



An
Bord
Pleanála

Board Order
ABP-316040-23

Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 225

APPEAL by Thomas Duggan care of Kenneth Hennessy Architects of Anglesea House, Anglesea Street, Clonmel, County Tipperary against the decision made on the 16th day of February 2023 by Tipperary County Council to refuse permission.

Proposed Development: (a) Demolition of existing building, construction of a new two-storey building to accommodate eight number self-contained apartments, and connection to public services, (b) alterations to provision of external works including car and bicycle parking, refuse storage area, hard and soft landscaping and public amenity areas as previously granted under planning reference no. 18600038, (c) all associated site boundary and site development works and to the rear of Saint Joseph's Convent of Mercy, Main Street, Carrick-on-Suir, County Tipperary, a Protected Structure – reference number 1.24 in the Carrick-on-Suir Town Development Plan 2013, all at Barrack Lane, Carrick-on-Suir, County Tipperary.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the subject site, which is in an area at risk of flooding in close proximity to the River Suir, and the proposed residential development which is defined as a vulnerable use in the Flood Risk Management Guidelines 2009, the Board is not satisfied, on the basis of the information lodged with the planning application and in documents submitted with the appeal, that the proposed development would not pose a risk to future residential occupiers of the development in the event of a flood. It is considered that the proposed development would be prejudicial to public health and safety, would not accord with the precautionary approach set out in the guidelines and relevant provisions of the Tipperary County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

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



Dated this 22nd day of November 2024.