



An
Bord
Pleanála

Board Direction
BD-000134-18
ABP-300179-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/03/2018.

The Board decided to refuse outline permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to:

- the location of the site close to the town centre,
- to the pattern of development in the area (including the fine grained nature of some of the surrounding streets and the building lines of adjoining development), and
- the potential opportunities for permeability and connectivity for this site with surrounding land and streets,
- the land use zoning pertaining to the site and the objectives for such land as set out in the Clonmel and Environs Development Plan, 2013 as varied,

it is considered that the proposed development would represent an inappropriate design response for the site, which would be out of character with and would fail to integrate successfully with adjoining streets. Furthermore the proposed development would prejudice the orderly development of adjoining lands would result in the unsustainable use of serviced central land in the town. The proposed development would therefore be contrary to the development Plan objectives and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 27/03/2018

Conall Boland