



Planning and Development Acts 2000 to 2021

Planning Authority: Tipperary County Council

Planning Register Reference Number: 20/237

APPEAL by Kingscroft Developments Limited care of The Planning Partnership of The Coach House, Dundanion, Blackrock Road, Cork against the decision made on the 30th day of April, 2021 by Tipperary County Council to refuse permission for the proposed development.

Proposed Development: The construction of a mixed-use development totalling 10,383.41 square metres gross floor area, comprising a single storey childcare facility (162.45 square metres gross floor area) and 84 number two storey dwellings (totalling 10,220.96 square metres gross floor area). The proposed development will consist of: a childcare facility with 553 square metres ancillary private outdoor play area, roof mounted PV solar panels and 12 number dedicated vehicle parking/drop-off spaces, four number four bedroom detached dwellings with eight number dedicated resident car parking spaces, 16 number four bedroom semi-detached dwellings with 32 number dedicated resident car parking spaces, 46 number three bedroom semi-detached dwellings with 92 number dedicated resident car parking spaces, six number two bedroom semi-detached dwellings with 12 number dedicated resident car parking spaces, and 12 number two bedroom terraced dwellings with 18 number dedicated resident car parking spaces. Each of the proposed dwelling units will feature roof mounted PV solar panels. The overall development will be served by a new primary vehicular and pedestrian access

from the Dundrum Road, 36 number visitor car parking spaces, boundary treatments, hard and soft landscaping, private and public open spaces, internal roads and pedestrian walkways, services (including two number below ground attenuation tanks), site lighting and all other ancillary and associated site development works above and below ground level all at a site of approximately 3.9 hectares located at Dundrum Road, Brodeen, Tipperary Town, 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

On the basis of the information submitted with the application and appeal, and notwithstanding the revisions made to the proposed development in response to the Section 137 notice issued, it is considered that the proposed development provides a poorly designed road layout, particularly in respect to the excessive quantum of roadway within the overall development, the excessive use of cul-de-sacs and inadequate vehicle circulation, culminating in a poor quality public realm, would seriously injure the amenities of future residents of the development, and would militate against the provision of a high quality layout design and would constitute a substandard form of development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Bohan

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

Dated this 7th day of March 2022.