



Comhairle Contae Thiobraid Árann
Tipperary County Council

Comhairle Contae
Thiobraid Árann,
Oifigi Cathartha,
Cluain Meala,
Co. Thiobraid Árann
Tipperary County Council,
Civic Offices, Clonmel,
Co. Tipperary
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Tipperary County Council,
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Our Reference
S5/23/63

Your Reference
ABP-317685-23

Date
21 August 2023

The Secretary
An Bord Pleanála
64 Marlborough St.
Dublin 1

AN BORD PLEANÁLA

LDG- _____

ABP- _____

22 AUG 2023

Fee: € _____ Type: _____

Time: _____ by *Reg Post*

Appeal Re: Whether the completion of the entrance, roads and services associated with Plan reg no. 15/600374 is development and if so, does it constitute exempted development at Scartnaglorane, Cahir, Co. Tipperary.

Dear Sir/Madam,

I refer to your letter dated 31 July 2023, regarding the above mentioned appeal.

I write with respect to the above referenced Section 5 Declaration and in response to your invitation pursuant to the Planning & Development Act 2000 (as amended) to make a written submission regarding the applicants appeal.

I wish to confirm that Tipperary County Council, after having regard to the grounds of appeal and the details on file, is satisfied the decision to determine the works undertaken to be development and not exempted development was appropriate and in the interest of the proper planning and sustainable development of the area.

The Planning Authority notes the argument presented by the applicant that the works undertaken be considered under S40 of the planning and Development Act 2000, as amended. It is argued by the applicant that the entrance and associated road infrastructure is necessary for or ancillary or incidental to the completed buildings.

The Planning report on this file chronicles the long and complicated history on site and sets out the rationale for the Planning Authority's decision. There is no additional information presented in the appeal documentation submitted to ABP.



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Tipperary County Council respectfully submit that An Bord Pleanála should uphold the decision of Tipperary County Council to determine the works proposed to be development and not exempted development.

If you have any queries, please do not hesitate to contact me.

Yours faithfully,

D. McGrath
for Director of Services