



An
Bord
Pleanála

Board Direction BD-018049-24 ABP-318320-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/11/2024.

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 policies and objectives of the Clonmel Local Area Plan 2024-2030, it is considered that the proposed development will not have an adverse impact on the visual amenity of the area or the residential amenity of the surrounding properties and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 4th day of August 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 interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission [Register Reference 20/1609] unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. Within two months of the date of this permission the following shall be submitted to the Planning Authority for written agreement:
- a. Details of a revised eastern boundary treatment. The revised eastern boundary shall consist of a native hedge from the front entrance to the existing hedgerow. The gabion baskets permitted herein shall be set inside the planted boundary.
 - b. Details of a revised western boundary treatment. The revised western boundary shall consist of a native hedge from the front boundary wall to the existing hedgerow. The gabion baskets permitted herein shall be set inside the planted boundary.

The agreed boundary treatment shall be implemented in the first planting season following the same.

Reason: In the interest of visual and residential amenity

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To avoid interference with other properties and to prevent damage to the public road with consequent traffic hazard

Board Member


Declan Moore

Date: 04/11/2024