

An
Bord
Pleanála

Board Order ABP-318342-23

Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 2260738

Appeal by Michael Condon of Main Street, Templemore, County Tipperary and by others against the decision made on the 5th day of October, 2023 by Tipperary County Council to grant, subject to conditions to Templemore Voluntary Housing Association CLG care of Bluett and O'Donoghue of 2 John Street, Kilkenny in accordance with plans and particulars lodged with the said Council.

Proposed Development: The proposed development consists of: (a) dismantling and removal of existing 'Shortt's' three-level shop, residence and out-offices and adjoining three-level residence, out-offices and walls (formally known as 'Prout's'), removal of boundary wall to laneway, (b) formation of an opening in the Town Park wall adjacent to the heritage gate piers to Town Park to provide for a pedestrian pathway through and to improve vehicular sight-lines, (c) widening of laneway to become a street with footpath, short spur road at the north end of the site, (d) form a 'pedestrian permeability' link to 'Pickfoot Lane' from the proposed development, (e) conservation works to a section to what is known locally as the 'Famine Cottage' wall, (f) surface water drainage system with attenuated disposal to percolation on site, foul effluent drainage system discharging to existing public foul sewerage system, water and fire hydrant connections to existing public water supply,

site lighting, (g) car parking and green area at spur road, (h) contribution to cost of two number 'accessible' car park spaces at frontage to Main Street payable to the Local Authority, (i) terrace of six number 'own door' two-storey two-bedroom dwelling houses with rear gardens on the spur road, (j) small mono-pitch single-storey estate maintenance store building on the spur road, (k) terrace of four number 'own door' two-storey two-bedroom dwelling houses with rear gardens on the street, (l) three-level residential apartment building to Main Street with return along the new street comprising six number one-bedroom apartments, eight number two-bedroom apartments, communal room, office and sanitary facilities, (m) private utility open space to rear of apartment building, clothes lines, bicycle parking, single-storey waste management building, small yard, side gate and boundary walls and (n) associated hard and soft landscaping at Main Street/Townparks Laneway, Templemore, County Tipperary as revised by the further public notices received by the planning authority on the 8th day of September 2023.

Decision

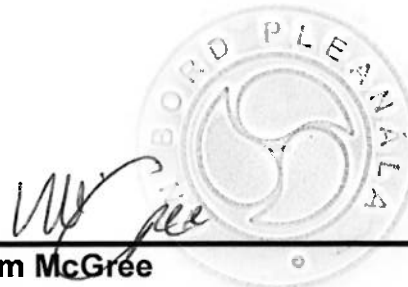
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the existing character and the prevailing pattern of development within the Main Street/Patrick Street Architectural Conservation Area, and the existing buildings on the site contributing to the overall character of the streetscape, it is considered that the proposed development, by reason of the demolition of the existing buildings, overall scale and design, including projecting balconies and the widening of the Park Lane entrance along Main Street, would be out of character with its surroundings, and would detract from the streetscape along Main Street and within the Conservation Area.

The proposed development would, therefore, be contrary to Policies BH1 and BH2 of the Templemore Town and Environs Town Plan, which seek to protect and enhance Architectural Conservation Areas and encourage the rehabilitation, renovation and re-use of existing buildings within the Conservation Areas. The proposed development would seriously injure the visual amenities of the Conservation Area and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development, by reason of its response to the site's context, and in particular the density, height, scale and overall layout would constitute an overdevelopment of a limited site area that would seriously injure the residential amenity of neighbouring residential properties by its prominence, proximity to the boundary and over shadowing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The image shows a handwritten signature in black ink over a circular official seal. The seal features a stylized 'S' in the center and the words 'AN BORD PLEANÁLA' around the perimeter. Below the signature and seal is a horizontal line.

Liam McGree

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

Dated this 20 day of DECEMBER 2024