



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000758**  
**PL-500835-TY-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 19 June 2026.

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

**Planning Commissioner:**

*Mary Gurrie*  
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**Mary Gurrie**

**Date:** 23/06/2026

### **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

Having regard to the nature and scale of the proposed development and development proposed to be retained, the site location within the settlement boundary of Portroe on lands zoned Existing Residential, the planning history at the site and the pattern of development in the area, and the provisions of the Tipperary County Development Plan 2022-2028 and in particular Objective SO14

of the Settlement Plan for Portroe, set out in Volume 2 Settlement Guide and Settlement Plans, which aims to look at options for the renewal or regeneration of the Schoolhouse Row development, it is considered, subject to compliance with the conditions set out below, that the proposed development and development proposed to be retained would make a positive contribution to the provision of housing in the area, would eliminate the unsightly nature of the unfinished estate, would not have an adverse impact on the amenities of adjoining properties or the surrounding area, would be acceptable in terms of surface water management and traffic and pedestrian safety and would generally accord with the provisions of the Tipperary County Development Plan 2022-2028. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission considered the entirety of the information on file including the information submitted with the appeal and the planning history of the site. The Commission noted the updated topographical survey submitted (Drawing number 25:199-001), the location of the trial holes on site as evidenced in the photographs submitted in Section 9.6 of the EOB Management Services Report, and the Inspector's assessment that the infiltration test is indicative of fast and effective water movement and that the soil is suitable for infiltration drainage. Having regard to the previous grant of permission whereby surface water arrangements, consisting of a soak pit in the northern area of the site, were considered satisfactory, the Commission considered that the lack of some details pertaining to the surface water arrangements was not a reason for refusal in itself and could be addressed by way of Condition.

Having regard to the previous grant of permission the Commission noted and agreed with the Inspector's assessment of the car parking and access arrangements and the impacts on traffic however the Commission considered that the proposed vehicular access to the school was unnecessary and had not been justified and attached Condition 2(b) accordingly.

### **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 26th day of September 2025, and on the 16<sup>th</sup> day of October 2025, 2<sup>nd</sup> day of December 2025 and 17<sup>th</sup> day of December 2025 and the plans and particulars received by An Coimisiún Pleanála on the 18<sup>th</sup> day of February 2026, 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 car parking bays and footpaths shall be provided as per the drawings received by An Coimisiún Pleanála on the 18<sup>th</sup> day of February 2026. All footpaths shall be 1.8m in width.

(b) The vehicle entrance connecting the site to the school shall be omitted.

Revised drawings showing compliance with the above shall be submitted to the Planning Authority prior to the recommencement of development.

**Reason:** In the interest of clarity and traffic safety.

3. (a) Drainage arrangements including the attenuation and disposal of surface water, shall be completed and retained as per the plans and particulars received by An Coimisiún Pleanála on the 18<sup>th</sup> day of February 2026 and shall comply with the requirements of the Planning Authority for such works and services. Prior to the commencement of development details regarding the location and size of the attenuation tank and infiltration area shall be submitted to the planning authority for agreement.

(b) Prior to the commencement of development, the developer shall submit to the Planning Authority for written agreement a Stage 2 - Detailed Design Stage Storm Water Audit. Upon completion of the development a Stage 3 Completion Stormwater Audit to demonstrate Sustainable Urban Drainage System measures have been installed, and are working as designed and that there has been no misconnections or damage to storm water drainage infrastructure during construction, shall be submitted to the planning authority for written agreement.

**Reason:** In the interest of public health and surface water management

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from

these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the amenities of property in the vicinity.