



An
Bord
Pleanála

Board Order ABP-320464-24

Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 24/60368

Appeal by Gerard Norris care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 9th day of July, 2024 by Tipperary County Council to refuse permission.

Proposed Development: (A) Construction of a retirement village with 50 number residential units, consisting of 28 number two-bedroom units, 22 number one-bedroom units, and one number facility building. (B) Construction of all roads, footpaths, underground services, public open space and public lighting. (C) Connection to existing foul sewer network, and existing surface water drainage network. (D) All associated site boundary and site development works, including partial demolition of existing boundary wall to create a new pedestrian and vehicular entrance from Glenview Close, at Glenconnor, Clonmel, County Tipperary.

Decision

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

Reasons and Considerations

Having regard to Policy 5.2 of the Clonmel and Environs Local Area Plan 2024-2030, which requires the preparation of a masterplan for the landbank of 'New Residential' zoned land on the west side of Glenconnor Road, north of the Glenoaks housing estate, in order to provide for a coordinated approach to delivery and sequencing of residential development, a neighbourhood centre, public open space, playground/play spaces, road access, active travel and permeability, and the lack of an up-to-date integrated masterplan, which has regard to the current Local Area Plan and the Compact Settlements Guidelines for Planning Authorities (2024), it is considered that the proposed development would be piecemeal, would lack any significant permeability to the remaining landbank, and would be premature pending the determination of phasing and linkages for the overall landbank. The proposed development would be contrary to the stated objective of the Clonmel and Environs Local Area Plan 2024-2030 (Policy 5-2), and would, therefore, be contrary to the proper planning and sustainable development of the area.



Marie O'Connor

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**

Dated this 17 day of February 2025