



Planning and Development Acts 2000 to 2019

Planning Authority: Tipperary County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 20th day of December 2019 by Liberty Square Consulting Limited care of MKO Planning, Tuam Road, Galway.

Proposed Development

A planning permission for a strategic housing development at Mitchel Street, Thurles, County Tipperary in the townlands of Thurles Townparks, Bohernamona, Monacocka and Bowling Green.

The proposed development consists of:

- 1) Construction of 122 number residential units including a 'home with childcare unit', comprising:
 - 11 number House Type A (four-bed semi-detached house),
 - 62 number House Type B (three-bed semi-detached house),
 - 16 number House Type C (two-bed terrace house),
 - 24 number House Type D (duplex – two/three-bed townhouse over two two-bed ground floor units, four to a block),
 - 9 number House Type E (four-bed semi-detached dual aspect house).

- 2) Provision of a new point of vehicular and pedestrian access from Mitchel Street to the south and from Bohernamona Road to the east.
- 3) Demolition of a section of wall onto Mitchel Street and partial demolition of three number outbuildings within the site
- 4) Provision of shared communal and private open space, landscaping, car parking, public lighting, pumping station including access, site services and all associated development works.

Decision

Refuse 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

The “Urban Design Manual – a Best Practice Guide” issued by the Department of the Environment, Heritage and Local Government in 2009, to accompany the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, includes key criteria such as context, connections, inclusivity, variety and distinctiveness. It is considered that the proposed development would result in a poor design concept that would be suburban in layout with weak street frontage onto Bohernamona Road and with inappropriate setbacks, inconsistent with the location of the site within the Key Town of Thurles.

The proposed development also lacks variety and distinctiveness, fails to establish a sense of place and has poor connectivity through the site to the surrounding area.

Furthermore, the layout of the proposed scheme is considered to be dominated by roads and parking with little in the way of street hierarchy, which, together with inadequate pedestrian and cycle connectivity through the site, would be contrary to the provisions of the Design Manual for Urban Roads and Streets, issued by the Department of the Environment, Community and Local Government and the Department of Transport, Tourism and Sport in 2013. The proposed development would be contrary to these Ministerial guidelines and, therefore, be contrary to the proper planning and 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