

An
Bord
Pleanála

Board Order
ABP-310265-21

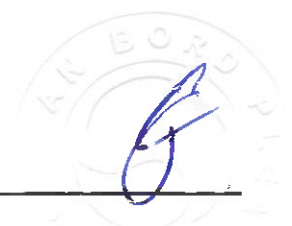
Planning and Development Acts 2000 to 2021

Planning Authority: Tipperary County Council

Planning Register Reference Number: 20/1453

Appeal by Gerry and Margaret Robinson of 40 Springfort Meadows, Nenagh, County Tipperary against the decision made on the 22nd day of April, 2021 by Tipperary County Council to grant subject to conditions a permission to Singland Homes Limited care of Healy Partners Architects of The Mill, Glentworth Street, Limerick in accordance with plans and particulars lodged with the said Council.

Proposed Development: Modifications to the development which was previously permitted under planning permission reference number 18/601348 and An Bord Pleanála reference number ABP-303620-19 comprising of: (i) Plot A - change from two by two-bed semi-detached and four by four-bed detached dwellings to 10 by three-bed dwellings in two terraces, (ii) Plot B - change from two by four-bed semi-detached to three by three-bed dwellings in one terrace, (iii) Plot C - change from four by four-bed semi-detached to six by three-bed dwellings in one terrace and (iv) and all ancillary site works at Springfort Meadows, Nenagh, 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 provisions of the Nenagh Town and Environs Development Plan 2013-2019, as varied, to the planning history of the site, 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 comprise reasonable modifications to the development as permitted under planning register reference 18/601348/An Bord Pleanála reference ABP-303620-19, and would be acceptable in terms of site layout and design, traffic safety, and the residential amenity 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 to the planning authority on the 25th day of February, 2021 and the 31st day of March 2021, 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. The development shall be carried out and completed in accordance with the relevant terms and conditions of the permission granted under An Bord Pleanála reference number ABP-303620-19, except as amended in order to comply with the conditions attached to this permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. (a) 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.
- (b) The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In order to safeguard the residential amenities of property in the vicinity and in the interest of public safety.



John Connolly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this *30th* day of *DECEMBER* 2021.