



An
Bord
Pleanála

Board Direction
BD-004863-20
ABP-305237-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/01/2020.

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

Reasons and Considerations

In coming to its decision, the Board had regard to the following:

- the location of the site within the development boundaries of the town of Clonmel,
- the pattern of development in the area,
- 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,
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas

The Board considered that the proposed development, both in terms of the density proposed and the layout which excludes connectivity to adjoining zoned land to the South, would represent an inappropriate and suboptimal design response to the site resulting in the unsustainable use of serviced land within the development boundary of Clonmel. The Board further considered that 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 also 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 set an undesirable precedent for similar developments in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board was not satisfied that an acceptable mix of housing typologies was proposed having regard to the provision of over 75% 3-bedroom units however having regard to the substantive reason for refusal it was decided not to pursue this matter further.

Board Member

Date: 07/01/2020

Paul Hyde