



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

E91 N512

Comhairle Contae
Thiobraid Árann,
Oifigi Cathartha,
An tAonach,
Co. Thiobraid Árann

Tipperary County Council,
Civic Offices, Nenagh,
Co. Tipperary

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Ref. No. 2260490

TO: Seamus Barry
C/o Mike Lyons
14 Bellewood
Ballyneety
Co. Limerick
V94 E63C

Application Received: 15/09/2022, 14/10/2022 & 21/11/2022

Re: Notification of decision to grant PERMISSION with conditions under
Planning & Development Act 2000 (as amended)

A Chara,

In pursuance of the powers conferred upon them by the above mentioned Acts, Tipperary County Council has by Order dated 08/12/2022 decided to grant you PERMISSION for development of land namely:-a shared vehicular entrance, 2 dwelling houses, connections to main services together with all associated site works at Garryduff East, Dundrum, Co. Tipperary.

For the reason(s) stated in schedule 1 and subject to the condition(s) stated on schedule 2 (1 to 12, pages 1 to 3).

If there is no appeal against the said decision, a Grant of PERMISSION in accordance with the Decision shall be issued as soon as maybe, but not earlier than 3 working days after the expiration of the period within which an appeal may be made to An Bord Pleanala. (See Footnote at end of document). It should be noted that until a Grant of a Permission has been issued the development in question is not authorised. The applicant is advised that unless the development described above is carried out within five (5) years from the date of Grant of PERMISSION, planning permission will cease to have effect. See Section 40 of the Planning and Development Act, 2000.

Signed on behalf of
Director of Services

Date: 08/12/2022

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Schedule One

It is considered that the proposed development complies with the policies and objectives of the Tipperary County Development Plan 2022-2028, and the proposed development does not have an adverse impact upon the character of the area or the amenities of adjoining properties in the vicinity of the site and would therefore be in accordance with proper planning and sustainable development of the area.

Schedule Two

1. Save where modified by the following conditions, the proposed development shall be carried out and completed in accordance with the plans and particulars submitted with the planning application on 15/09/2022 and as amended by the plans and particulars received on 21/11/2022 as further information.

REASON: To clarify the terms of the permission and in the interest of proper planning and sustainable development.

2. All surface water runoff from roofs, driveways and paved areas shall be collected and disposed of within the curtilage of the site by means of soak pits. Surface water runoff shall not be allowed to discharge onto the public road or adjoining properties.

REASON: To avoid interference with other properties and to prevent damage to the public road with consequent traffic hazard.

3. The applicant shall enter into water and wastewater connection agreements with Irish Water prior to the commencement of the development.

REASON: In the interests of public health and for the wellbeing of the occupant(s) of the development.

4. The roadside boundary shall be setback behind the required sight triangle, the sight triangle is taken from a point 2.4m back from the road edge at the centre of the proposed access to the points as shown on the site layout plan submitted as part of the further information response on 21/11/2022.

a) Where roadside hedge is removed a new roadside boundary hedge shall be constructed, the new roadside boundary shall compose of an earthen bank to a consolidated height of 1.2 metres that shall be planted with shrubs suitable for hedging and common to the locality (e.g. holly, hawthorn, blackthorn, ash, elder, bramble etc.) All landscaping and planting shall take place in the first planting season following occupation of the dwellings.

b) Alternatively, the new front boundary fence shall be of stone and sod, stone-faced masonry or dry stonewall. The stone used shall be indigenous to the area. The wall shall not be more that 1.2 metres in height over road level.

REASON: In the interest of traffic safety and in the interest of visual amenity.

5. At the entrance, a drainage kerb / cattle grid or approved equivalent surface water cut-off drain shall be set back a minimum distance of 3 metres behind the roadside boundary and it shall discharge to a stone filled soakaway located within the site.

REASON: In the interest of traffic safety and to prevent flooding of the public roadway.

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6.

- a) All existing hedgerow boundaries to the site shall be maintained and strengthened, save where required to be removed to comply with Condition Nos. 4 and 5 and all other site boundaries shall be planted with a double row mix of deciduous shrubs suitable for hedging and common to the locality (e.g. holly, hawthorn, blackthorn, ash). All landscaping shall take place in the first planting season following occupation of the dwellings.
- b) Screen fencing shall be erected between the individual sites. Same shall be a minimum of 1.8 metres high from the front building line of the dwelling to the rear site boundary.

REASON: In the interests of visual amenity.

