



Comhairle Contae Thiobraid Árann
Tipperary County Council

Chief Executive's Report PT8TT6

Part VIII Development

Refurbishment works and extension to a 3-bedroom bungalow etc at Rockforest, Knock, Roscrea

MARCH 2023

1. NATURE AND EXTENT OF THE PROPOSED DEVELOPMENT AND THE PRINCIPAL FEATURES THEREOF:

The proposed development includes for refurbishment works and bedroom and wetroom extension to a 3-bedroom bungalow and associated works. Temporary placement of a mobile home on the site and associated works. Retention of 2 no. existing sheds.

2. SITE DESCRIPTION AND LOCATION:

The proposed development is located approximately 300m north-east of Knock village. The development site is bounded by an existing dwelling to the south with agricultural land on all other sides. The site is presently occupied by a single storey cottage style dwelling with shed to the rear.

The site is accessed from the local road, L7045.

3. PUBLIC CONSULTATION:

Plans and particulars of the proposed development were available for inspection and purchase from Thursday 02.02.2023 to Friday 03/03/2023 at the following locations:

- Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary.
- Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary.
- Tipperary County Council Offices, Thurles, Co. Tipperary.
- Online at www.tipperarycoco.ie

Submissions and observations with respect to the proposed development could be made in writing or online to Tipperary County Council no later than 4.30 pm on Tuesday 21st March, 2023.

No submissions were received during the public consultation period.

4. PLANNING HISTORY:

No planning history traced on site.

5. PRESCRIBED BODIES:

The Part 8 was not referred to any prescribed bodies for comment.

6. REFERRALS

The Part 8 was not referred to any internal sections for comment.

7. PLANNING POLICY CONTEXT:

The Tipperary County Development Plan, 2022, contains the following policies/objectives that are relevant to the proposed development.

The site is located in an area which is designated as An Area Under Urban Influence.

Volume 3: Development Management Standards:

4.3.2 EXTENSIONS TO DWELLINGS

In cases where living accommodation is to be substantially upgraded and/or extended to accommodate additional occupants, the applicant will be required to demonstrate that the wastewater treatment system is adequate and does not present a risk to human health or the environment. The applicant will be expected to demonstrate to the Council that the wastewater treatment system is fit for purpose, operating and maintained appropriately and is not causing damage.

As part of the planning application for such a development a report prepared by a qualified site assessor should be submitted confirming:

- a) the type of system in place (i.e. septic tank or other),
- b) the capacity of the tank (approximate),
- c) the design and layout of the percolation area or polishing filter,
- d) that it can be accessed and maintained, (location shown on site layout drawings)
- e) it is demonstrated that clean roof/surface water is not entering the system and
- f) there is no visible evidence of it causing a risk to human health or the environment, i.e. no ponding on the ground in the vicinity of the system, no effluent break-out at slopes, no "by-pass" pipe to a nearby drain, and that any drains in the vicinity are clear with no build-up of sewage fungus etc.

If an upgrade to an existing system is required, it shall comply with the EPA Code of Practice for Domestic Wastewater Treatment Systems (EPA, 2021).

4.12

DOMESTIC EXTENSIONS

The Council will seek to implement the following guidelines in respect of extensions.

- 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).

8. PLANNING ASSESSMENT:

PRINCIPLE OF PROPOSAL

The proposal is for refurbishment and extension to an existing dwelling. The proposed development is considered acceptable in principle.

The application also relates to the installation of a mobile home on site to provide accommodation during the construction stage which is considered acceptable in principle.

The proposal to retain the existing sheds has not been considered as part of this assessment as same does not constitute 'proposed development' as set out in Section 179 of the Planning and Development Act 2000, as amended.

DEVELOPMENT DESIGN

The proposed extension is considered acceptable in scale and design and is considered to be in keeping with the existing dwelling on site. The extension will accommodate an additional bedroom and wetroom.

It is also proposed to carry out refurbishment works including external

insulation to the side porch, fitting of an external door to the rear of the side porch and the removal of an existing chimney.

Finally, it is proposed to install a mobile home, measuring 10.2m x 3.1m and with a height of 2.4m on site on a temporary basis to provide accommodation during the construction stage together with ancillary site works. The site works will include site preparation, surfacing materials, services including plumbing, electricity supply, water supply etc. It is considered that such proposal is acceptable on a temporary basis only.

ACCESS AND PARKING

It is not proposed to make any alterations to the existing vehicular access to the site.

FLOODING

The development is outside any known flood risk area and the scheme presents no flood risk issues.

SERVICES - WASTEWATER DISPOSAL AND SURFACE WATER DISPOSAL

The proposals present no impact on existing water / wastewater collection and drainage services. These services are existing. The LA carried out remedial works to the existing waste water treatment system on site and same is considered adequate to cater for the proposed development.

ARCHAEOLOGY

The site is located outside the designated zone of archaeological potential associated with Tipperary town. The development raises no issues with archaeological impacts.

8. APPROPRIATE ASSESSMENT & ENVIRONMENTAL IMPACT ASSESSMENT(EIA):

The development has been the subject of an Appropriate Assessment screening in accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Article 250(1) of the Planning and Development Regulations 2001, as amended. The Appropriate Assessment screening concluded that the proposed development would not be likely to give rise to significant or indeterminate impacts on any Natura 2000 site.

In accordance with Article 120(1)(a) of the Planning and Development Regulations 2001, as amended, the Planning Authority has carried out a preliminary examination of nature, size and location of the proposal, and has concluded that there is no real likelihood of significant effects on the

environment arising from the proposed development, and an EIA is not required.

10. CONCLUSIONS & RECOMMENDATIONS:


The Planning Authority are satisfied that the proposals are consistent with the proper planning and sustainable development of the area. Therefore, it is recommended that the proposed development should proceed subject to the following recommended modification.

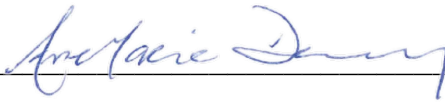
11. REQUIREMENTS & CONDITIONS:

The development should be subject to the following:

1. The proposed mobile home shall be removed from site within 3 months of the completion of the proposed extension and refurbishment works.

Signed:  Date: 29.03.2023
District Planner

Signed:  Date: 29/03/2023
Senior Executive Planner

Signed:  Date: 30/03/2023
A/ Senior Planner

Signed:  Date: 31/03/2023
Director of Services