. The site of the development proposed to be retained and proposed development is located within an 'Area under Urban Influence', as indicated in the Tipperary County Development Plan 2022-2028, where emphasis is placed on the importance of designing with the landscape as set out in the current Tipperary Rural House Design Guide, Appendix 4, Volume 3, which Guidelines are considered to be reasonable. The form of the structure proposed to be retained would be contrary to the Tipperary Rural Housing Design Guide and would set an undesirable precedent for other such development in the vicinity. The development proposed to be retained and proposed development 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), it is considered that the applicant has failed to demonstrate that the location of the development proposed to be retained and the proposed wastewater treatment system is not at risk of flooding. The development proposed to be retained and proposed development would be contrary to Policy 11-9 of the Tipperary County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

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



Dated this *14th* day of *May* 2026.