



An
Coimisiún
Pleanála

Inspector's Report PL-500119-TY

Development	Extension to house and all associated site works.
Location	Caddlestown, Cahir , Co. Tipperary
Planning Authority	Tipperary County Council
Planning Authority Reg. Ref.	2560737
Applicant(s)	Peter Farrell
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party Normal Planning Appeal
Appellant(s)	Peter Farrell
Observer(s)	None
Date of Site Inspection	26 th of January 2026
Inspector	Caryn Coogan

Contents

1.0 Site Location and Description	3
2.0 Proposed Development	3
3.0 Planning Authority Decision	4
3.1. Decision.....	4
3.2. Planning Authority Reports	4
3.3. Prescribed Bodies	5
3.4. Third Party Observations	5
4.0 Planning History.....	5
5.0 Policy and Context.....	6
5.1. Development Plan.....	6
5.2. Natural Heritage Designations	9
6.0 The Appeal.....	9
6.1. Grounds of Appeal	9
7.0 Assessment	10
8.0 Appropriate Assessment	15
9.0 Water Framework Directive	15
10.0 EIA Screening	16
11.0 Recommendation	17
12.0 Reasons and Considerations.....	17
13.0 Conditions	17
Appendix 1 – Form 1: EIA Pre-Screening Form 2 EIA Preliminary Examination	

1.0 Site Location and Description

- 1.1. The subject site is 0.81ha. and it is located in a rural area called Caddlestown, east of NewInn village, between Clonmel and Cashel in Co Tipperary.
- 1.2. The site includes unkempt and neglected. It contains two structures. One is a former dwellinghouse positioned along the roadside boundary, and the second is an old outhouse to the rear. Both structures are in a state of dereliction, however, their walls and roof (galvanised) are intact.
- 1.3. There is a wide vehicular entrance to the site at the eastern extremity of the roadside boundary. It includes two metal clad gates and also provides access to the owner's fields at the rear of the subject site.
- 1.4. To the west there is an old vernacular farm courtyard. It includes a dwellinghouse and stone-faced outhouses. The outhouses backs to the subject site along its western site boundary.
- 1.5. To the east is a large two storey dwelling. The eastern site boundary is a mature dense hedgerow.
- 1.6. The southern site boundary is open fields of agricultural land owned by the applicant.
- 1.7. The northern site boundary is the road, and it is formed by a 1metre old wall with a laurel hedge on the inside.

2.0 Proposed Development

- 2.1. The proposed development is described in the public notices as :
 - (a) A single storey extension to the existing single storey dwelling inclusive of renovations of the existing dwelling;
 - (b) A new domestic wastewater treatment system
 - (c) Upgrading of existing vehicular entrance.
- 2.2 The floor area is 35sq.m., and the proposed floor area of the extension is 99sq.m.
- 2.3 A Condition Survey was submitted with the planning application.
- 2.4 The applicant owns a substantial amount of land as per the land ownership map.

3.0 Planning Authority Decision

3.1. Decision

Tipperary Co. Co. decided to refuse the proposed development for 2No. reasons:

1. This application seeks permission to extend and renovate a structure referred to as an existing dwelling house in addition to providing a new waste water treatment system and upgraded domestic entrance. The application site is located within an “Area Under Urban Influence” where social and economic housing need controls apply. Notwithstanding the development description associated with the application and the supporting evidence submitted the Planning Authority is not satisfied that the structure on the application site qualifies as an existing dwelling and it is considered that any previous residential use of the structure has been abandoned. As such permission for the reactivation of the residential use is required. In the absence of such proposals the Planning Authority cannot consider the proposal to extend the structure as same would set undesirable precedent for other similar development and would be contrary to the proper planning and sustainable development of the area.
2. The applicant has failed to demonstrate that the required sightline standards as set out under Section 6.1 (Road Design and Visibility at a Direct Access) of Volume 3 (Development Management Standards) of the TDCP 2022 are achievable from the proposed entrance. Therefore, the Planning Authority is not satisfied that the proposal would not therefore endanger public safety by reason of being a traffic hazard or obstruction to road users. The proposal is therefore considered to be contrary to a stated objective of the Tipperary County Development Plan 2022 and the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- Having inspected the site and considered the information submitted it is considered that any pre-existing residential use of the structure has been long abandoned and the structure is now derelict.
- The reactivation of the pre-existing residential use of the structure would constitute a material change in the use of the land, and would be considered development. In order to reinstate this residential use, the application would need to satisfy Policy 5-11 (Area under Urban Influence).
- The submitted site layout plan No.2 details a blue line boundary of the applicant's lands and same includes an existing dwelling under the applicant's ownership. Following a phone call with the agent on 10/09/2025, it was clarified that the applicant owns a house and does not have a housing need and the current proposal is therefore speculative. As such the proposal could not be considered under Policy 5-11 and it should be refused.
- Overall design is acceptable.
- There was no sightline drawing provided, a refusal on this basis is recommended.

