



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021514-25**  
**ACP-323229-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 08/12/2025.

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:**



Chris McGarry

**Date:** 08/12/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the nature and scale of the development proposed and the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or the amenities of property in the vicinity would be consistent with the relevant provisions of the statutory development plan, would provide an acceptable form of development at this location and 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, as amended by the further plans and particulars received by the planning authority on the 17<sup>th</sup> and 18<sup>th</sup> of June 2025, 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 external finishes to the proposed development, including those to the roof, shall be consistent with those of the host dwelling house.

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

3. The ancillary family accommodation (granny flat) for family members relates to the proposed extension at ground floor only and the additional bedroom/bathroom at first floor level shall be an integral part of the main dwelling. The ancillary family accommodation (granny flat) shall not be sold, let or otherwise conveyed as an independent living unit and shall revert to use as part of the main dwelling on cessation of such use. The existing garden and curtilage of the overall residential property shall not be subdivided.

**Reason:** In order to comply with the objectives of the Tipperary County Development Plan 2022-2028 and in the interests of residential amenity.

4. The glazing to all bathroom and en-suite windows shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

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

5. Prior to commencement of development, details setting out proposed boundary treatments and landscaping on the southern and north-eastern site boundaries, shall be submitted to and agreed in writing with, the Planning Authority. This shall include plans, sections and elevations to a scale of not less than 1:50, which delineate the boundary treatment. The agreed boundary treatment shall be implemented prior to the extension being occupied.

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

6. Prior to the commencement of development, the developer shall submit to, and agree in writing with, the planning authority drawings indicating:

- (a) the location of all existing wastewater and water supply infrastructure within the site, together with the location of all existing connections to the public water and wastewater networks.

- (b) the location of all proposed wastewater and water supply infrastructure to serve the development and all proposed connections therefrom to public networks.

**Reason:** in the interest of public health and orderly development.

7. Prior to the commencement of development, the Developer shall submit to submit and agree in writing with, the Planning Authority, a construction method statement for the proposed development to ensure the integrity of water and wastewater infrastructure within the site.

**Reason:** in the interest of public health and orderly development.

8. The glazing to all bathroom and en-suite windows shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

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

9. Site development and building works shall be carried out between the hours of 08:00 to 19:00 Mondays to Fridays inclusive, between 08:00 to 14:00 on Saturdays and not at all on Sundays and public holidays. Deviation from these

times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

**Reason:** To safeguard the amenity of property in the vicinity.

10. 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. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to the An Bord Pleanála to determine the proper application of the terms of the Scheme.

**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.