



An  
Bord  
Pleanála

**Board Order**  
**ABP-304395-19**

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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 18/601311**

**APPEAL** by Peter Morrissey of Saint Barbara, Thomas Street, Clonmel, County Tipperary and by Bekan Property care of Peter Thompson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 16<sup>th</sup> day of April, 2019 by Tipperary County Council to grant subject to conditions a permission to Rockspring Developments Limited care of Brian Ahern and Associates of Franciscan Lane, Henry Street, Limerick.

**Proposed Development:** Demolition of existing buildings, construction of 35 number dwellinghouses, re-located entrance from public road, connection to public services, car parking, roads, footpaths, open space areas and ancillary and site development works, all at Thomas Street, Clonmel, County Tipperary. The proposed development was revised by further public notices received by the planning authority on the 21st day of March, 2019, including an increase in bungalow units from six to seven units, revised site layout drawings and landscaping/services drawings (total house numbers remain at 35 number).

Commented [MB1]:

## **Decision**

**REFUSE permission for the above proposed development in accordance with 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 of Clonmel, its brownfield nature, the pattern of development in the area and the land use zoning for the site and the objectives set out in the Clonmel and Environs Development Plan, 2013 as varied, it is considered that the proposed development, in terms of its density, layout and design, would represent an inappropriate development response for the site resulting in an unsustainable use of serviced land in the town and would be excessively car dominated with poor public open space distribution. As such 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 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, therefore, seriously injure the amenities of future occupants and would be contrary to the proper planning and sustainable development of the area.

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

**Dated this        day of        2019.**