



An
Coimisiún
Pleanála

Inspector's Report ACP-323229-25

Development	Construction of an extension and granny flat together with all associated site works.
Location	22 Prior Park Green, Clonmel, Co. Tipperary.
Planning Authority	Tipperary County Council
Planning Authority Reg. Ref.	2460912
Applicant(s)	John & Lorraine Creed
Type of Application	Permission.
Planning Authority Decision	Grant Permission with Conditions
Type of Appeal	Third Party Appeal
Appellant(s)	Anne Meally
Observer(s)	None
Date of Site Inspection	23 rd October 2025
Inspector	Patricia Byrne

1.0 Site Location and Description

- 1.1. The appeal site is located at No. 22 Prior Park Green, Clonmel Co. Tipperary within an established residential area to the north of the town centre. The appeal site is located south of the main line rail infrastructure and fronts an area of public open space to the southwest.
- 1.2. The plot contains a two-storey, semi-detached dwelling with a pitched roof. Single storey extensions comprising a flat-roofed converted garage and further single-storey extension with a lean-to roof are located to the gable end of the property. External finishes comprise brick and a nap plaster to the front, with a wet dash to the gable and rear elevations. The house style is indicative of that prevalent in the area and a number of units have been extended over time.
- 1.3. The gross floor space of the existing dwelling is stated as 105.70sq.m
- 1.4. Off-street in-curtilage parking is provided to the front, while the landscaped and partially paved rear garden contains a shed and a garden structure.
- 1.5. The area of the site is stated as 0.034Ha.

2.0 Proposed Development

- 2.1. An application was lodged with the Planning Authority on the 23rd October 2024 seeking permission for the following:
 - Part two-storey and part single-storey extension and granny flat to the side and rear of the dwelling.
 - Minor modifications to existing dwelling.

- All associated site development works.

- 2.2. The accompanying documents indicate the development extending to a stated floor area of 103sq.m. providing a two-storey extension to the host dwelling; enlarged kitchen/dining at ground floor level with a bathroom and master bedroom extension at first floor. In addition, a two-storey side extension with independent means of access was proposed with accommodation extending to a living room/kitchen, foyer and double bedroom at ground floor level with a further bedroom and bathroom at first floor. Internal connections to the host dwelling are provided at ground and first floor levels. A separate stairwell is also indicated.
- 2.3. Revised proposals under a Further Information submission on the 17th and 18th June 2024 omitted the ground and first floor extensions to the host dwelling and reduced the floor area of the new build to 77.0 sq.m.

3.0 Planning Authority Decision

3.1. Decision

On the 11th July 2025, the Planning Authority issued notification of decision to GRANT planning permission for the development. The decision was subject to 8 no. conditions as set out in Schedule Two. The following 2 no. conditions are noted in particular.

3.1.1. Conditions

Condition No. 5

'The developer shall during foundation construction take due care, in regard to any existing public services or other services and shall if encountered cease all works and

inform the County Council or service provider so that an agreed provision for re-routing or protection of same can be made’.

Condition No. 7

‘Prior to development commencing on the site the applicant shall submit a site layout plan, to a scale of not less than 1:500, that delineates proposed boundary treatments and landscaping on the southern and north eastern site boundaries for the written agreement of the Planning Authority. This shall be accompanied by a complete set of plans, sections and elevations to a scale of not less than 1:50, which delineates the corresponding boundary treatment. The agreed boundary treatment shall be implemented prior to the extension being occupied’

3.2. Planning Authority Reports

3.2.1. Planning Reports

3.2.2. Two reports were prepared by the Planning Authority. The initial report signed on the 13th December 2024, assessed the development against policies contained within the Tipperary County Development Plan 2022-2028, notably Vol. 3, Appendix 6- Development Management standards for Domestic Extensions and Ancillary Family Accommodation. The development was also assessed in terms of its compliance with design standards; impacts on the receiving environment; impacts on residential amenities; including overlooking, overshadowing/overbearance; and other matters arising, including issues raised within third party submissions.

