



An
Bord
Pleanála

Board Order
ABP-318251M-23

Planning and Development Acts 2000 to 2022

Amendment of Board Order

Planning Authority: Tipperary County Council

Planning Register Reference Number: 2360158

Development Concerned: Renovation of an existing, vacant terrace of four number two-storey dwelling houses to re-establish five number two -storey dwelling houses (one number one-bedroom house and four number two-bedroom houses) including the refurbishment of the dwelling units and the construction of two-storey rear extensions on each of the two-bedroom dwelling houses - works include the demolition of the remaining, derelict, rear extension structures, and a section of the side site boundary wall (to Lidl site), the construction of private rear gardens with pedestrian access for each of the dwellings, access to the rear for parking via the existing side entrance off Bradley's Row, private parking bays, related and ancillary services and all associated siteworks, at Bradley's Row, Templemore, County Tipperary. The proposed development was revised by further public notices received by the planning authority on the 11th day of August 2023 which includes a Bat Survey and Flood Risk Assessment and revised plans to include demolition of a derelict fuel shed and construction of a two-storey, detached (two-bed) dwelling house and boundary walls to rear of site.

WHEREAS the Board made a decision to grant permission with conditions to CCK Estates Limited care of Evelyn Duff Architect of Brockra Studios, Ballyfin, County Laois, in relation to the above-mentioned development by Order dated the 23rd day of September 2024.

AND WHEREAS it has come to the attention of the Board that a clerical error occurred in condition 1 of the Board Order,

AND WHEREAS the Board decided to exercise its powers under section 146A(1)(b) of the Planning and Development Act 2000, as amended, to amend its Order of 23rd day of September 2024 by amending condition number 1 attached to the grant of permission in accordance with the provisions of section 146A(1) of the Planning and Development Act, 2000.

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 1 of its Order and the reason therefor shall be as follows:

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application and as revised by further plans and particulars submitted on the 31st day of July 2023 and by the further plans and particulars received by An Bord Pleanála on the 8th day of November 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 interests of clarity.



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

Dated this 6th day of November. 2024.