



An
Coimisiún
Pleanála

Commission Order
ACP-323642-25

Planning and Development Act 2000, as amended

Planning Authority: Tipperary County Council

Planning Register Reference Number: 24270

Appeal by Denis Looby and others against the decision made on the 27th day of August, 2025 by Tipperary County Council to grant, subject to conditions, a permission to Viara Guentcheva in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of the fences erected at the property at Grallagh, Ballinure, Thurles, County Tipperary, as revised by further public notices received by the planning authority on the 1st day of August, 2025.

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 modest nature of the works seeking retention permission, it is considered that the development proposed to be retained does not negatively impact on adjoining residential or visual amenities, would be satisfactory in terms of traffic safety and convenience, and would be in accordance with the provisions of the Tipperary County Development Plan 2022 - 2028. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application. This permission relates to the retention of fences and raising of gate piers, as identified on the drawing entitled 'Site Layout Map' lodged with the planning authority on the 23rd day of July, 2025 and specifically, A-B, C-D, D-E and F-G. This permission does not include for the surrender/closing of the agricultural access onto the L-1401-1 local road.

Reason: In the interest of clarity.

2. The disposal of surface water, insofar as it relates to the development described in the statutory notices, shall comply with the requirements of the planning authority.

Reason: In the interest of public health.



Mary Henchy

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 23rd day of January 2026.