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Bord  
Pleanála

**Board Order  
PL 92.248601**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 16/601069**

**Appeal** by James Mason and Nuala Mason of Slievenamon Road, The Mall, Thurles, County Tipperary against the decision made on the 4<sup>th</sup> day of May, 2017 by Tipperary County Council to grant subject to conditions a permission to John Fitzgerald and Laura Morley care of DH Ryan Architects of 1 Liberty Square, Thurles, County Tipperary in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Upgrading and renovation works, construction of a single storey extension to rear, courtyard and all associated site works to dwelling which is a protected structure (RPS 136) at The Mall, Slievenamon Road, Thurles, County Tipperary.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the location of the site on zoned lands in the Thurles and Environs Development Plan, 2009 the pattern of development in the area and to compliance with the development standards in the South Tipperary County Development Plan 2009-2015, 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 or of property in the vicinity. 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, as amended by the further plans and particulars submitted on the 10<sup>th</sup> day of April, 2017 and the unsolicited additional information submitted on the 2<sup>nd</sup> day of May, 2017, 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 works to the protected structure shall be carried out under the supervision of a qualified professional with specialised conservation expertise.

**Reason:** To secure the authentic preservation of this protected structure and to ensure that the proposed works are carried out in accordance with best conservation practice.

3. All construction access routes shall be fully reinstated within one month of the construction of the development.

**Reason:** In the interest of clarity.

4. Prior to commencement of development, a construction method statement indicating the means proposed to ensure the structural stability of the retained elements of the protected structure and details of proposed service installation (plumbing/heating/electrical) shall be submitted to, and agreed in writing with, the planning authority.

**Reason:** In the interest of preserving the architectural integrity and heritage value of the retained structures.

