



Comhairle Contae Thiobraid Árann
Tipperary County Council

**PLANNING SECTION
FEEDBACK IN RELATION TO PROPOSED DEVELOPMENT**

**In accordance with Section 247 of the Planning and Development Act, 2000 as amended
Planning & Development Regulations 2001 as amended**

Form of Consultation:	Standard reply
Proposed Development	Domestic Garages

Advice Given- Section 1

Note:

This feedback is based on the policies and objectives contained in the following Tipperary County Development Plan 2022-2028 and is relevant to all proposals for domestic garages that come within Co. Tipperary.

A copy of the above referenced plan is available for review on the Council's website.

Section 3 provides information on Development Contributions payable on foot of a grant of planning permission and information on the planning application process

This feedback is made on the understanding that there is no unauthorised development or non-compliance issues with the site to which the development relates.

Requirement for Planning Permission

The development of domestic garages of a certain size may meet planning exemptions and can be undertaken without the need to apply for planning permission. As a first step it is recommend that the following publication from the Office of the Planning Regulator is consulted:

<https://www.opr.ie/wp-content/uploads/2022/11/Planning-Leaflet-8-A-Guide-to-Doing-Work-Around-the-House-1.pdf>

A Section 5 Declaration application can be made to determine whether your proposal meets Planning Exemptions. This takes 4 weeks to process and requires a fee of €80 together with maps and drawings showing the location of the proposal and nature and extent of works proposed.

A determination on whether your proposals do or do not meet planning exemptions will not be undertaken through a pre planning consultation.

Planning Policy

Where planning permission is required proposals to develop a new domestic garage will be assessed against the following criteria of the Tipperary County Development Plan 2022. The requirements set out below must be taken into consideration by you and your agent when preparing design proposals.

Tipperary County Development Plan 2022-2028

Volume 3 Appendix 6 Development Management Standards

4.0 Residential development

4.14 Domestic Garages

The scale and detail of domestic garages shall be subordinate to the main dwelling and their use shall not impact on adjoining residential amenity. Detached garages should be less than 70sqm and should be discreetly located on the site to compliment the dwelling appearance and finish

Design Considerations

It is recommended to ensure the proposals take due consideration of the foregoing requirements (under 4.14 Domestic Garages) the character and setting of the existing dwelling and the character, setting and amenity of any adjoining dwellings/buildings. Proposals must not impact on adjoining residential properties by way of overshadowing or overbearing.

Considerations where a property is a Protected Structure or within an Architectural Conservation Area (ACA)

If your property is a protected structure or within an ACA it is recommended to seek advice and input from a suitably qualified conservation professional on our design proposals. An application for works to a Protected Structure or within it's curtilage or attendant grounds is required to be accompanied by an Architectural Heritage Impact Assessment prepared in accordance with Appendix B of the Architectural Heritage Protection Guidelines for Planning Authorities.

Details of Protected Structures and ACAs can be found through the Councils Planning Enquiry Map System.

<https://www.tipperarycoco.ie/planning-and-building/planning-information-and-advice/planning-enquiry-system-eplan>

Considerations where a property is within a Zone of Archaeological interest

If your property is within the zone of interest associated with a recorded monument or national monument considerations as to how your proposals impact on archaeology (physical and visual) may be required. In addition the preparation of an Archaeological Impact Assessment may be required.

Access

In most cases proposals to develop a new domestic garage do not present access related issues. A planning application should however indicate proposals for circulation and access to the garage within the application site and the surface treatment for new circulation areas.

Water/Wastewater

It is recommended that the location of existing services are identified and development over same is avoided.

Flood Risk

As a first principle development within flood risk areas should be avoided where possible. Where your property intersects with an area at risk of flooding your application should be accompanied by a Commensurate Flood Risk Assessment prepared in accordance with the requirements of Section 5.28 of the Planning System and Flood Risk Management Guidelines 2009 and Circular PL 2/2014.

Details of flood risk areas can be found at www.floodinfo.ie and through the Councils Planning Enquiry Map System.

Ecology

If your property is within or near to a Special Area of Conservation, Special Protection Area or Natural Heritage Area impacts on protected ecology may arise. Details of these area can be found through the Nature tab on the EPAs Mapping System <https://gis.epa.ie/EPAMaps/>

Advice Given- Section 2

This section provides information on Development Contributions payable on foot of a grant of planning permission and information on the planning application process.

Development Contributions:

Development Contributions will be in accordance with the current Development Contribution Scheme 2020. Class 3 - €20/sq.m. The first 70 sq m of floor area is not subject to charge.

Planning Application Process:

- Allow 12 weeks for a planning application to be considered and determined.
- Anyone can object to your application when it's made. From when you submit the application there is a 5 week period allowed for people that may wish to object. Any objection must be made in writing. If an objection is received any valid planning issues raised will be taken into consideration by the Planning Authority when assessing your application. Any person that makes an objection can appeal any decision of the Planning Authority to An Bord Pleanála.
- As applicant you also have the right to appeal a decision to an Bord Pleanála.
- The Planning and Development Regulations 2001, as amended sets out requirements that must be satisfied for a planning application to be considered a valid application. These requirements relate to the submission of maps, plans and drawings drawn to a required scale and containing certain information with the planning application, providing a completed application form, submission of a site suitability assessment, inclusion for public notices, the correct fee etc. The onus is on you or your agent to ensure the application meets the validation requirements. Where an application fails to meet the validation requirements the application and accompanying fee will be returned to the applicant and this will result in a requirement to re-apply. The Planning Section have prepared a document that sets out requirements for a valid planning application and recommend that you and your agent review the application relative to the requirements of the Regulations prior to submitting the application.
The document can be accessed through the link below:
<https://www.tipperarycoco.ie/sites/default/files/Publications/Requirements%20for%20a%20Valid%20Application.pdf>
- Please be advised that you are encouraged to lodge any planning application electronically at <https://planning.localgov.ie/>

Note:

The purpose of this consultation in relation to the proposed development is to enable the person concerned to be advised by the Planning Authority of the procedures involved in considering a planning application, including any requirements of the Planning and Development Regulations, 2001 as amended (which govern the preparation and submission of planning applications) and to, as far as possible, indicate the relevant objectives in the current statutory Development Plan, which are relevant to the proposed development and which may have a bearing on the decision of the Planning Authority.

The carrying out of this consultation in relation to the proposed development shall not prejudice the performance by Tipperary County Council as Planning Authority of any of its functions under the Planning and Development Acts, 2000 as amended, or any Regulations made under the Acts, and cannot be relied upon in the formal planning process or in legal proceedings.

The matters outlined in this consultation shall not prejudice any decision which may be made by the Planning Authority in relation to any planning application on the subject site. Furthermore, the advice offered is only relevant in so far as the applicable Planning and Development Act, 2000 as amended, the Regulations made thereunder, and the appropriate statutory Development Plan current for the time being, remain so.

