



Planning and Development Acts 2000 to 2017

Planning Authority: Tipperary County Council

Planning Register Reference Number: 17/601291

Appeal by Brian Gallagher of 107 Ards Na Greine, Clonmel, County Tipperary against the decision made on the 14th day of March, 2018 by Tipperary County Council to grant subject to conditions a permission to Paul and Sandra Charles care of Kenneth Hennessy Architects of 50A Queen Street, Clonmel, County Tipperary in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of minor alterations to previously approved permission (Planning Register Reference Number 15/600663), comprising of larger rear extension and revised south elevation at 106 Ard Na Greine, 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 location of the site on residentially zoned lands and to compliance with the development plan standards as set out in the Clonmel and Environs Development Plan 2013 (as varied), to the acceptable scale and design of the alterations to be retained, and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 19th day of April, 2018, 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 within three months from the date of this order and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. 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. In this regard, a revised site layout plan showing the as-built drainage collection services (foul and surface water) shall be submitted to, and agreed in writing with, the planning authority within three months from the date of this order.

Reason: In the interest of public health.

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

Dated this day of 2018.