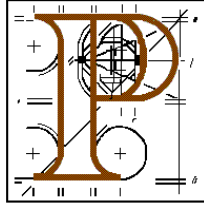


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Tipperary County Council

Planning Register Reference Number: 17/601005

An Bord Pleanála Reference Number: ABP-300179-17

Appeal by David Lynch care of Will McGarry and Associates Consulting Engineers of 15 Mary Street, Clonmel, County Tipperary against the decision made on the 31st day of October, 2017 by Tipperary County Council to refuse outline permission for the proposed development.

Proposed Development: Outline permission to construct four number two-storey dwellings, two number combined entrances and all associated site development works at Cashel Road, Clonmel, County Tipperary.

Decision

REFUSE outline permission for the above proposed development based on the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to: -

- the location of the site close to the town centre,
- to the pattern of development in the area (including the fine grained nature of some of the surrounding streets and the building lines of adjoining development),
- the potential opportunities for permeability and connectivity for this site with surrounding land and streets, and
- 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,

it is considered that the proposed development would represent an inappropriate design response for the site, which would be out of character with and would fail to integrate successfully with adjoining streets. Furthermore, the proposed development would prejudice the orderly development of adjoining lands and would result in the unsustainable use of serviced central land in the town. The proposed development would, therefore, be contrary to the Development Plan objectives and would be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018