



An
Bord
Pleanála

Board Direction
BD-013663-23
ABP-313783-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/09/2023.

The Board decided to:

- a) **GRANT permission with respect to the extension and associated works to house and the conversion of former stables to outbuildings 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 rural location of the site, the nature, character and scale of the development proposed for retention and the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed for retention would not injure the amenities of the area.

Conditions

1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application received by Tipperary County Council on the 19/08/2021, 22/03/2022, 12/04/20212 and the 27th day of April 2022, 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, completed and retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The converted stables shall not be used for any commercial, industrial or business purposes and shall not be rented or leased independently of the existing dwelling on site.

Reason: In the interest of orderly development.

3. All foul effluent and slurry generated in the farmyard shall be conveyed through properly constructed channels to the proposed and existing storage facilities and no effluent or slurry shall discharge or be allowed to discharge to any stream, river or watercourse, or to the public road.

Reason: In the interest of public health.

b) With respect to a new stable area and associated site works including road related development, permission is refused.

Reasons and Considerations

The Board was not happy that sufficient information had been provided to justify the siting of the new stables at this location, in light of the negative impact on the appellants residential amenity.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the totality of the information on file and found that the appellants residential amenity was adversely effected by the choosing of this particular location.

Board Member

Date: 21 September 2023.



Liam Bergin