3.2.2. **Other Technical Reports**

Area Engineer: Sightlines look satisfactory on the ground. There are no details shown of upgrade to existing entrance or boundary treatment. Please submit, showing available sightlines from setback of road edge.

3.3. **Prescribed Bodies**

There were no submissions received by the planning authority.

3.4. **Third Party Observations**

There were no submissions received by the planning authority.

4.0 **Planning History**

There is no relevant planning history.

5.0 Policy Context

5.1. Development Plan

Section 4.0 Residential Development

4.12 Domestic Extensions

The Council will seek to implement the following guidelines in respect of extensions.

a) A ground level extension shall be subordinate to the main dwelling in scale and design. There are, however, circumstances where an existing property is limited in size (e.g. a single bedroom cottage) and a large extension is required to allow it to be brought up to modern living standards. Such developments will be considered on a case-by-case basis and will require a sensitive design to ensure that the proposal will not dominate the local streetscape and a plot size that can absorb the development.

b) The extension shall integrate with the primary dwelling, following window proportions, detailing and finishes, including texture, materials and colour

c) The design and layout of extensions to houses shall have regard to the amenities of adjoining properties. The Council may require the submission of a daylight, sunlight and overshadowing assessment, if considered necessary.

d) Where a dwelling is served by an on-site wastewater treatment system and where the extension increases the potential occupancy of the dwelling, the applicant shall demonstrate that the system complies with the standards of the EPA Code of Practice for Domestic Wastewater Treatment Systems (EPA, 2021), (or any amendment thereof).

Policy 5-11

Facilitate proposals for dwellings in the countryside outside of settlements in accordance with NPF Policy NPO 19 for new Housing in the Open Countryside, and

designations illustrated in Section 5.4, and Table 5.2: Rural Housing Technical Principles for Applicants.

In **‘Areas Under Urban Influence’** and **‘Primary Amenity Areas’**, the Council will consider single houses for persons where the criteria set out in Category 1A or B, or Category 2 hereunder are met:

Category 1: ‘Economic Need’

A: The applicant must demonstrate an economic need to reside in the area through active employment in farming/agricultural activity (farming, horticulture, forestry, bloodstock). The farm must exceed 20ha in total.

And all the criteria below are met:

- (i) The applicant must be actively engaged in farming,
- (ii) The applicant must demonstrate that they have been engaged in farming at that location for a continuous period of over 5 years prior to making the application,
- (iii) The applicant does not or has never owned a house in the open countryside.

Policy 5-16

Support and encourage the appropriate refurbishment, conversion and adaptation of existing rural building stock, such as vernacular school houses, coach houses, farm buildings, where feasible, as sustainable alternatives to new build.

Section 15 - 2

Require that all new septic tanks, proprietary effluent treatment systems and percolation areas to be located and constructed in accordance with the Water Services Guidelines for Planning Authorities (and any review thereof) and the Code of Practice for Domestic waste water treatment systems (EPA, 2021) (and any amendment) and the development management standards of this Plan as set out in Volume 3.

13.6 Respecting Vernacular Rural Settlements and Buildings

Many villages, whilst not warranting the designation of a formal ACA, are still interesting and unique in their village form, character and scale. The Council will seek to promote the reuse of disused or unoccupied buildings, and ensure that developments proposed within or adjacent to villages respect and enhance their spatial character, building forms, features, details and materials. The Council recognises that structures of architectural and vernacular merit, not included in the RPS, may contribute to the built fabric of local areas. These structures include the many examples of vernacular architecture, or traditional building forms, and types which have been built using local materials, skills and techniques, and methods which have been since lost. These buildings contribute, both individually and collectively, to the character, heritage and identity of the county, and their reuse is often a low-carbon alternative to demolition and reconstruction. There will be a presumption against the demolition of vernacular buildings where restoration or adaptation is a feasible option.

