

An
Bord
Pleanála

Board Order
ABP-312375-22

Planning and Development Acts 2000 to 2021

Planning Authority: Tipperary County Council

Planning Register Reference Number: 21/1490

Appeal by Niall O'Loughlin care of Walsh and Walsh Architects of The Square, Cahir, County Tipperary against the decision made on the 1st day of December, 2021 by Tipperary County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: 1. Subdivision of number 25 Connolly Park and construction of new two-storey dwelling with single storey element to the side. 2. New boundary wall, entrance piers and driveway, and 3. all necessary site works and services at the corner of Western Park and Connolly Park, Clonmel, County Tipperary.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 2 and the reason therefor.

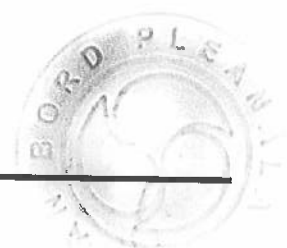
Reasons and Considerations

Having regard to the residential land use zoning for the site, and to the pattern and character of development in the area, it is considered that the proposed dwelling and associated car parking, would not detract from the residential amenity of the existing dwelling or adjoining properties, and would not create a traffic hazard having regard to the low volumes of traffic in the area, the low traffic speeds in the vicinity of the site, and the modest nature of the development proposed. Therefore, the planning authority's Condition Number 2, requiring the omission of the proposed vehicular entrance and on-site car parking spaces, is not warranted.



Mary Cregg

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



Dated this 17 day of May 2023