



An  
Bord  
Pleanála

## Board Order ABP-317908-23

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### Planning and Development Acts 2000 to 2022

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 23/60087**

**Appeal** by Michael and Martina Coleman of 32 Liam Lynch Terrace, Newcastle, Clonmel, County Tipperary against the decision made on the 9<sup>th</sup> day of August, 2023 by Tipperary County Council to grant subject to conditions a permission to Newcastle GAA Club care of Aidan Kelly of Molough, Newcastle, Clonmel, County Tipperary.

**Proposed Development:** Construction of a synthetic grass training pitch with flood lighting, concrete walls and perimeter fencing, gates, footpath, access ramp with steps and all associated ancillary works. Demolition of boundary walls, existing dressing rooms building, fencing, lighting and pitch surface is also required. Permission for retention of existing synthetic grass training pitch with flood lighting, dressing rooms building and fencing also required, all at Clashganny West, Newcastle, Clonmel, County Tipperary

### Decision

**REFUSE** permission for the above development for the reasons and considerations set out below.

## Reasons and Considerations

The site is located in an area zoned for social and public use in the Tipperary County Development Plan 2022-2028 for which the objective is 'To provide and improve social and public facilities', and for which Table 1.3 in Volume 2 of the development plan (Settlement Guide and Settlement Plans) specifies that sports/leisure facilities are a non-permissible use in the social and public zone. The proposed development and development proposed to be retained would contravene the objective for the area, as outlined in the Tipperary County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Declan Moore**

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

**Dated this 31<sup>st</sup> day of October 2024.**