



An  
Bord  
Pleanála

**Board Direction**  
**BD-007050-20**  
**ABP-308069-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/11/2020.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the design and scale of the development, the existing building on site and the pattern of development within the area, it is considered that the development does not adversely impact on the residential amenities of neighbouring properties or result in an increase in flood risk on site or within neighbouring properties. The development is considered to be in accordance with the policies and objectives of the current North Tipperary County Development Plan in relation to extensions and alterations, and, therefore, in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1 The development shall be retained in accordance with the plans and particulars lodged with the application to the Planning Authority on the 10<sup>th</sup> day of December, 2019, and the 12<sup>th</sup> day of May 2020, 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. All surface water runoff generated from roofs, driveways and paved areas within the appeal site shall be collected and disposed of within the curtilage of the site by means of soakpits designed in accordance with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and to ensure a proper standard of development.

3 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 within six months of the date of this order 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 property owner or, in default of such agreement, the matter shall be referred to An Bord 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

**Board Member**

**Date:** 30/11/2020

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Michelle Fagan