

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Tipperary County

Planning Register Reference Number: 17/600897

An Bord Pleanála Reference Number: ABP-300065-17

APPEAL by Liam and Philomena Walsh of Giantsgrave, Clonmel, County Tipperary against the decision made on the 2nd day of October, 2017 by Tipperary County Council to grant subject to conditions a permission to Mary O'Mahoney of Giantsgrave, Clonmel, County Tipperary in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention for the revised location on site from that of existing timber framed and latted store/shed, including all associated site works, at Giantsgrave, Clonmel, 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 pattern of development in the area and the design and nature of the development proposed for retention and relocation, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the amenities of the area or of property in the vicinity and would, otherwise, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development proposed for retention shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Within six weeks of the date of this order, the shed/store shall be relocated to its revised position on the site.

Reason: In the interest of visual amenity.

- 3 The garage and shed/store shall be used for purposes ancillary to the enjoyment of the dwellinghouse as such and not for human habitation.

Reason: In the interest of residential amenity.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

5. Surface water from the site shall not be permitted to drain onto the adjoining public road.

Reason: In the interest of traffic safety.

6. The site shall be landscaped using only indigenous deciduous trees and hedging species in accordance with details which shall be submitted to and agreed in writing with the planning authority within six weeks of the date of this order. This scheme shall include the establishment of a hedgerow along all side and rear boundaries of the site.

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 order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.