



An
Bord
Pleanála

Board Direction
BD-014753-23
ABP-315285-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/11/2023.

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 provisions of the Tipperary County Development Plan 2022 – 2028 and the previous use of the building, it is considered that the development to be retained is in accordance with national and local planning policy and provides for the refurbishment of an existing house and subject to conditions would not seriously injure the visual amenity of the area. The development to be retained is therefore in accordance with the proper planning and sustainable development of the area.

Conditions:

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| 1. | The development retained and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 23rd day of October 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 and completed in accordance with the agreed particulars. |
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	Reason: In the interest of clarity.
2.	<p>The site shall be landscaped in accordance with a comprehensive scheme of landscaping using only deciduous trees and hedging species, details of which shall be submitted to the planning authority and agreed in writing within three months of the grant of permission. This scheme shall include the following:</p> <p>(a) A plan to scale of not less than 1:500 showing –</p> <p>(i) Landscaping for the retaining bank to the front of the dwelling</p> <p>(ii) Soft landscaping for a minimum of 50% of the hardstand area of the hardstanding area</p> <p>(iii) The species, variety, number, size and locations of all proposed trees and shrubs.</p> <p>(iv) Details of boundary planting.</p> <p>(b) A timescale for implementation.</p> <p>Reason: To assimilate the development into the landscape and the interest of visual amenity.</p>
3.	<p>All surface water runoff from roofs, driveways and paved area shall be collected and disposed of within the curtilage of the site by means of soak pits designated in accordance with BRE 365 standards. Surface water runoff shall not be allowed to discharge onto adjoining properties.</p> <p>Reason: To avoid interference with other properties and to prevent traffic hazard.</p>
4.	<p>A Certificate of Compliance (including photographs), prepared and signed by an Architect, Engineer, Surveyor or Technician to state that the septic tank and percolation area and associated works have been installed in accordance with EPA Code of Practice requirements fully shall be submitted to the Planning Authority within three months of grant of permission.</p> <p>Reason: In the interest of public health</p>

5. Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of any of the proposed dwellinghouses without a prior grant of planning permission.

Reason: [In the interest of residential amenity.] [In order to ensure that a reasonable amount of private open space is provided for the benefit of the occupants of the proposed dwellings.]

Board Member



Liam Bergin

Date: 01/12/2023