



An
Bord
Pleanála

Board Order
ABP-309292-21

Planning and Development Acts 2000 to 2020

Planning Authority: Tipperary County Council

Planning Register Reference Number: 20/626

Appeal by Patrick Power of 12 O'Mahony Avenue, Carrick-on-Suir, County Tipperary against the decision made on the 7th day of January, 2021 by Tipperary County Council to grant subject to conditions a permission to Fiona Russell care of Flynn Associates of Coolnamuck Road, Carrickbeg, Carrick-on-Suir, County Tipperary in accordance with plans and particulars lodged with the said Council:

Proposed Development: A dormer bedroom extension to first floor over part of existing ground floor flat roof kitchen to the rear and all associated site works at number 13 O'Mahony Avenue, Carrick-on-Suir, County Tipperary. Further public notices were received by the planning authority on the 1st day of October, 2020.

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 provisions of the Carrick-on-Suir Town Development Plan 2013, as varied, and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 11th day of September, 2020 and on the 3rd day of December, 2020, 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. An existing and proposed south west/side elevation drawing shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of clarity.

3. The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

5. 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.



Paul Hyde

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

Dated this 23rd day of June 2021