

Planning and Development Act 2000, as amended

Planning Authority: Tipperary County Council

Planning Register Reference Number: 2460790

APPEAL by Alan Moore on behalf of Save Parkville Farm Group of Sladagh, Fethard, County Tipperary against the decision made on the 16th day of April 2025 by Tipperary County Council to grant, subject to conditions, a permission to Melclon Unlimited Company care of Bryan McCarthy and Associates of Unit 9A Durands Court, Parnell Street, County Waterford in accordance with the plans and particulars submitted to the said Council.

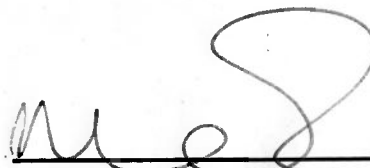
Proposed Development: The demolition of existing derelict buildings together with all associated site development works at Parkville, Clonmel, County Tipperary. The proposed development was revised by further public notices received by the planning authority on the 25th day of March 2025.

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 Tipperary County Development Plan 2022-2028, in particular Section 13.6 (Respecting Vernacular Rural Settlements and Buildings) which provides for a presumption against the demolition of vernacular buildings where restoration or adaptation is a feasible option, and Policy 13.3 which seeks the sympathetic restoration, appropriate re-use and maintenance of buildings/features which are considered to be of local and vernacular architectural importance, and having regard to the report of the architectural conservation officer dated the 5th day of November 2024, which records that the site was built to a vernacular style and has cultural and social interest, and which also recognises that appropriate conservation of the historic features on the subject site could practicably be undertaken, it is considered that the applicant has not provided sufficient evidence to demonstrate that the conservation of the buildings and farmyard courtyard is not feasible. Consequently, the proposed demolition of the existing farmhouse, outbuildings and stone walled enclosure, would result in the unjustified loss of vernacular architectural heritage, contrary to the policy requirements of Tipperary County Development Plan 2022-2028 for vernacular built heritage, and would create a highly undesirable precedent. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Rose McGovern

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 11th day of September 2025.