3.2.3. The initial planning report culminated in a request for Further Information which issued on the 16th December 2024 and requested:

- Justification for the ancillary family accommodation as per Section 4.13 Volume 3, Appendix 6- Development Management standards of the Development Plan;

- Design revisions to address concerns in relation to scale, particularly of the two-storey rear extension, and to address concerns regarding proximity of window and door opens to third-party boundaries.
- Submission of quantitative data and qualitative analysis outlining the extent of overshadowing of adjoining property and to enable assessment of light blockage having regard to BRE 2009 Site Layout Planning for Daylight and Sunlight- a Guide to Good Practice Second Edition 2011.
- Demonstration of existing public services together with new connections to public water and wastewater networks.

3.2.4. Further Information was received by the Planning Authority on the 17th and 18th June 2025. The Planning Authority was satisfied with the response which stipulated that the accommodation was required by family members unable to secure alternative housing. Furthermore, to address concerns in relation to scale and impact on residential amenity, the ground and first floor extensions to the rear of the host dwelling were omitted. The Planning Authority concluded that on balance, the location of ground floor bedroom windows and the access door relative to third party properties would not give rise to significant overlooking or loss of privacy. The submission of a revised layout plan illustrating the location of services in response to Item No. 4 was also considered acceptable.

3.2.5. The Further Information response was not deemed by the Planning Authority to be significant in nature and revised public notices were not requested under the Planning and Development Regulations 2001 (as amended). An Extension of Time for a period of 3 months was sought by the Applicants on the 17th June 2025.

3.2.6. The final planning report dated 10th July 2025 is consistent with the decision of the Planning Authority, recommending a grant of permission subject to conditions.

3.2.7. Other Technical Reports

The application was referred by the Planning Authority to Uisce Éireann and to the internal Water Services Division of Tipperary Co. Co. No reports were received.

Note: Reference within the Planning Report to the District Engineer requiring Further Information in relation to surface water appears to be in error.

3.3. Prescribed Bodies

3.3.1. No reports sought by the Planning Authority.

3.3.2. The appeal documents were referred by An Coimisiún Pleanála to An Taisce, the Department Applications Unit–Department of Housing, Local Government and Heritage and to the Heritage Council. No reports have been received.

3.4. Third Party Observations

6no. third party submissions were submitted to the Planning Authority. The issues of concern raised therein are summarised below:

- Size and scale of the extension are excessive leading to overdevelopment and giving rise to overlooking, reduction in privacy, loss of light and overshadowing. Development gives rise to property devaluation.

- Lack of justification to support the development which is considered to constitute a separate home rather than an extension/granny flat thereby resulting in a change of use.
- Extension is not subordinate to the dwelling house and external finishes are inappropriate.
- Adequacy of dimensions to cater for wheelchair use. Requirement for a separate stairwell.
- Sufficiency of private open space.
- Impacts from oil burner flue.
- Disturbance from construction activity.
- Increased noise levels, disturbance and reduction in available parking space on the road.
- Previous wastewater constraints with sewers overflowing into gardens. Proposal will exacerbate these concerns and overburden the existing system.
- Disputed ownership of wastewater infrastructure with a common sewer serving properties. Responsibility for maintenance should a blockage result.
- Extension will be built over sewer infrastructure and location/depth of infrastructure not indicated.
- Basements are not indicated on the plans lodged.
- Concerns regarding the structural integrity of properties and the sewer line. Appropriateness of intended foundations given houses have basements. Risk of exacerbating drain seepage to basements.

- Plans/drawings omit dimensions/details rendering it difficult to determine the impact on neighbouring dwellings.
- Conversion of garage to domestic use and further extension have occurred.
- Large shed on site.

4.0 Planning History

Reg. Ref. PA8187 Permission GRANTED for a kitchen extension.