13 - 3 Seek the sympathetic restoration, appropriate re-use and maintenance of buildings/features which are considered to be of local and vernacular architectural importance.

Volume 3 -Development Management Standards

4.2 Replacement Dwellings

The Council supports the refurbishment of structurally sound, habitable dwellings as opposed to their demolition and replacement unless a strong justification in respect of the latter has been put forward by the applicant. The Council will apply the following minimum standards to proposals for the replacement of rural dwellings:

- a) The structure was last used as a dwelling and is substantially intact and this is demonstrated by the existence of features such as roof, internal and external walls, entrance doors, windows, chimney, fireplace etc. In the assessment of whether a house which it is proposed to replace is habitable or not, the Planning Authority will rely on the definition of a “habitable house” as defined in Section 2 of the Planning Act.
- b) Existing access on to the public roadway can meet the minimum standards for domestic entrances or can be upgraded to meet the satisfaction of the Council, and,

c) The on-site wastewater disposal system meets the minimum standards of the EPA Code of Practice for Domestic Wastewater Treatment Systems (EPA, 2021), or can be upgraded to meet these standards

5.2. Natural Heritage Designations

Lower River Suir (Site No. 002137) is 7.5km to the west

Blackwater River SAC (Site Code 002170)

Nire Valley Woodlands SAC (Site Code 000668) 14km to the south

6.0 The Appeal

6.1. Grounds of Appeal

The grounds of the appeal consider the two reasons for refusal cited by the planning authority. A summary is as follows:

- The Planning Report states the residential use of the dwelling had been abandoned. It expressed concerns regarding the galvanised roof. There are photographs provided and planning applications 23/60357 are cited and 23/60371 relate to cottages with galvanised roofs, walls exhibiting structural deficiencies windows that were blocked up.
- Under planning reference 23/60357 the planning authority requested a structural report as part of the further information. The report only included a written description and photographic evidence. The structure had significant structural issues, galvanised roof and blocked up windows.
- Similarly under reference 23/60371 a condition report was requested as further information, the photographs clearly demonstrate the property had been unoccupied for a similar length of time as the cottage currently under assessment.
- Regarding reason No. 2 the entrance is an existing entrance, and the applicant would widen it and provide updated visibility plays to confirm compliance with the relevant road safety standards.

- The planning authority stated that any previous residential use of the structure had been abandoned and as such the renovation and extension of same of same cannot be considered. There has been inconsistent application of planning policy, because there is no clear distinction between the current proposal and applications 23/60357 and 23/60371 in terms of condition, character or continuity of use.

6.2. Planning Authority Response

There was no further submission from the planning authority.

7.0 Assessment

7.1. I have considered the appeal file, the planning application, planning authority's decision and inspected the site. I will examine the proposed development under the following headings.

- Planning policy
- Rural Housing Need
- Access/ Sightlines
- Design and Layout
- Sewage treatment Proposals

7.2 Planning Policy

7.2.1 I refer to the Tipperary County Development Plan 2022-2028, Chapter 5 deals with Housing. In the opening paragraph of section 5.5. *Residential Development in the Open Countryside*, Tipperary Co. Co. aims to promote the reuse of vacant homes.

The structure would appear to be a former farm dwelling with vernacular features. The structure is in poor condition but it is intact in terms of its wall and roof. The 'Condition Report' submitted by the applicant is vague and lacks any technical data. The Condition Report stated the walls will require remedial work, and the chimney section of gable wall will need to be rebuilt. I note from the floor plan drawings submitted with the planning application, it is proposed to retain the structure, re-roof it with slates and extend it to the rear.

7.2.2 The proposed development complies with **Policy 5-16** of the Tipperary County Development Plan which aims to ‘*Support and encourage the appropriate refurbishment, conversion and adaptation of existing rural building stock, such as vernacular school houses, coach houses, farm buildings, where feasible, as sustainable alternatives to new build.*’ This is not a new dwelling in the open countryside, but the refurbishment and extension of an existing building that has existed for a long period of time. It is vernacular in design and specification, positioned in close proximity to the public road. The applicant has a substantial landholding to the rear of the subject site.

I am satisfied the proposal complies with Policy 5-16 of the development plan, which represents a sustainable form of planning as opposed to considering the new dwelling on a greenfield site in the open countryside.