7. External finishes of the proposed dwellings shall be in accordance with those indicated on the submitted plans.

- a) The colour of the roof slates shall be dark in colour.
- b) Facing material shall be neutral in colour and texture and render finishes shall be painted or pigmented prior to occupation.

REASON: In the interests of visual amenity.

8.

- a) All service cables associated with the proposed development (such as electrical, television and telephone cables) shall be run in underground ducts.
- b) The developer shall provide ducting, to be laid between the new houses and the entrance to the site, to allow for easy connection to broadband when it is made available.

REASON: To preserve the visual amenities of the area.

9. Site levelling for the construction of the development shall be done by excavation into the ground. Finished floor levels shall be as per details submitted.

REASON: To minimise the obtrusion of the building on the landscape in the interests of the preservation of the visual amenity of the area and to ensure an adequate standard of construction practice and building technique.

10.

- a) The developer shall ensure that all demolition and construction works on site are carried out in a manner such that noise and dust emissions do not result in significant impairment of, or significant interference with, amenities or the environment beyond the site boundary.
- b) The developer shall ensure that material from the site is not spread or deposited on the public roadway and shall maintain the roadway in a clean, tidy and safe condition. Any damage to or interference with the roadside drainage shall be made good without delay at the developers expense, to the satisfaction of the Local Authority.
- c) No construction or demolition activity giving rise to noise audible from the nearest habitable dwelling shall be carried out on Sundays, Bank Holidays or Public Holidays.
- d) From Monday to Friday, all construction and demolition activity giving rise to noise audible from the nearest habitable dwelling shall be restricted to the hours

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between 8.00a.m. and 6.00p.m. (inclusive) and to the hours between 8.00a.m. and 2.00pm (inclusive) on Saturdays (excluding Bank/Public Holidays).

REASON: To prevent a noise nuisance or traffic hazard arising from the implementation of the permission.

11. 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.

REASON: In the interests of the proper planning and sustainable development.

12. Prior to the commencement of development, a payment of a financial contribution shall be paid to the Planning Authority in respect of public infrastructure and facilities benefiting development in the administrative area of Tipperary County Council that is provided, or intended to be provided, by or on behalf of the Authority in accordance with the terms of the Tipperary County Council Development Contributions Scheme 2020 made under Section 48 of the Planning and Development Act, 2000 (as amended). The amount of the development contribution under this condition is **€5,177** which is calculated as follows:

Class	Rate 2020 per sq.m	Area sq.m		Total	Total payable
2	€31.00	334	Permission	€10,354.00	
Less 50% reduction under Section 10 of Development Contribution Scheme					€5,177

REASON: It is considered reasonable that a contribution be made in accordance with the Tipperary County Council Development Contributions Scheme 2020 made under Section 48 of the Planning and Development Act 2000 (as amended).

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Footnote:

An appeal against a decision of a Planning Authority under the Planning and Development Act 2000 (as amended) may be made to An Bord Pleanala, 64 Marlborough Street, Dublin 1, D01 V902. (Tel. (01) 8588100) during office hours.

1. You have four weeks beginning on the date the planning authority makes its decision which was (08/12/2022). This is a strict time limit.
2. You must put your appeal in writing (either typed or handwritten).
3. You must clearly state your own name and address. If someone is acting for you, like a planning agent they must clearly state their own name and address as well as your name and address.
4. You must give enough details to allow An Bord Pleanala to identify the application you wish to appeal.
5. You must provide your planning grounds of appeal (reasons and arguments) for your appeal and any items you wish to support your grounds of appeal.
6. If you are a third party, you must include the written acknowledgement given to you by the planning authority to confirm it received your submission at planning application stage.
7. You must pay the correct fee.

For more information on how to make an appeal see www.pleanala.ie

SITE LOCATION MAP

application SITE outlined in RED- 0.28ha

planning map

Map prepared by
mike lyons
lyons designs
architectural services
ballyneety
co. limerick