Date of Decision: 12th January 1988.

5.0 Policy Context

5.1. Tipperary County Development Plan 2022-2028

The Tipperary County Development Plan 2022-2028, coming into effect on the 22nd August 2022, is the operable Development Plan for the area.

5.1.1. Residential Development is set out under Section 4.0, Appendix 6, Vol 3 -Development Management Standards. The following policy is relevant to the subject development.

5.1.2. Domestic Extensions

Section 4.12 states: a) A ground level extension shall be subordinate to the main dwelling in scale and design. There are, however, circumstances where an existing property is limited in size (e.g. a single bedroom cottage) and a large extension is required to allow it to be brought up to modern living standards. Such developments will be considered on a case-by-case basis and will require a sensitive design to

ensure that the proposal will not dominate the local streetscape and a plot size that can absorb the development.

b) The extension shall integrate with the primary dwelling, following window proportions, detailing and finishes, including texture, materials and colour.

c) The design and layout of extensions to houses shall have regard to the amenities of adjoining properties. The Council may require the submission of a daylight, sunlight and overshadowing assessment, if considered necessary.

d) Where a dwelling is served by an on-site waste water treatment system and where the extension increases the potential occupancy of the dwelling, the applicant shall demonstrate that the system complies with the standards of the EPA Code of Practice for Domestic Wastewater Treatment Systems (EPA, 2021), (or any amendment thereof).

5.1.3. Provision for Ancillary Family Accommodation

Section 4.13 states ‘consideration can be given to building ancillary accommodation as an extension to an existing house where it can be shown that such is required for a family member. Proposals for such development will be required to meet the following design requirements:

a) There shall be direct internal access to the principle dwelling and the structure shall not form a permanent separate self-contained unit from the principle dwelling.

b) The extension shall be modest in size and shall not provide more than one bedroom (2 bedrooms in exceptional circumstances).

c) The extension shall not exceed a gross floor area of 50 square metres.

d) There shall be no subdivision of the garden or entrance.

e) The design should ensure that the extension forms an integral part of the main dwelling unit capable of integration for single domestic use when no longer required, and shall not be sold or leased separately.

5.1.4. Table 6.4: Minimum Car Parking Standards

Requires the provision of 2 no. car parking spaces per (new) dwelling unit where a dwelling has 3+ bedrooms.

5.2. Clonmel and Environs Local Area Plan (LAP) 2024-2030

The LAP sets out the spatial planning framework for the town to 2030 and came into effect on the 25th March 2024.

The appeal site is zoned Existing Residential where the objective seeks to *‘provide for residential development and protect and improve residential amenity’* and where such areas are described as *‘existing predominately residential areas allowing for the protection of existing residential amenity balanced with new infill development’*.

5.3. Natural Heritage Designations

At its closest, the appeal site is approximately 1.04km from the Lower River Suir SAC (Site Code 002137) to the south and is approximately 3.1km from Marlfield Lake pNHA (Ref. 001981) to the west.

5.4. EIA Screening

6.0 The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended (or Part V of the 1994 Roads Regulations). No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix 1 of report.

7.0 The Appeal

7.1. Grounds of Appeal

A Third-Party Appeal was received from Anne Meally, the grounds of which may be summarised as follows:

- It is contended that the Further Information lodged by the applicants was significant in nature and warranted publication of revised public notices.
- The position of the public sewer running beneath the proposed extension has not been indicated. The sewer has been impacted by a number of blockages in the past. Photographs provided of the fence between both properties and drainage access cover.
- Planning Authority has not adequately addressed issues in relation to the size of the site and the lack of separation distances.
- In the absence of exact dimensions to boundaries, it is contended that the development cannot be provided without adversely compromising neighbouring/adjoining properties.

