



Planning and Development Acts 2000 to 2019

Planning Authority: Tipperary County Council

Planning Register Reference Number: 19/601417

APPEAL by Anthony Duggan of 27 Shamrock Hill, Clonmel, County Tipperary against the decision made on the 18th day of February, 2020 by Tipperary County Council to grant subject to conditions a permission to Joe and Edel Mulcahy care of Will McGarry of 15 Mary Street, Clonmel, County Tipperary for the proposed development.

Proposed Development: Construction of a two-storey dwelling, new entrance, domestic effluent pump and all associated site development works at Longraigue, Prior Park Road/Shamrock Hill, Clonmel, 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

Having regard to the pattern of development in the area and the scale of the development proposed, it is considered that the proposed development, by reason of its scale, bulk, orientation and proximity to the eastern site boundary, would seriously injure the residential amenities of the adjoining property to the east by reason of visual obtrusion and overshadowing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Dave Walsh

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

Dated this day of 2020.