

An  
Bord  
Pleanála

**Board Direction**  
**BD-016164-24**  
**ABP-317371-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/04/2024.

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 relevant provisions of the Tipperary County Development Plan 2022-2028 which includes in Volume 2 a Settlement Plan for Ballyporeen, to the established use of the site and the land use zoning, to the scale and nature of the proposed development, it is considered that subject to the following conditions, the proposed development would not seriously injure the residential or visual amenities of the area, would be acceptable in terms of pedestrian and traffic safety and would constitute an acceptable form of development at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application and as amended by further

plans and particulars submitted on the 27<sup>th</sup> of April 2023, 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 interests of clarity.

2. Final details of all proposed boundary treatments including fencing shall be agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of visual and residential amenities.

3. Prior to the commencement of development, the parking area shall be surfaced and marked out, and the following details shall be submitted to, and agreed in writing with, the planning authority:
  - a) The dual use of the carpark for school staff parking and the community use associated with the use of the old school building.
  - b) Full details of all electric vehicle charging infrastructure.
  - c) Details of how access to the walkway from the public road will be managed.

**Reason:** In the interests of traffic safety

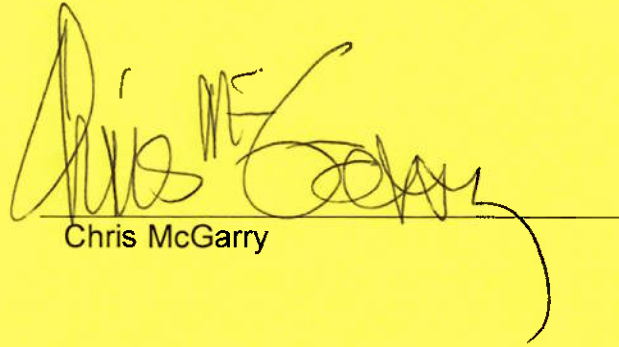
4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.
  - a) An ACO Channel discharging to the existing surface water network shall be installed at the location of the new pedestrian gate.

**Reason:** In the interest of public health.

- 5. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

**Reason:** In the interests of visual and residential amenity.

**Board Member**



Chris McGarry

**Date:** 29/04/2024