- The application by the Planning Authority of unenforceable conditions is incorrect, particularly in relation to boundary treatment.
- The development will give rise to overlooking of neighbouring properties, particularly from the proposed new entrance in proximity to existing window openings and will impact on rights to privacy.
- Consent has not been requested or given to raise the height of the common party wall and fence from 1.2m. to 1.8m.
- Information provided by the applicants was not corroborated by Planning Authority. This refers to an application for local authority housing, and whether an offer of housing had been made by the local authority and the length of time the applicants have resided in the dwelling.
- Third Party sought to make a further submission in relation to the application letter but was unable to do so.
- The decision of the Planning Authority was influenced by the application letter wherein it is stated that the accommodation is required for family members. No evidence of enquiries to the Housing Department regarding the application status and no corroboration of this matter are provided.

7.2. Applicant Response

7.2.1. None

7.3. Planning Authority Response

None

7.4. **Observations**

None

8.0 **Assessment**

8.1. Having examined the application details, the appeal, all other documentation on file and having regard to the relevant policies and guidance, I consider that the substantive issues in this appeal to be considered are as follows:

- Principle of Development
- Compliance with Tipperary County Development Plan 2022-2028
- Material Contravention
- Impact on Amenities
- Wastewater Infrastructure
- Other Matters

8.2. **Principle of Development**

8.2.1. The subject site is zoned Existing Residential under the Clonmel Local Area Plan 2024-2030 where the objective seeks to *'provide for residential development and protect and improve residential amenity'*.

8.2.2. I note also policy within the Tipperary County Development Plan 2022-2028, Volume 3, Appendix 6, Development Management Standards, which prescribes under Section 4.13 specific standards and requirements with regard to Ancillary Family Accommodation.

8.2.3. As set out in the public notices, the development provides for the construction of a part two-storey, part single-storey extension and for the construction of a granny flat to the

side and rear of the dwelling, with modifications to the house and associated site development works. The scheme was amended through a Further Information request, including omission of the two-storey rear extension. The permitted development provides for part two-storey, part single-storey extension to the gable (south-eastern elevation) of the host dwelling which is intended to provide ancillary family accommodation. I note as per the Further Information response that ancillary family accommodation is for the applicants' own use.

8.2.4. I am satisfied based on the nature of the development proposed comprising ancillary family accommodation for which provision is made within Development Plan, that the principle of development is acceptable, subject to compliance with all relevant Development Plan standards and policy requirements.

8.3. Compliance with Tipperary County Development Plan 2022-2028

8.3.1. In response to the Further Information request, the two-storey extension to the rear of the host dwelling was omitted. The requirements for ancillary family accommodation are set out in Section 4.13 which requires an applicant to demonstrate compliance with specific criteria. In this regard I note under the policy that, '*consideration can be given to building ancillary accommodation as an extension to an existing house where it can be shown that such is required for a family member.*' In this instance, the accommodation is required for the applicants, their daughter, granddaughter and great-granddaughter. The current property will be sold to their daughter with the funds raised used to construct the ancillary accommodation for their own needs.

- 8.3.2. Section 4.13 requires such accommodation to have direct internal access to the principal dwelling and not operate as a separate self-contained unit. The proposed accommodation provides for own door side access and has internal connections to the host dwelling at ground and first floor levels, connecting to kitchen/dining area and landing areas respectively. A separate stairwell is proposed which is not prohibited under Section 4.13. Overall, I am of the view that the design of the accommodation is such that it forms an integral part of the host dwelling and is capable of re-integration when no longer required for the stated purpose.
- 8.3.3. No subdivision of the garden or entrance driveway is proposed. Parking is available on site for 2 no. vehicles in accordance with the requirements Table 6.4 of the Development Plan (dwellings containing 3 or more bedrooms), notwithstanding that these requirements relate to new dwelling units.
- 8.3.4. The scheme as amended under the Further Information request is illustrated on Drawing No. PD-102 lodged on the 17th June 2025. The policy permits 2 no. bedrooms in exceptional standards. The dwelling currently accommodates four bedrooms, resulting in a net increase of 1 no. as a result of the development. This, together with the justification provided for the ancillary accommodation is considered to satisfy the policy. The inclusion of a separate stairwell would imply to me that the first-floor accommodation comprising a bedroom and bathroom are to function as part of the ancillary family accommodation, however this is not explicitly stated and has implications for compliance with Section 4.13 part (c) as set out in the Section below. With the exception of compliance with part (c) the development is otherwise in compliance with the requirements of the Development Plan.

