



Planning and Development Acts 2000 to 2018

Planning Authority: Tipperary County Council

Planning Register Reference Number: 18/600452

Appeal by Johnny Casey and Neil Midgley of Park, Grange, Clonmel, County Tipperary against the decision made on the 7th day of June, 2018 by Tipperary County Council to grant subject to conditions permission to The Board of Management Grange National School care of Kenneth Hennessey Architects Limited of 50A Queen Street, Clonmel, County Tipperary in accordance with plans and particulars lodged with the said Council:

Proposed Development: Indefinite Retention of existing pre-fab at Grange National School, Park, Grange, 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 'Social and Public' land use zoning objective for this area, and to its location within a designated Settlement Node, as set out in the South Tipperary County Development Plan 2009 (as varied), to the established educational use of the site, the limited extent and scale of the development, the planning history of the site, and the pattern of development in the vicinity, 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, would not be prejudicial to public health, would not give rise to a risk of flooding in the vicinity and would be acceptable in terms of traffic safety and convenience. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The existing pre-fabricated structure and associated works shall be removed from the site within five years of the date of this order and the site shall be reinstated and landscaped to the written satisfaction of the planning authority unless, prior to the end of the period, planning permission shall have been granted for its retention for a further period.

Reason: To allow a review of the suitability of this temporary structure for its purpose, and in the interest of public health.

3. The use of the structure proposed to be retained shall be limited to ancillary and specialist educational uses only, unless otherwise authorised by a prior grant of planning permission.

Reason: In the interests of clarity and of public health, having regard to the limited expansion capacity of the existing wastewater treatment and disposal system.

4. (a) The structure to be retained shall be connected to the wastewater treatment and disposal system of the main school within three months of the date of this order.
- (b) The existing wastewater treatment system shall be maintained and operated in accordance with the requirements of the Environmental Protection Agency 'Wastewater Treatment Manuals: Treatment Systems for Small Communities, Business, Leisure Centres and Hotels' and to the written satisfaction of the planning authority. The developer shall continue on-going maintenance contracts with a qualified operator and shall submit copies of signed maintenance agreements to the planning authority on a yearly basis.

Reason: In the interests of clarity, public health and amenity.

5. Water supply and drainage arrangements, including the attenuation and 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.

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

Dated this day of 2018.