



Planning and Development Acts 2000 to 2019

Planning Authority: Tipperary County Council

Planning Register Reference Number: 18/601378

APPEAL by Conal O'Reilly of 6 Gort na Manach, Cahir Road, Clonmel, County Tipperary against the decision made on the 8th day of August, 2019 by Tipperary County Council to grant subject to conditions a permission to Melclon Limited care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork.

Proposed Development Construction of 74 number residential units and all associated ancillary development works including connection to all public services, vehicular and pedestrian access, parking, footpaths, drainage, landscaping and amenity areas, all at Abbey Farm, Inishlounaght and Ballingarrane, Cahir Road, Clonmel County Tipperary, as revised by the further public notice received by the planning authority on the 15th day of July, 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:-

- (a) the location of the site within the development boundaries of the town of Clonmel;
- (b) the pattern of development in the area;
- (c) 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; and
- (d) the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages), issued by the Department of the Environment, Heritage and Local Government in May 2009,

it is considered that the proposed development, both in terms of the density proposed and the layout which excludes connectivity to adjoining zoned land to the south, would represent an inappropriate and suboptimal design response to the site resulting in the unsustainable use of serviced land within the development boundary of Clonmel. The Board further considered that the proposed development would be contrary to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages), issued by the Department of the Environment, Heritage and Local Government in May 2009, which seek to promote higher densities in urban areas and sustainable patterns of urban development, and also to the Design Manual for Urban Roads and Streets issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2013. The proposed development would set an undesirable precedent for similar developments in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

Member of An Bord Pleanála

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

Dated this day of 2020.