8.4. Material Contravention

- 8.4.1. As stated above, the floor plans and particulars do not explicitly indicate that the proposed ground and first floor accommodation together form the family flat, rather than an extension to the main house. However, notwithstanding the first-floor link to the main house, the inclusion of a separate stairwell would imply that the ancillary accommodation does in fact extend over the two floors. Section 4.13 requires under part c) that development providing for ancillary family accommodation '*shall not exceed a gross floor area of 50 square metres*'. Taking the ground and first floor accommodation as set out Drawing PD-102 this provides for 50sq.m. at ground floor with 27sq.m at first floor, thereby exceeding the maximum permissible quantum of floor space. While there is flexibility in terms of numbers of bedrooms (maximum 2) no discretion is available in terms of maximum floor areas. The proposal, therefore providing for 77sq.m would contravene part (c) of Section 4.13 of the Development Plan.
- 8.4.2. While the quantum of floor space, extending to 77sq.m. exceeds the stated maximum permissible, I am satisfied that the design, layout and level of intended integration with the main dwelling are such that the development would not be detrimental to the residential amenities of the area. Furthermore, the first-floor extension could function as an extension to the main house, and I note in this regard the applicants' intent to maintain the host dwelling as a four-bedroom unit. I do not believe therefore that modifications to the layout are merited or required, and the Commission may wish to consider permitting the scheme under Section 37(2)(a) of the Planning and Development Act 2000, as amended.

8.5. Impact on Amenities

- 8.5.1. The Appellant raises concerns in relation to the design of the development which is considered to give rise to loss of both residential amenity and privacy. Noting that the scale of development has been reduced from that initially proposed, I am satisfied that the site is capable of accommodating the extension proposed. Appropriate levels of private amenity space remain, and no separation of the rear garden is proposed.
- 8.5.2. I am satisfied also that the plans, drawings and particulars provide sufficient information to enable assessment of the application and to determine separation distances from neighbouring properties. The single-storey element is shown at 2.75m in height and served with a flat roof. The proposed entrance door is positioned at its closest c.1.0m from the shared party boundary to the southeast. Windows serving the ground floor bedroom to its northeast elevation are shown sufficiently set back from the common boundary, while to the northwest, I can extrapolate from the plans that the intended door to the garden it is also sufficiently set back from the common boundary. Windows at first floor level are restricted to the front bedroom which overlooks the garden and a small window opening serving the stairwell to the rear, while windows to the south-east address a side passage and block boundary wall. I note the presence of a window opening within the Third Party's single storey extension/garage also addressing the side passage. Given the scale and design of the extension, its set back from common boundaries, and intended use, I do not consider that the development would result in significant levels of overlooking or loss of amenity to neighbouring properties.

The Appellant, the occupant of the neighbouring dwelling to the southeast, raises concerns surrounding the imposition of conditions by the Planning Authority, particularly in relation to the boundary treatment. In this regard it is stated that the boundary between the properties will be raised in height from 1.2m to 1.8m. I note in this regard Condition No. 7 requires details of the intended boundary treatments and landscaping to the south and northeast. I note also the inset boundary treatment detail shown on Drawing No. PD-104 indicating a concrete post and pre-treated timber panel fence, 1.8m in height. Site Layout Plan Drawing No. PD-201 illustrates this detail to the southern boundary which currently comprises a timber fence and part blockwork wall. The new boundary treatment provided within the red line boundary of the application site would ensure no impact or amendment to the current boundary between the properties.

