

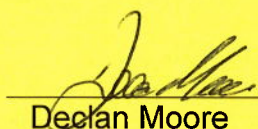
An  
Coimisiún  
Pleanála

**Direction**  
**CD-020198-25**  
**ABP-322173-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 11/07/2025.

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

**Planning Commissioner:**

  
Declan Moore

**Date:** 14/07/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the objectives of the Tipperary County Development Plan 2022-2028 the nature, scale and design of the proposed development and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area and would not be prejudicial to public health. 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 to the Planning Authority on 17<sup>th</sup> October 2024 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 mitigation measures outlined in the Natura Impact Assessment lodged with the application on 15<sup>th</sup> November 2023, shall be carried out in full, except where otherwise required by conditions attached to this permission.

Details of all external lighting, consistent with the NIS, to be submitted for the written agreement of the planning authority.

**Reason:** In the interest of protecting the environment.

3. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** in the interest of visual amenity

4. The developer shall enter into water and wastewater connection agreements with Irish Water.

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



5. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

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

6. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

**Reason:** In the interest of visual amenity

7. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

a) A plan to scale of not less than [1:500] showing –

- i. Existing trees, hedgerows, stone walls specifying which are proposed for retention as features of the site landscaping.
- ii. The measures to be put in place for the protection of these landscape features during the construction period.
- iii. The species, variety, number, size and locations of all proposed trees and shrubs which shall comprise predominantly native species.
- iv. Details of screen planting if required.
- v. Hard landscaping works, specifying surfacing materials, furniture [play equipment] and finished levels.

b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment.

c) A timescale for implementation.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development], shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

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

8. 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 prior to commencement of development 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. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine.

**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.