



An
Bord
Pleanála

Board Direction
BD-007150-20
ABP-307943-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2020.

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

Reasons and Considerations

The proposed development is located in an area zoned 'Environs' in the Clonmel and Environs Development Plan 2013 for which the objective is to protect lands for the future expansion of Clonmel. This objective is considered reasonable. Section 6.10 (Individual Houses in the Environs) of the Plan states that the land zoned 'Environs' is a pressure area for development and the purpose of this land is to allow for the continuation of rural/agricultural practices but also to safeguard this land for the future expansion of Clonmel in a co-ordinated and orderly fashion at appropriate periods. It is the policy of the planning authority, as set out in Policy HSG 10, to facilitate individual houses on lands zoned Environs where, inter alia, the applicant can demonstrate eligibility under certain criteria including that the application is being made by a farmer of the land or a direct descendant of a farmer of the land. That is not the case in this application. Therefore, the proposed development would be contrary to Policy HSG 10 of the Clonmel and Environs Development Plan 2013, would contravene materially the said zoning objective and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 11/12/2020

Dave Walsh