7.2.3 Under section 13.6, Respecting Vernacular Rural Settlements and Buildings, of the development plan, the planning authority recognises that structures of architectural and vernacular merit, not included in the RPS, may contribute to the built fabric of local areas. These structures include the many examples of vernacular architecture, or traditional building forms, and types which have been built using local materials, skills and techniques, and methods which have been since lost. These buildings contribute to the character, heritage and identity of the county, and their reuse is often a low-carbon alternative to demolition and reconstruction. There will be a presumption against the demolition of vernacular buildings where restoration or adaptation is a feasible option. The following policy objective is relevant **Policy 13 - 3** *Seek the sympathetic restoration, appropriate re-use and maintenance of buildings/features which are considered to be of local and vernacular architectural importance.*

The proposed retention of the structure complies with this relevant policy statement.

7.3 Rural Housing Need

7.3.1 The planning authority’s first reason for refusal states the planning authority was not satisfied that the structure on the application site qualifies as an existing dwelling and it is considered that any previous residential use of the structure has been abandoned. As such permission for the reactivation of the residential use is required. In the absence of such proposals the Planning Authority cannot consider the

proposal to extend the structure as same would set undesirable precedent for other similar development and would be contrary to the proper planning and sustainable development of the area.

7.3.2 The reason for refusal states that planning permission is required for the reactivation of the residential use of the structure. The public notices state the proposed development includes renovations of the existing dwelling and extension to same. The Planning Report states:

'In order to reinstate this residential use, the application would need to satisfy Policy 5-11 (Area under Urban Influence). The submitted site layout plan No.2 details a blue line boundary of the applicants lands and same includes an existing dwelling under the applicant's ownership. Following a phone call with the agent on 10/09/2025, it was clarified that the applicant owns a house and does not have a housing need and the current proposal is therefore speculative. As such the proposal could not be considered under Policy 5-11'.

In the first instance, this is not a new dwelling. A residential use has been associated with the site for a considerable length of time. There are clear policies in the development plan to encourage the reuse and refurbishment of old structures in the countryside and to retain and reuse vernacular structures. These policies cited above were not referenced in the planning authority's assessment of the application. To claim the residential use of the structure has been abandoned has not been supported any technical or legal evidence by the planning authority. Furthermore, to state the development is speculative based on a phone call to the applicant's agent, is not sufficiently factual to conclude the applicant does not comply with Rural Housing Policy 5-11. Ideally, there should be a policy objective that is consistent with policies 5-16 and 13-3, cited above, that applicants complying with 5-16 and 13-3 should not be required to comply with the Rural Housing Need policy 5-11. In this instance, the applicant is the landowner of a substantial farm, to the south of the site. As there are conflicting objectives in the development plan relating to the appropriate refurbishment, conversion and adaptation of existing rural building stock, I do not accept the planning authority's reasoning behind the first reason for refusal. The decision did not include consideration of other relevant development plan policies cited above.

7.3.3 I refer to Section 4.2 Volume 3 of the Tipperary County Development Plan 2022-208. This addresses Replacement Dwellings. However, it is relevant to the current proposal.

The Council supports the refurbishment of structurally sound, habitable dwellings as opposed to their demolition and replacement unless a strong justification in respect of the latter has been put forward by the applicant.:

The structure may not be a habitable dwelling as defined by the Planning and Development Act 2000, because it is in a derelict state. However, the walls are intact, and are to be integrated into the overall development proposal, with the galvanised roof being replaced with new trusses and a slate roof.

Having regard to other relevant development plan policies relating to the restoration and reuse of old buildings, the proposed development cannot be assessed solely on the basis of the Rural Housing Need criteria set out under Policy 5-11. It is my opinion, the policies conflict with each other, therefore the first reason for refusal should be dismissed.

7.4 Access/ Sightlines

7.4.1 There is an existing vehicular access at the eastern extremity of the roadside boundary. There are two metal clad gates across the full width of the access. It is proposed to utilise the existing access. The Area Engineer Report on the planning file is dated 21/08/2025. The Area Engineer was satisfied with the sightlines at the existing entrance. I examined the sightlines and I consider them to be acceptable in both directions.

7.4.2 The Site Layout Drawing No. 0003 drawings does not indicate the boundary treatment proposal, or entrance details. Presently there is a 1m high wall fronting the site, with a laurel hedge inside of the wall. The existing entrance is marked by two piers. In the event the Commission is favourably disposed towards the proposed development, full details of the roadside boundary and entrance shall be submitted to and agreed with the planning authority in advance of the development commencing on site.

