



Planning and Development Acts 2000 to 2020

Planning Authority: Tipperary County Council

Planning Register Reference Number: 20/563

APPEAL by Ciara McCarthy and Robert Hannon of 8 Dromard Close, Cashel Road, Clonmel, County Tipperary against the decision made on the 23rd day of July, 2020 by Tipperary County Council to refuse permission.

Proposed Development: Construction of a dwellinghouse, separate domestic garage, septic tank and percolation system, block up an existing entrance on site and open up a new entrance to this site and all associated site works at Rathronan, Clonmel, County Tipperary.

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

The proposed development is located in an area zoned 'Environs' in the Clonmel and Environs Development Plan 2013, for which the objective is to protect lands for the future expansion of Clonmel. This objective is considered reasonable. Section 6.10 (Individual Houses in the Environs) of the plan states that the land zoned 'Environs' is a pressure area for development and the purpose of this land is to allow for the continuation of rural/agricultural practices but also to safeguard this land for the future expansion of Clonmel in a co-ordinated and orderly fashion at appropriate periods. It is the policy of the planning authority, as set out in Policy HSG 10, to facilitate individual houses on lands zoned Environs where, inter alia, the applicant can demonstrate eligibility under certain criteria including that the application is being made by a farmer of the land or a direct descendant of a farmer of the land. That is not the case in this application. Therefore, the proposed development would be contrary to Policy HSG 10 of the Clonmel and Environs Development Plan 2013, would contravene materially the said zoning objective and would be contrary to the proper planning and sustainable development of the area.

Dave Walsh

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

Dated this day of 2020.