



Molough,  
Newcastle,  
Clonmel,  
Co. Tipperary.  
03 Jan. 19

### **An Bord Pleanala Submission**

Bord Ref: ABP-303121-18

Planning application: S518/108

#### **Introduction:**

Aidan Kelly of Agri Design & Planning Services has been engaged by Breen Farm Machinery to prepare this submission to An Bord Pleanala.

#### **Development:**

Re: Whether installation of 3 no. windows on the east side elevation of the commercial farm machinery maintenance and sales building is or is not development and is or is not exempted development  
Freighduff, Cashel County Tipperary

#### **Reason for the Development**

The original design changed the location of the proposed offices. There were windows put in these offices to supply them with fresh air and day light. These windows face a boundary wall and can not be seen from the neighbouring dwelling house. Nor can the public see them unless standing beside them within Breen farm machinery yard. The staff can not see into the neighbouring dwelling house from these windows.

My client believed they would be classed as minor changes within the building structure and would not require planning. After a meeting with the planner involved in this development, we were advised that these could be exempted at a later date once the full site was in planning compliance.

The full site is now in full planning compliance, so I would believe the windows in question could be considered as a minor change now which would exempt them. If this is not the case my client will apply for retention permission to resolve this matter.

The Breen's are working within all the conditions set out by Tipperary county council to date and are providing local employment to nineteen people at this site. Breen Farm Machinery is an integral part of the local rural community in the Tipperary area. Breen Farm Machinery has a long history of supporting the local community through sponsorship of many different organisations and clubs.

**Please see attached below pictures of windows**



View from outside



View out from office



View out from office

