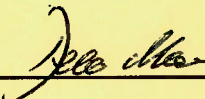


The submissions on this file and the Inspector's report were considered at a meeting held on 16 March 2026.

The Commission decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:



Declan Moore

Date:

26th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature of the proposed development, to the provisions of the Flood Management Guidelines (The Planning System and Flood Risk Management, Guidelines for Planning Authorities, November 2009), to the stated provisions of the current Tipperary County Development Plan 2022-2028, the detailed site specific flood risk assessment, which was peer

reviewed by a recognised independent expert, and to the recommendations contained therein, to the advice of the local authority's District Engineer and the Commission's Inspector with respect to the findings of the flood risk assessment, the Commission is satisfied that the proposed development, subject to appropriate conditions, would not give rise to potential increased surface water run-off from hard and soft surfaces and that treated effluent can be managed on-site in accordance with the EPA Code of Practice (2021). It is therefore considered that the proposed development would be consistent with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission agreed with the recommendations of the submitted site specific flood risk assessment and concluded that the provision of permeable surfaces to the entrance and driveway, together with a suitable soakaway system designed and constructed in accordance with BRE365, would ensure that surface water could be managed so as to ensure that the proposed development would not have an adverse impact on the existing pluvial regime of the area. Similarly, the Commission was satisfied that any potential concern with respect to on-site effluent treatment could be addressed by conditions in relation to the management of surface water and compliance with the 2021 EPA Code of Conduct for wastewater treatment systems.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars received by the planning authority on the 26th day of March 2025, and further information received on 7 October 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. a) 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.

b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

c) The entrance and access driveway for the proposed development shall be established and maintained as permeable surfaces to ensure that surface water runoff from the entrance and driveway does not have the potential to result in an adverse impact to the existing pluvial regime of the area.

d) the surface water runoff from the proposed dwelling house shall discharge to a soakaway system designed and constructed in accordance with BRE365 to ensure that surface water runoff across the site does not have the potential to result in an adverse impact to the existing pluvial regime of the area.

Prior to commencement of development detailed plans/specifications demonstrating compliance with the above conditions shall be submitted for the

written approval of the planning authority, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine

Reason: In the interest of traffic safety and to prevent flooding or pollution.

3. Prior to the commencement of development, the developer shall enter into a Connection Agreement with Uisce Éireann to provide for a service connection to the public water supply

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

4. a) the septic tank/wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on [date] and shall be in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021.

b) treated effluent from the septic tank/ wastewater treatment system shall be discharged to a percolation area/ polishing filter which shall be provided in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021.

c) Within three months of the first occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater treatment system and associated works is constructed and operating in

accordance with the standards set out in the Environmental Protection Agency document referred to above.

Reason: In the interest of public health and to prevent water pollution

5. Prior to commencement of development, the developer shall submit a landscaping plan for the written agreement of the planning authority, to include retention of the front boundary hedgerow/plantings save for that approved for removal to achieve the required sightlines.

The site shall be landscaped, using only indigenous deciduous trees and hedging species, including the establishment of a hedgerow along all side and rear boundaries of the site, and the planting of trees at 5 metre intervals along the rear and side boundaries unless otherwise agreed with the planning authority.

Any plants, trees or hedging 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 order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

6. 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 An Coimisiún 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.