

Mark Lawlor

S.K

**From:** Bord  
**Sent:** Monday 23 May 2022 08:13  
**To:** Appeals2  
**Subject:** FW: ABP-313411-22 - Seanins, Sallypark, Latteragh, Nenagh, Co Tipperary, E45 EE61  
**Attachments:** Scan from siobhan\_carroll\_on\_TCC-NEN-B2GF-C5560-3\_2614\_001.pdf

**Importance:** High

**From:** Carroll, Siobhan <siobhan.carroll@tipperarycoco.ie>  
**Sent:** Monday, May 23, 2022 8:05 AM  
**To:** Bord <bord@pleanala.ie>  
**Subject:** ABP-313411-22 - Seanins, Sallypark, Latteragh, Nenagh, Co Tipperary, E45 EE61  
**Importance:** High

**FOR THE ATTENTION OF: Ms Catherine Flynn, Administrative Assistant**

I refer to your above reference and attach herewith letter of observation in relation to same.

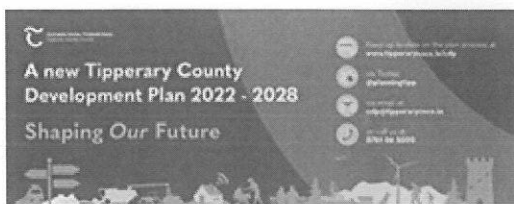
Kind regards

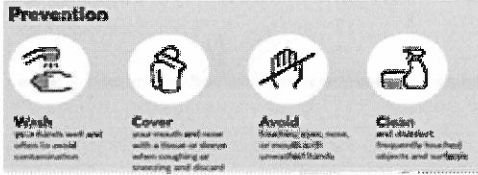
Siobhan

Siobhan Carroll  
Assistant Staff Officer  
Planning Section

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Our Ref: S5/22/26

Date: 20 May 2022

Civic Offices, Nenagh

Ms Catherine Flynn  
Administrative Assistant  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
DO1 V902

**Re: Your Ref: ABP-313411-22**

**Whether the change of use and works on site of former public house with residential development and football pitch at Seanins, Sallypark, Latteragh, Nenagh, Co Tipperary, into a Council Depot and offices is or is not development and is or is not exempted development?  
Seanins, Sallypark, Latteragh, Nenagh, Co Tipperary E45 EE61**

Dear Ms Flynn

I refer to your letter dated 25 April 2022 in connection with the above and would advise as follows:

The Planning Authority wish to make the following observations in relation to referral reference ABP-313411-22.

The Planning Authority strongly rebut the statement that the legislation was incorrectly interpreted, the Planning Authority have given due consideration to the relevant legislation as per the Planning and Development Act 2000, as amended and Planning and Development Regulations 2001, as amended.

The Planning Authority is satisfied that the development to which the Declaration relates does not materially contravene the North Tipperary County Development Plan 2010, as varied. The Nenagh Town and Environs Development Plan 2013, as varied is not relevant to this site.

(2)

The Planning Authority do not contend the development endangers public safety by reason of traffic hazard, the development fences and encloses lands opened to the public or that same contravenes a planning condition. These are restrictions on exemptions under Article 9 of the Planning and Development Regulations 2001, as amended which do not apply in this case.

The overall expenditure on the development to which the Declaration relates has not exceeded €126,000 and therefore does not require a Part 8 application. An Appropriate Assessment screening was carried out in relation to ref. S5/22/26 and it was determined there was no potential for significant effects and therefore Appropriate Assessment is not required.

There is no surface water discharge to the Nenagh River, surface water percolates through the unbound surface as a SUDS measure. The road gully on the public road outside the entrance was in place prior to the operation of the council depot.

The Planning Authority conclude the **change of use** and **works** on the site of former public house with residential development and football pitch located at Sallypark, Latteragh, Nenagh, Co. Tipperary into a council depot and offices used by Tipperary County Council is development within the meaning of the Planning and Development Act 2000, as amended and is exempted development pursuant to Section 4 (1) (aa) of the Planning and Development Act 2000, as amended.

Yours sincerely

  
for Director of Services