8.6. Wastewater Infrastructure

- 8.6.1. The Appellant argues that the position of the public wastewater sewer relative to the proposed extension has not been established and states that blockages have occurred in the past. Photographs are provided of the party fence and the location of an access hatch to drainage infrastructure.
- 8.6.2. I note that third-party submissions to the planning application also raised similar concerns with occurrences of sewers overflowing into private gardens. They refer also to a lack of clarity surrounding responsibility for such infrastructure, including ownership and maintenance.

8.6.3. The application was referred to the Water Services Division of the Local Authority and to Uisce Éireann for comment. No reports were received.

8.6.4. The Planning Authority by Further Information sought a site layout plan indicating the location of all public services in the area as well as the route of new water and waste water network connections. I note Drawing Ref PD-201 submitted to the Planning Authority on the 18th June 2025 indicating new routes/connections together with the location of an existing manhole in the public road. Other than the location of the manhole, the drawing does not indicate existing wastewater or surface water routes/networks as requested. Furthermore, I note the intention to run wastewater drainage underneath the proposed extension.

8.6.5. While the response was acceptable to the Planning Authority, I note the inclusion of Condition No. 5 which reads as follows:

'The developer shall during foundation construction take due care, in regard to any existing public services or other services and shall if encountered cease all works and inform the County Council or service provider so that an agreed provision for re-routing or protection of same can be made'.

In noting that no reports or concerns from Uisce Éireann or from the local authority's own internal division were advised, I am of the opinion that a planning condition requiring the prior identification of services in proximity to the extension, along with an agreed construction method statement should be considered for inclusion should the Commission be minded to award permission.

8.7. Other Matters

- 8.7.1. The Appellant raises concerns that the Planning Authority did not deem the further Information response to the request of the 16th December 2024 significant in nature and did not request the publication of revised public notices, thereby enabling further submissions. I note in this regard that no amendments to the red-line boundary of the application site were tabled, and it remains unaltered. I note also that in responding to the Planning Authority's request, the overall scale and floor area of the development was reduced. In this respect, I would agree with the Planning Authority that the Further Information response provided did not contain significant additional data so as to necessitate publication under Article 35 of the Planning and Development Regulations 2001 (as amended) including information in relation to effects on the environment.
- 8.7.2. I note concerns raised relating to the application letter provided as Further Information and its perceived influence on the decision of the Planning Authority to grant permission. I also note concerns relating to the success or otherwise of an application for local authority housing by a member of the Appellants family and that corroboration from the Housing Department was not sought by the planning authority. I do not agree that such issues are material considerations in determining the subject planning application. The Tipperary County Development Plan makes clear provision under Section 4.13 for ancillary family accommodation. It is incumbent upon an applicant to demonstrate compliance with all requirements of this policy, together with other relevant Development Management standards as may pertain. In my opinion, in seeking to address a housing need, an applicant under Section 4.13 of the Development Plan is not precluded from addressing such need by other means, including through an application for housing provision from the local authority. Indeed,

no such restriction is stipulated under Section 4.13 in this regard. In my opinion, notwithstanding an application previously or concurrently before the local authority for housing provision, this would not in itself prejudice an assessment by the planning authority of an application on foot of Section 4.13 of the Plan.

9.0 **AA Screening**

- 9.1. I have considered the proposed development in light of the requirements of S177U of the Planning and Development Act 2000 as amended.
- 9.2. The proposed development comprises extensions and alterations to an existing semi-detached dwelling within the urban area of Clonmel town.
- 9.3. No nature conservation concerns were raised in the planning appeal.
- 9.4. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site. The reason for this conclusion is as follows:
- Nature of the works e.g. small scale and nature of the development.
 - Distance from nearest European site and lack of connections.
 - Taking into account determination of the Planning Authority.
- 9.5. I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.

Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

10.1. The appeal site is located approximately 230m south-west of the Suir_190 river which flows to the River Suir to the south, and which lies approximately 1.0km from the site.

