



An
Bord
Pleanála

Board Order
ABP-317241-23

Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 2328

Appeal by Residents of Shamrock Hill care of Cristoir McGrath of 23 Shamrock Hill, Clonmel, County Tipperary against the decision made on the 5th day of May, 2023 by Tipperary County Council to grant subject to conditions a permission to the Board of Management, Saint Peter's and Paul's Primary School care of W.O. Morrissey and Son of Thomas Street, Clonmel, County Tipperary in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission to develop an all-weather pitch with perimeter fencing and associated works in the existing playing field facing Shamrock Hill on the school property at Kickham Street/Shamrock Hill, Clonmel, 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.

Reasons and Considerations

Having regard to the nature, scale and layout of the proposed all weather pitch and its location relative to Clonmel town centre, it is considered that the proposed development, subject to compliance with the conditions set out below, would be in accordance with the provision of the Tipperary County Development Plan 2022-2028 and the Clonmel and Environs Local Area Plan 2024-2030 and would not seriously injure the visual or residential 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 14th day of April 2023, 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. Water supply and 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.

3. Measures for the protection of trees which it is proposed to be retained shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of the development.

Reason: To facilitate the identification and subsequent protection of trees to be retained on the site.

4. Site development and building works shall be carried out only between the hours of 0700 and 1800 from Mondays to Fridays inclusive, and between 0800 and 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 amenities of property in the vicinity.

5. Prior to commencement on site a Traffic Management Plan, to be implemented during the construction phase of the development, shall be submitted for the written agreement of the planning authority.

Reason: In the interests of traffic safety and orderly development.



Patricia Calleary

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



Dated this 16 day of July 2024.