OSI License no 50290726

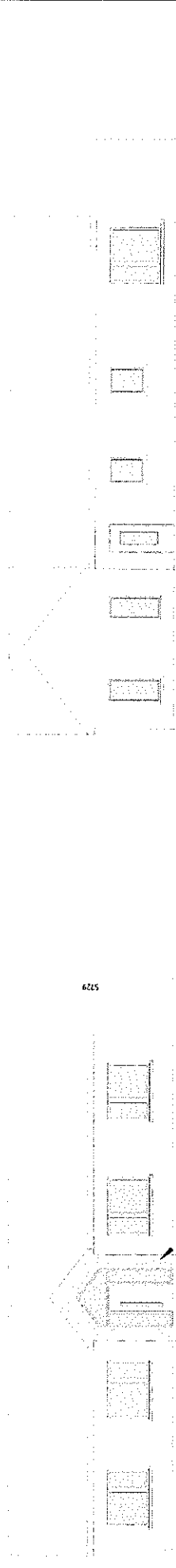


Seamus Barry
Garryduff East,
Dundrum
Co. Tipperary

ITM- X = 556695 Y = 645217
OS Sheet - TY051, 052, 059, 060

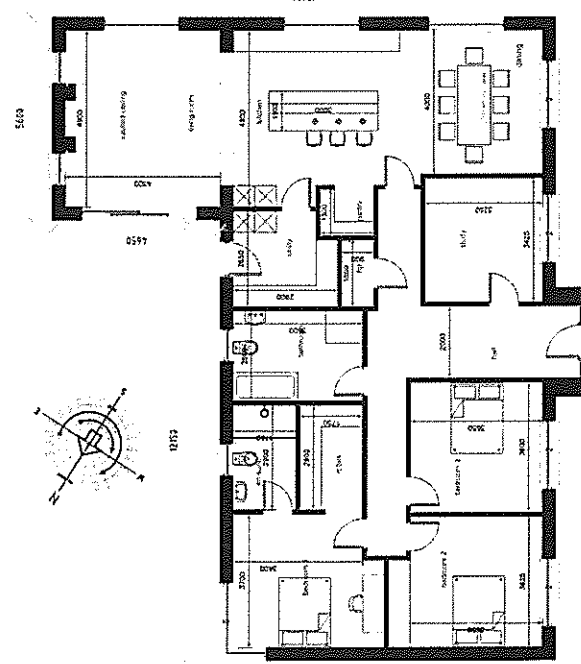
Scale 1:1000
DATED 12-09-2022

floor area of house 167 sq m



FRONT ELEVATION (SOUTH WEST)
SCALE 1 100

REAR ELEVATION (NORTH EAST)
SCALE 1 100

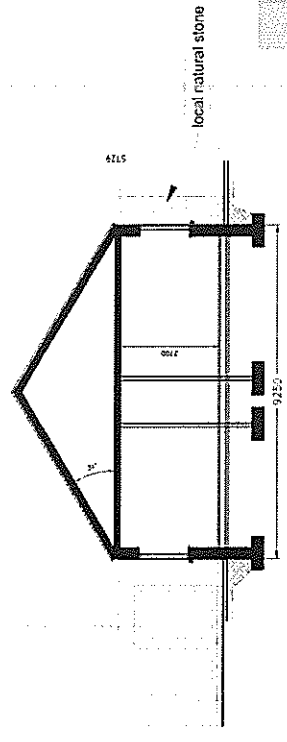


GROUND FLOOR PLAN
SCALE 1 100

- Summary of external finishes
HOUSE & GARAGE**
1. External walls to be 500mm rendered stone
 2. Stone finish above lintels
 3. Square finished to windows
 4. 100mm concrete Cills to windows
 5. Ceramic chimney capping
 6. Stone cladding to chimneys
 7. Selected local natural stone
 8. Artificial windows or window

SIDE ELEVATION (NORTH WEST)
SCALE 1 100

SIDE ELEVATION (SOUTH EAST)
SCALE 1 100



TYPICAL SECTION
SCALE 1 100

If you wish to make correction
of surface water to scale 1:50
to BRE365
refer to sheet P01

