



I have had regard to the documentation on file from the prospective applicant, the submission from the planning authority and the Record of the Consultation Meeting. I have also considered the Inspector's Report and recommendation.

I hereby direct that an Opinion, pursuant to section 6(7) of the Planning and Development (Housing) and Residential Tenancies Act 2016, should issue generally in accordance with the Inspector's recommendation subject to the changes as follows:

Opinion items as follows:

1. Design and Layout

Further consideration/justification of the documents as they relate to the layout of the proposed development, in particular the layout of Plot C, in relation to the 12 criteria set out in the 'Urban Design Manual' which accompanies the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) and the 'Design Manual for Urban Roads and Streets' (March 2013). The matters of arrangement and hierarchy of streets; configuration of the layout; connectivity with adjoining lands; provision of quality, usable open space and the creation of character areas within a high quality scheme should be given further consideration. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Density

Further consideration/justification of the documents as they relate to the density in the proposed development, in particular in relation to Plot C. This consideration and justification should have regard to, inter alia, the minimum

densities provided for in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) in relation to such Outer Suburban/Greenfield sites. Particular regard should be had to the need to develop at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to Clonmel and its established social and community services. The further consideration of this issue may require an amendment to the documents and/or design proposal submitted relating to density and layout of the proposed development.

Specific information (pursuant to article 285(5)(b) of the 2017 Regulations) as per the Inspector's recommendation save for items 2 and 5 which shall be deleted and replaced with the following:

- 2. A plan clearly detailing all existing public open space provision within the overall Crann Ard development, together with details of the open space proposed particularly in the context of the existing quantum of open space in the overall development. The plan should address the hierarchy of such spaces (existing and proposed), the nature/function of the proposed areas of open space, the need to provide surveillance of the open spaces, the usability of the active open space and proposals for passive open space in the context of landscaping proposals.*
- 5. Cross-sections/CGIs/visualisations/contiguous elevations and any other information deemed relevant, showing the proposed development relative to existing residential development in the Crann Ard estate and on adjacent lands.*

Authorities to be notified (pursuant to article 285(5)(a) of the 2017 Regulations) as per the Inspector's recommendation.

Tom Rabbette
Assistant Director of Planning
Date