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**Planning and Development Acts 2000 to 2021**

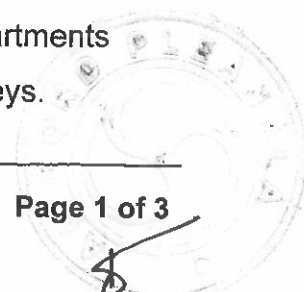
**Planning Authority: Tipperary County Council**

**Application** for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Bord Pleanála on the 4<sup>th</sup> day of April 2022 by J. Osoina Limited care of Downey Planning of 29 Merrion Square, Dublin.

**Proposed Development comprises of the following:**

The development will consist of the construction of a residential development comprising of 108 number residential units and a two storey childcare facility with an outdoor play area, all of which will be provided as follows:

- (a) two number detached four-bedroom, two storey dwellings;
- (b) 26 number semi-detached four-bedroom, 2.5 storey dwellings;
- (c) two number semi-detached three-bedroom, two storey dwellings;
- (d) 38 number terraced three-bedroom, two storey dwellings;
- (e) Block A will comprise of eight number two-bedroom, ground floor apartments and eight number three-bedroom, duplex apartments, over three storeys;
- (f) Block B will comprise of eight number two-bedroom, ground floor apartments and eight number three-bedroom, duplex apartments, over three storeys;
- (g) Block C will comprise of four number two-bedroom, ground floor apartments and four number three-bedroom duplex apartments, over three storeys.



All apartments are provided with private balconies and terraces and communal open space.

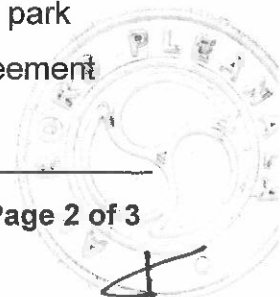
The development also includes the provision of 216 number carparking spaces and 108 number bicycle spaces to serve the residential units and creche; public and communal open space; hard and soft landscaping including play equipment and boundary treatment, an Electricity Supply Board substation; public lighting; signage; bin stores; internal roads, bicycle lanes and footpaths; and all associated engineering and site works necessary to facilitate the development, including the provision of a right hand turning lane and associated road upgrade works to the proposed vehicular, pedestrian and bicycle access and egress to the site via the R692 Road; site works including foul and surface water drainage and the upgrading of infrastructure along the R692 Road to facilitate the development all located at Cooper's-Lot, Clonmel Road, Cashel, County Tipperary.

## **Decision**

**Refuse permission for the above proposed development based on the reasons and considerations set out below.**

## **Reasons and Considerations**

1. The proposed development does not provide for the future expansion of the Gaelic Athletic Association Facility as required by Specific Objective 9 of the Coopers Lot Master Plan (as contained in Appendix 1 Part 4 of the Cashel and Environs Development Plan 2009-2015, as amended). The development as proposed, therefore, materially contravenes the Cashel and Environs Development Plan 2009-2015, as amended. Furthermore, the proposed site layout is such that an existing northern access to the car park adjacent to the site, and to the Gaelic Athletic Association Club, will be permanently closed. The Board is of the view that the closing of this access point is premature pending definitive proposals in relation to future access to both the car park and to the Gaelic Athletic Association Club, and in the absence of agreement



with Tipperary County Council in relation to proposals for same, the proposal would also be contrary to Specific Objective 1b of the Coopers Lot Master Plan (as contained in Appendix 1 Part 4 of the Cashel and Environs Development Plan 2009-2015, as amended).

2. The Board is not satisfied that adequate information has been submitted in relation to the recurring flooding that has been reported to occur on the eastern portion of the site, on the Clonmel Road adjacent to the site, and on the graveyard in proximity to the site. In particular, there is an absence of information as to the frequency and extent of flooding, the depth of floodwaters, the source of the flooding and any measures proposed to alleviate flood risk, to both the site itself and to adjoining sites. In the absence of the required information and having regard to the history of the site as relates to flooding, the Board is not satisfied that the applicant has clearly demonstrated that the flood risk arising from the development can be limited and is not satisfied the applicant has demonstrated that the proposal will not increase flood risk elsewhere. In the absence of such information, the proposed development would be prejudicial to public safety and would, therefore, be contrary to the proper planning and sustainable development of the area.



Terry Ó Niadh

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

Dated this 20<sup>th</sup> day of July, 2022