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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 2360297**

**APPEAL** by Anne Greene of Giantsgrave, Clonmel, County Tipperary against the decision made on the 3<sup>rd</sup> day of October 2023 by Tipperary County Council to grant, subject to conditions, a permission to Caitriona O'Flynn care of William Trehy of Colman, Fethard, County Tipperary in accordance with the plans and particulars submitted to the said Council:

**Proposed Development:** (1) to remove existing foundation to section of site boundary; (2) development of gabion baskets; (3) new boundary treatment and (4) associated drainage management, at Giantsgrave, 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 policies and objectives of the Clonmel Local Area Plan 2024-2030, it is considered that the proposed development will not have an adverse impact on the visual amenity of the area or the residential amenity of the surrounding properties and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 4<sup>th</sup> day of August 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. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission, planning authority register reference 20/1609, unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

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

3. Within two months of the date of this permission the following shall be submitted to the planning authority for written agreement:
- (a) Details of a revised eastern boundary treatment consisting of a native hedge from the front entrance to the existing hedgerow. The gabion baskets permitted herein shall be set inside the planted boundary.
  - (b) Details of a revised western boundary treatment consisting of a native hedge from the front boundary wall to the existing hedgerow. The gabion baskets permitted herein shall be set inside the planted boundary.

The agreed boundary treatment shall be implemented in the first planting season following the same.

**Reason:** In the interest of visual and residential amenity.

4. Drainage arrangements, including the attenuation and 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 and surface water management.

  
Declan Moore

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this 6<sup>th</sup> day of November 2024.