



Planning and Development Act 2000, as amended

Planning Authority: Tipperary County Council

Planning Register Reference Number: 2560302

Appeal by Ed Hogan and Maria Meany against the decision made on the 18th day of December 2025 by Tipperary County Council to refuse permission for the proposed development.

Proposed Development: 1. Retention planning permission to retain indefinitely (a) the external refrigeration unit at ground floor level (b) Retention planning permission to retain indefinitely the roof as is constructed, which differs from that as granted planning permission under reference number 21/1075. 2. Planning permission for providing double doors (replacing existing single doors) giving access from the upper floor residential unit to the external single storey flat roof to the rear and the erection of a two metre high screen “wall” in vertical hit and miss composite screens/panels, fixed in metal columns plated and bolted to the top of the existing ground floor wall and extending around the open periphery of the flat roof to the North-West side and to a section to the North-East side. The remaining periphery of the flat roof will have similar boundary but 1250 millimetres high, all at AM PM Store, Greenside South, Carrick on Suir, County Tipperary.

P.C.

Decision

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

Reasons and Considerations

It is considered that the proposed development and the development proposed to be retained at roof level does not achieve an acceptable standard of architectural design, by reason of its form and design approach, materials treatment and overall visual composition. In particular, the residential unit external walls and roof, both finished in composite metal cladding would result in a poor aesthetic design response and would appear an unsympathetic and visual incongruous addition. Accordingly, the development would seriously detract from the visual character and amenities of the area, would conflict with Policy 3.6 of the Carrick on Suir Local Area Plan 2025 and would if permitted set an undesirable precedent for other such similar substandard developments. The development proposed to be retained 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 Commission did not share the inspector's view that the development would not seriously injure the visual amenities of the area. The Commission considered that, by reason of its form, design approach and materials treatment and overall visual composition, the roof-level development would fail to achieve an acceptable standard of architectural design and would appear as an unsympathetic and visually incongruous addition.

Patricia Calleary

Patricia Calleary

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *22* day of *May* 2026