7.5 Design and Layout

- 7.5.1 The appeal site is located along the roadside, in line with other groups of buildings that are also located in close proximity to the road edge or on the road edge. [See Photo Plates 3, 5,10]. The neighbouring site to the west, includes a very attractive courtyard including a house and outbuildings. To the east is a large two story dwelling, setback from the road.
- 7.5.2 Presently, the structure detracts from the visual qualities of the area due to its unkempt appearance. However, the refurbishment of the site will enhance the visual qualities of the area. There is an outbuilding to the rear of the structure, which is to be demolished under the current proposal. The extension to the rear of the structure, will include three bedrooms, with a connecting hallway to the kitchen/ living area (the existing structure on site to be retained). Under the proposal, the main entrance and front façade of the dwelling is the eastern elevation. This is orientated towards the property to the east. However there is a large mature hedgerow between the properties providing adequate screening. The rear (western) elevation is facing directly onto the outbuildings on the adjoining site.
- 7.5.3 Overall the proposed development is modest in scale and appropriate in height to the existing structure and neighbouring structures. It will integrate seamlessly into its unique setting. However the design is unimaginative, it does not take advantage of the south facing elevation which overlooks of the unspoilt country landscape to the south, and the main living areas associated with the dwelling are located alongside the road which is north facing.
- 7.5.4 On balance the design, layout and massing are appropriate to the receiving environment and sympathetic to the vernacular qualities of the structure.

7.6 Sewage Treatment Proposals

- 7.6.1 The proposal will connect to the public mains for water supply. The Site Suitability report informed the proposed sewage treatment system. The soil type is Brown Podzolics, with an underlying aquifer that is classified as extremely vulnerable. The site was deemed suitable for sewage treatment and disposal. There is a recommendation to install a secondary treatment system with a soil polishing filter.

7.6.2 The neighbouring sewage treatment system has not been provided on the site layout plan. Therefore, it is not possible to determine if all the specified distance requirements outlined in the EPA manual have been met. This would need to be approved by the planning authority prior to the commencement of the development. The applicant has sufficient land to comply with the minimum standards.

8.0 **Appropriate Assessment**

8.1 The subject site is c.8km east of the Lower River Suir Special Area of Conservation (SAC) (site code 002137). The proposed development comprises extending and renovating an existing structure on site for residential use, and on-site wastewater treatment system. The site is not adjacent to any European sites. There are no surface water drains in the vicinity of the site. The closest watercourse is the Outreagh Stream which is 2km west of the site.

8.2 In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site. The reason for this conclusion is as follows:

- The relatively small-scale nature of the development.
- The distance from the nearest European site and lack of ecological connections thereto.
- Taking into account the screening determination by the P.A..

8.3 I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

9.0 **Water Framework Directive**

9.1 The subject site is located c.2.5km from Outereagh Stream (moderate status) to the west, which is in the R. Suir Catchment. and 2.7km from Moyle stream (moderate status) to the east. The proposed development comprises extending and renovating an existing structure on site for residential use and on-site wastewater treatment

system. No water deterioration concerns were raised in the planning appeal. I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface and ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

The reason for this conclusion is as follows:

- The small scale and domestic nature of the development and the wastewater treatment system designed to accord with the EPA Code of Practice for Domestic Wastewater Treatment Systems.
- The distance from the nearest surface water bodies and the absence of direct surface water hydrological pathways to the surface waterbodies.

I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardize any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

10.0 EIA Screening

The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

11.0 Recommendation

I recommend the Commission grant planning permission for the proposed development.

12.0 Reasons and Considerations

Having regard to the policies and provisions of the Tipperary County Development Plan 2022 – 2028, in particular policies 5-15 and 13-3 to support and encourage the appropriate refurbishment, conversion and adaptation of existing rural building stock, such as vernacular buildings where feasible, as sustainable alternatives to new build, to the nature and scale of the proposed development and its relationship with surrounding properties, the surrounding pattern of development, it is considered that subject to compliance with the conditions set out below, would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of design, visual impact, traffic safety and public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the ---- day of 29th of July 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including preservation of the existing wall measures, traffic and safety measures, hours of working, noise management measures and off-site disposal of construction waste.

Reason: In the interests of public safety and residential amenity.

3. (a) The roof of the proposed development shall be blue-black, black, or dark-grey slates.
(b) The external walls shall be finished in neutral colours such as grey or off-white.

Reason: In the interest of visual amenity.

