

An  
Bord  
Pleanála

**Board Direction**  
**BD-011001-22**  
**ABP-313207-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/07/2022.

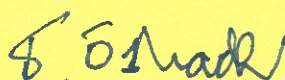
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. The proposed development does not provide for the future expansion of the GAA Facility as required by Specific Objective 9 of the Coopers Lot Master Plan (as contained in Appendix 1 Part 4 of the Cashel and Environs Plan 2009-2015, as amended). The development as proposed, therefore, materially contravenes the Cashel and Environs Plan 2009-2015, as amended. Furthermore, the proposed site layout is such that an existing northern access to the car park adjacent to the site, and to the GAA Club, will be permanently closed. The Board is of the view that the closing of this access point is premature pending definitive proposals in relation to future access to both the car park and to the GAA Club, and in the absence of agreement with Tipperary County Council in relation to proposals for same, the proposal is also contrary to Specific Objective 1b of the Coopers Lot Master Plan (as contained in Appendix 1 Part 4 of the Cashel and Environs Plan 2009-2015, as amended).
2. The Board is not satisfied that adequate information has been presented in relation to the recurring flooding that has been reported to occur on the eastern portion of the site, on the Clonmel Road adjacent to the site, and on the graveyard in proximity to the site. In particular, there is an absence of

information as to the frequency and extent of flooding, the depth of floodwaters, the source of the flooding and any measures proposed to alleviate flood risk, to both the site itself and to adjoining sites. In the absence of the required information and having regard to the history of the site as relates to flooding, the Board is not satisfied that the applicant has clearly demonstrated that the flood risk arising from the development can be limited and is not satisfied the applicant has demonstrated that the proposal will not increase flood risk elsewhere. In the absence of such information, the proposed development would be prejudicial to public safety and contrary to the proper planning and sustainable development of the area.

Board Member



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Terry Ó Niadh

Date: 19/07/2022