

An
Bord
Pleanála

Board Order ABP-309325-21M

Planning and Development Acts 2000 to 2021

Amendment of Board Order

Planning Authority: Tipperary County Council

Planning Register Reference Number: 19/601226

Development Concerned: Construction of 25 number dwellinghouses consisting of a mix of 13 three bedroom and 12 two bedroom two-storey terraced housing units including all associated site development works such as new entrance, roadways, footpaths, boundary treatments, and main connections to underground services at Waterford Road, Carrickbeg, Carrick-on-Suir, County Tipperary. The proposed development was revised by further public notices received by the planning authority on the 19th day of May, 2020, the 4th and 5th days of June, 2020 and the 15th day of December, 2020 and now consists of construction of 22 number dwellinghouses, revised dwellinghouse design including seven number single storey, two bed units, two number one and a half storey two bed units, six number one and a half storey three bed units and seven number two-storey three bed units, reduction in parking, alteration to the road design and all associated site works.

WHEREAS the Board made a decision to grant permission, subject to conditions, in relation to the above-mentioned development by Order dated the 27th day of September, 2021,

AND WHEREAS it has come to the attention of the Board that due to a clerical error a condition in relation to Section 47 of the Planning and Development Act 2000, as amended, was omitted,

AND WHEREAS the Board considered that the correction of the above-mentioned error would not result in a material alteration of the terms of the development, the subject of the decision,

AND WHEREAS having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the appeal the subject of this amendment,

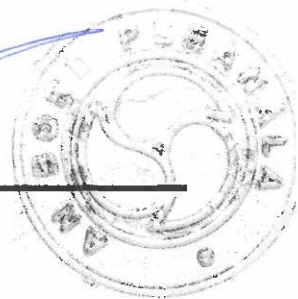
NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision so that condition number 22 of its Order and the reason therefor shall be as follows:

22. Prior to the commencement of any house or duplex unit in the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house or duplex unit), pursuant to Section 47 of the Planning and Development Act 2000, as amended, that restricts all houses and duplex units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.



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



Dated this 14th day of MARCH 2022