10.2. The development sought comprises the construction of a domestic extension and granny flat to this existing semi-detached dwelling in an urban area of Clonmel.

I have assessed the development seeking permission and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface and ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

The reason for this conclusion is as follows:

- Nature of works e.g. small scale and nature of the development in an established urban area.
- Separation distance from nearest water bodies and/or lack of hydrological connections.

I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

11.0 Recommendation

I recommend that permission be granted for the reasons and considerations set out below.

12.0 Reasons and Considerations

12.1. Having regard to the nature and scale of the development proposed and the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1.	The development shall be 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 17 th and 18 th of June 2025, 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.	Prior to the commencement of development, the Developer shall: (a) demonstrate on a site layout plan the location of all existing wastewater and water supply infrastructure within the site, together with the location of all existing connections to the public water and wastewater networks.

	<p>(b) demonstrate on a site layout plan the location of all proposed wastewater and water supply infrastructure to serve the development and all proposed connections therefrom to public networks.</p> <p>(c) submit and agree in writing with the Planning Authority, a construction method statement for the proposed development to ensure the integrity of water and wastewater infrastructure within the site.</p> <p>(d) submit written certification from a suitably qualified and indemnified professional having regard to (a) and (c), above that the development has been completed in accordance with the agreed method statement and to the requirements of the Planning Authority.</p> <p>Development shall not commence on site in advance of the written agreement of the Planning Authority.</p> <p>Reason: In the interests of public health and in order to ensure a satisfactory standard of development.</p>
3.	<p>The ancillary family accommodation (granny flat) for family members shall not be sold, let or otherwise conveyed as an independent living unit and shall revert to use as part of the main dwelling on cessation of such use. The existing garden and curtilage of the overall residential property shall not be subdivided.</p> <p>Reason: In order to comply with the objectives of the Tipperary County Development Plan 2022-2028 and in the interests of residential amenity.</p>
4.	<p>All external finishes to the proposed development, including those to the roof, shall be consistent with those of the host dwelling house.</p> <p>Reason: In the interests of visual amenity.</p>
5.	<p>The glazing to all bathroom and en-suite windows shall be manufactured opaque or frosted glass and shall be permanently</p>

	<p>maintained. The application of film to the surface of clear glass is not acceptable.</p> <p>Reason: In the interest of residential amenity.</p>
6.	<p>Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, no further development under Class 1 or Class 3 Schedule 2 Part 1 of the Regulations shall be provided on site unless authorised by a prior grant of planning permission.</p> <p>Reason: To protect the amenities of property in the vicinity.</p>
7.	<p>Site development and building works shall be carried out between the hours of 8.00a.m. to 6.00p.m Mondays to Fridays inclusive, between 8.00a.m. to 2.00p.m. on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.</p> <p>Reason: To safeguard the amenity of property in the vicinity.</p>
8.	<p>All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.</p> <p>Reason: To protect the amenities of the area.</p>
9.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of</p>

	<p>payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to the An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>
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I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Patricia Byrne
Planning Inspector

5th December 2025

Form 1 - EIA Pre-Screening

Case Reference	ACP-323229-25
Proposed Development Summary	Part two-storey part single storey extension and granny flat to the side and rear of dwelling house, minor modifications to the existing dwelling and all associated site development works.
Development Address	22 Prior Park Green Clonmel Co. Tipperary
In all cases check box /or leave blank	
<p>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</p> <p>(For the purposes of the Directive, "Project" means:</p> <ul style="list-style-type: none"> - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources) 	<p><input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.</p>
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<p><input type="checkbox"/> Yes, it is a Class specified in Part 1.</p>	
<p><input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3</p>	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<p><input checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994.</p> <p>No Screening required.</p>	

<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
<input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	

4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes <input type="checkbox"/>	Screening Determination required (Complete Form 3)
No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____

Date: _____