



An  
Bord  
Pleanála

**Board Direction**  
**BD-003919-19**  
**ABP-304395-19**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/8/2019.

The Board decided to refuse 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 of Clonmel, its brownfield nature, the pattern of development in the area and the land use zoning for the site and the objectives set out in the Clonmel and Environs Development Plan, 2013 as varied, it is considered that the proposed development, in terms of its density, layout and design, would represent an inappropriate development response for the site resulting in an unsustainable use of serviced land in the town and would be excessively car dominated with poor public open space distribution. As such the proposed development would be contrary to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, issued by the Department of Environment, Heritage and Local Government in May 2009, which seek to promote higher densities in urban areas and sustainable patterns of urban development and to the Design Manual for Urban Roads and Streets issued by the Department of Department of Transport, Tourism and Sport and the Department of Environment, Community and Local Government in March 2013. The proposed development would, therefore, would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 29/08/2019

---

Terry Prendergast