



An
Bord
Pleanála

Board Direction
BD-004629-19
ABP-304695-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/11/2019.

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 policy objectives of the National Planning Framework,
- Policies HSG 2, HSG 3 and HSG 4, of the Clonmel and Environs Development Plan 2013,
- the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual,
- the location of the site in an area zoned New Residential,
- the layout and design of the proposed development,

the Board considered that, the proposed development, by reason of its layout and design, would generally fail to comply with the overall design approach and requirements set out in both the Design Manual for Urban Roads and Streets (DMURS), issued in 2013 and the Urban Design Manual – A Best Practice Guide issued in 2009. The proposed development would, therefore, constitute a substandard form of residential development that would seriously injure the residential amenities of the area, would be contrary to Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

Furthermore, the Board considered that the density of the proposed development would be contrary to Ministerial Guidelines, which indicate that net densities of less than 30 dwellings per hectare should generally be discouraged in the interest of land efficiency.

Board Member

Date: 06/12/2019

Michelle Fagan