



Comhairle Contae Thiobraid Árann  
Tipperary County Council

Comhairle Contae  
Thiobraid Árann,  
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Cluain Meala,  
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Tipperary County Council,  
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Comhairle Contae  
Thiobraid Árann,  
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Ref. No. 23223

Sean Meehan  
Woodinstown  
Cahir  
Co. Tipperary

Application Received: 18/08/2023

Re: Notification of decision to refuse PERMISSION FOR RETENTION under  
Planning & Development Act 2000 (as amended)

A Chara,

In pursuance of the powers conferred on it by the above mentioned Act, the  
Tipperary County Council has by Order dated 11/10/2023 , decided to refuse to  
grant you PERMISSION FOR RETENTION for development of land namely:- a  
mobile home now clad in timber as to appear as a log cabin, two outbuildings  
and the use of same as domestic storage, septic tank and percolation area,  
entrance and driveway plus all associated siteworks at Woodinstown Cahir,  
Co. Tipperary, .

for the reason(s) set out in the attached schedule.

An appeal against this decision may be made to An Bord Pleanála within the  
prescribed period - see footnote.

Signed on behalf of  
Director of Services

Date: 11/10/2023

Tipperary County Council *Schedule of Reasons* 23223

1. This proposal is for a residential dwelling in a rural area where housing controls exist (Area under Urban Influence). Policy 5-11 of the Tipperary County Development Plan 2022 allows for consideration to be given to applications for one off residential unit in areas under urban influence subject to the applicant demonstrating an economic or social need to reside in the locality. Where an applicant has owned a house in the rural area their rural housing need will generally be deemed to have been met. Based on the information presented, the Planning Authority is not satisfied that the applicant has demonstrated a genuine social need to reside in this location. The proposal is therefore contrary to a stated policy of the Tipperary County Development Plan (Policy 5-11) and to the proper planning and sustainable development of the area.
2. Having regard to the location of the development, the design and nature of the structure, the poor aesthetic value of the structure and the likelihood of it deteriorating over time by virtue of the materials used in its construction and the prevailing pattern of development of the area, it is considered that the development for which retention permission is sought:
  - a) would form a haphazard and substandard form of residential accommodation and generally have poor aesthetic value and can detract from the overall appearance of the area;
  - b) would result in a substandard living environment for the residents of the structure;
  - c) would fail to accord with the 'Development and Design Standards' for residential structures as set out in Rural Design Guide, of the Tipperary County Development Plan 2022, by reason of the overall design and construction of such structure;
  - d) would injure the amenities and depreciate the value of property in the vicinity;
  - e) would set an undesirable precedent for similar type proposals in the area.

The development for which retention permission is sought would, therefore, be contrary to the proper planning and sustainable development of the area

Footnote:

An appeal against a decision of a Planning Authority under the Planning and Development Act 2000 (as amended) may be made to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902. (Tel. (01) 8588100) during office hours.

1. You have four weeks beginning on the date the planning authority makes its decision which was (11/10/2023). This is a strict time limit.
2. You must put your appeal in writing (either typed or handwritten).
3. You must clearly state your own name and address. If someone is acting for you, like a planning agent they must clearly state their own name and address as well as your name and address.
4. You must give enough details to allow An Bord Pleanála to identify the application you wish to appeal.
5. You must provide your planning grounds of appeal (reasons and arguments) for your appeal and any items you wish to support your grounds of appeal.
6. If you are a third party, you must include the written acknowledgement given to you by the planning authority to confirm it received your submission at planning application stage.
7. You must pay the correct fee.

For more information on how to make an appeal see [www.pleanala.ie](http://www.pleanala.ie)