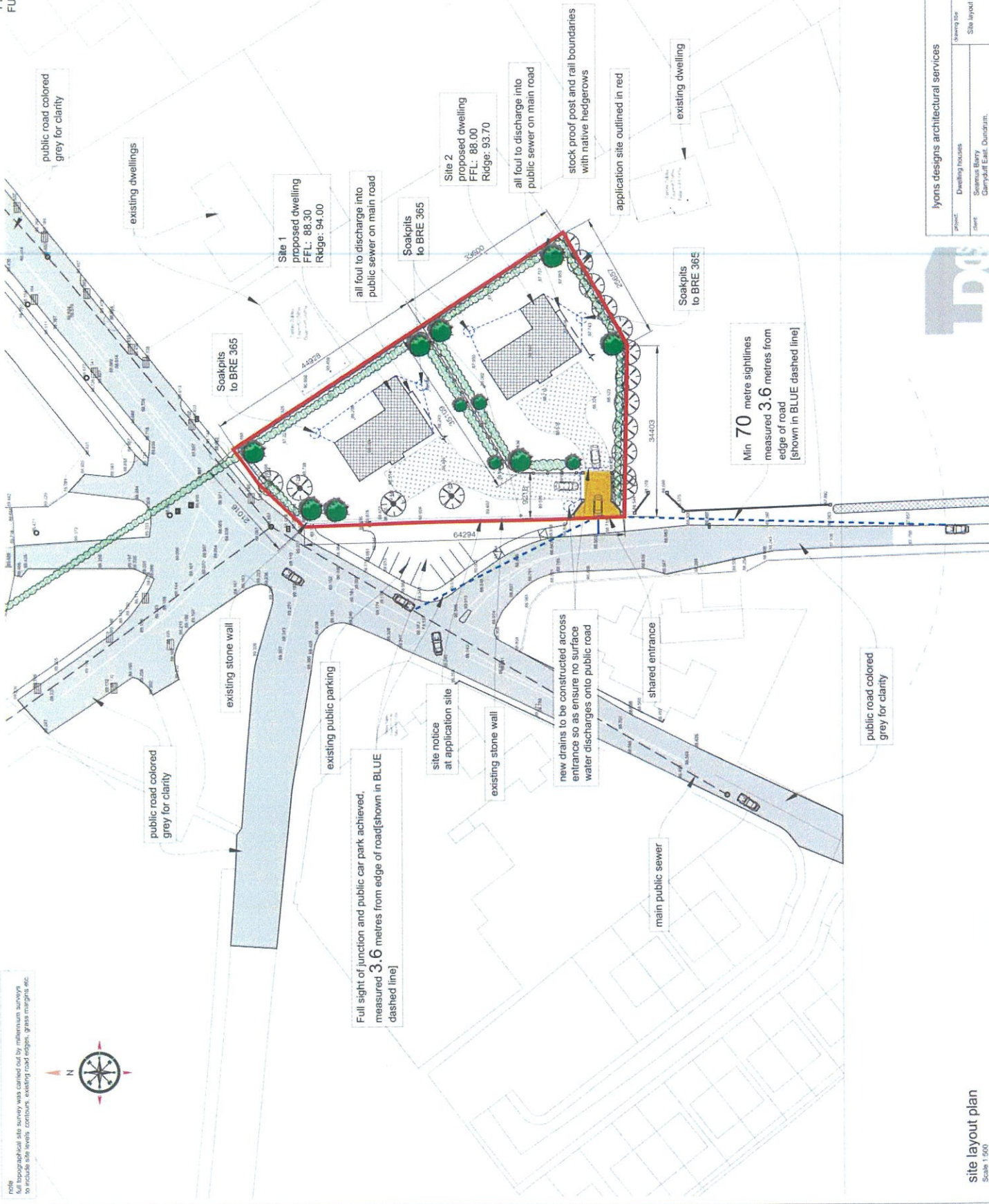
lyons designs architectural services			
Project	Dwelling Houses	Client	12/09/2022
Date	12/09/2022	Drawn by	1 100(BAC)
Scale	1 100(BAC)	Checked	P02
Author	1 100(BAC)	Project	P02
Scale	1 100(BAC)	Sheet	P02

Site - outlined in red
0.28 hectares
Folio - TY32966F
Site 1
ITM - X = 556688 Y = 645248
Site 2
ITM - X = 556695 Y = 645217

LANDSCAPING SCHEDULE
TREES & TREE CLUSTERS

NAME	%
BALDERS BIRCH	10%
ALDER	10%
DAK	10%
WEDD	10%
WHITEBARK	10%
WILD CHERRY	5%
WILD CHERRY	5%
ASH	20%
ASH	20%
HEDGEROW MIX	
HEDGE THORN	30%
BLACK THORN	40%
HAZEL	10%
HORN	10%
QUELDER ROSE	10%
HORN	10%

ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE GUIDELINES OF THE DEVELOPMENT



Min 70 metre sightlines measured 3.6 metres from edge of road [shown in BLUE dashed line]

Full sight of junction and public car park achieved, measured 3.6 metres from edge of road [shown in BLUE dashed line]

new drains to be constructed across entrance so as ensure no surface water discharges onto public road

lyons designs architectural services

project	Dwelling houses
client	Seamus Barry Campus/East. Dundrum. Co. DUBLIN
drawn by	Site layout plans
date	21/11/2022
scale	1:500@A2
app.	PLANNING
sheet no.	P01
revision	A