



An  
Bord  
Pleanála

**Board Direction**  
**BD-005562-20**  
**ABP-306223-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/04/2020.

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

### **Reasons and Considerations**

The "Urban Design Manual – a Best Practice Guide" issued by the Department of the Environment, Heritage and Local Government in 2009, to accompany the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, includes key criteria such as context, connections, inclusivity, variety and distinctiveness. It is considered that the proposed development would result in a poor design concept that would be suburban in layout with weak street frontage onto Bohernamona Road and with inappropriate setbacks, inconsistent with the location of the site within the Key Town of Thurles. The proposed development also lacks variety and distinctiveness, fails to establish a sense of place and has poor connectivity through the site to the surrounding area. Furthermore, the layout of the proposed scheme is considered to be dominated by roads and parking with little in the way of street hierarchy, which, together with inadequate pedestrian and cycle connectivity through the site, would be contrary to the provisions of the Design Manual for Urban Roads and Streets, issued by the Department of the Environment, Community and Local Government and the Department of Transport, Tourism and Sport in 2013. As such, the proposed development would be contrary to these

Ministerial guidelines and, therefore, be contrary to the proper planning and development of the area.

**Board Member**

**Date:** 07/04/2020

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Terry Prendergast