



Planning and Development Acts 2000 to 2019

Planning Authority: Tipperary County Council

Planning Register Reference Number: 19/600723

APPEAL by Patrick J. Quinlan care of Walsh and Walsh Architects Limited of The Square, Cahir, County Tipperary against the decision made on the 25th day of November, 2019 by Tipperary County Council to refuse permission to the said Patrick J.Quinlan.

Proposed Development : Alterations consisting of the following:- 1. change of use from nursing home, to single dwelling unit, 2. replacement of non original windows to traditional sash windows, 3. modifications to internal partitions including creation of new structural openings, 4. modifications to rear elevation including enlargement to window ope and replacement of non original door to traditional sash window, 5. general improvements to building services within the house, and 6. the development will include all associated drainage and site development works, all at number 7 John Street (a Protected Structure), formally part of Saint Anne's Nursing Home, Cashel , County Tipperary.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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

The proposed development, by reason of its inadequate provision of private open space, would conflict with the provisions of the current Development Plan for the area, and with the "Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) Guidelines for Planning Authorities" published by the Department of the Environment, Heritage and Local Government in May, 2009. It is further considered that the proposed development would result in substandard form of development which would seriously injure the residential amenities of future residents by reason of the lack of adequate private open space. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020.