4. Prior to the commencement of the development the following details shall be submitted to and agreed in writing by the planning authority:
 - (a) Roadside boundary treatment details;
 - (b) Played access design and layout with sightlines provided in line with the development plan requirements;
 - (c) The location of the water supply and sewage treatment system serving both dwellings to the east and west of the subject site.

Reason: In the interest of clarity, visual amenities, public health and traffic safety.

5. The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the establishment of a hedgerow

along all side and rear boundaries of the site, and along the front boundary inside the area required for sightlines other than directly at the entrance. Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

6.
 - a) The entrance gates shall be set back not less than four metres and not more than six metres from the edge of the public road.
 - (b) Wing walls forming the entrance shall be splayed at an angle of not less than 45 degrees and shall not exceed one metre in height and 13 metres in width.
 - (c) Sightlines shall be made available from a position 2.4 metres back from the edge of the public road at the centre of the proposed vehicular access to a point 90 metres in both directions at the near roadside edge. The roadside boundary within the sightline triangle shall be set back behind same. Reason: In the interest of traffic safety.

7. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. All existing over ground cables shall be relocated underground as part of the site development works.

Reason: In the interests of visual and [residential] amenity.

8.
 - (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

(b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

Reason: In the interest of traffic safety and to prevent flooding or pollution.

9. Prior to the commencement of development the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

10. (a) The septic tank/wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on [date] and shall be in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021.

(b) Treated effluent from the septic tank/ wastewater treatment system shall be discharged to a percolation area/ polishing filter which shall be provided in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021.

(c) Within three months of the first occupation of the dwelling, the ACP-323641-25 Inspector’s Report Page 23 of 28 developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

Reason: In the interest of public health and to prevent water pollution

11. (a) The proposed dwelling, when completed, shall be first occupied as a place of permanent residence by the applicant, members of the applicant's immediate family or their heirs, and shall remain so occupied for a period of at least seven years thereafter. Prior to commencement of development, the applicant shall enter into a written agreement with the planning authority under section 47 of the Planning and Development Act, 2000 to this effect.

(b) Within two months of the occupation of the proposed dwelling, the applicant shall submit to the planning authority a written statement of confirmation of the first occupation of the dwelling in accordance with paragraph (a) and the date of such occupation.

This condition shall not affect the sale of the dwelling by a mortgagee in possession or the occupation of the dwelling by any person deriving title from such a sale.

Reason: To ensure that the proposed house is used to meet the applicant's stated housing needs and that development in this rural area is appropriately restricted [to meeting essential local need] in the interest of the proper planning and sustainable development of the area.

12. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to

An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Caryn Coogan
Planning Inspector
28th of January 2026

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Coimisiún Pleanála Case Reference	ACP 500119-TY		
Proposed Development Summary	Single storey extension and renovations to existing dwelling, wastewater treatment system and upgrading of existing entrance		
Development Address	Caddlestown, Cahir, Co. Tipperary.		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	X
		No	
2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?			
Yes		Class.....	EIA Mandatory EIAR required
No	X		Proceed to Q.3
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?			
		Threshold	Comment (if relevant)
			Conclusion
No		N/A	No EIAR or Preliminary Examination required
Yes	X	Part 2, Class 10(b)(i). Threshold: Construction of more than 500 dwelling units.	Proceed to Q.4

4. Has Schedule 7A information been submitted?

No	<input checked="" type="checkbox"/>	Preliminary Examination required
Yes	<input type="checkbox"/>	Screening Determination required

Inspector: _____ **Date:** _____

Appendix 2 Form 2 –

EIA Preliminary Examination

Case Reference	ACP 500119-TY
Proposed Development Summary	Single storey extension and renovations to existing dwelling, wastewater treatment system and upgrading of existing entrance
Development Address	Caddlestown, Cahir, Co. Tipperary
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	Extension and refurbishment of an old dwelling and On site wastewater treatment system not to EPA Code. Water supply via public network. Site area 0.81ha..
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	The rural site in an agricultural area is 7.5km east of the Lower River Suir Special Area of Conservation (SAC) (site code 002137). There are no sites of social or cultural interest in the vicinity
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and	There is no real likelihood of significant effects on the environment arising from the proposed development. There is no real likelihood of significant cumulative effects having regard to existing or permitted projects.

complexity, duration, cumulative effects and opportunities for mitigation).	Modest scale, domestic nature and wastewater treatment system in accordance with the EPA Code.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.

Inspector: _____ Date: _____