



Planning and Development Acts 2000 to 2019

Planning Authority: Tipperary County Council

Planning Register Reference Number: 18/600858

APPEAL by the residents of Meadowlands Estate care of HRA Planning of 3 Hartstonge Street, Limerick and by others against the decision made on the 23rd day of May, 2019 by Tipperary County Council to grant subject to conditions a permission to Morrissey Construction Limited care of AFEC International of Unit B6, Swords Enterprise Park, Feltrim Road, Swords, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construct 44 number new houses which comprise of 22 number detached and 22 number semi-detached houses together with all roads, footpaths, underground services, connection to an existing foul sewer, additions to the existing surface water drainage network and all boundary treatments with all associated site development works at Moangarriff, Clonmel, County Tipperary, as amended by the further public notice received by the planning authority on the 30th day of January, 2019.

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 policy objectives of the National Planning Framework,
- Policies HSG 2, HSG 3 and HSG 4 of the Clonmel and Environs Development Plan 2013,
- the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) and the accompanying Urban Design Manual,
- the location of the site in an area zoned New Residential, and
- the layout and design of the proposed development,

the Board considered that, the proposed development, by reason of its layout and design, would generally fail to comply with the overall design approach and requirements set out in both the Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport in 2013 and the Urban Design Manual – A Best Practice Guide issued by the Department of the Environment, Heritage and Local Government in 2009. The proposed development would, therefore, constitute a substandard form of residential development that would seriously injure the residential amenities of the area, would be contrary to the Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

Furthermore, the Board considered that the density of the proposed development would be contrary to the Ministerial Guidelines, which indicate that net densities of less than 30 dwellings per hectare should generally be discouraged in the interest of land efficiency.

Michelle Fagan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.