



An
Bord
Pleanála

Inspector's Report ABP-317241-23

Development	All-weather pitch with perimeter fencing.
Location	Kickham Street/Shamrock Hill, Clonmel, Co. Tipperary
Planning Authority	Tipperary County Council
Planning Authority Reg. Ref.	2328
Applicant(s)	BOM, S/S Peter & Pauls Primary School
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	Residents of Shamrock Hill
Observer(s)	None
Date of Site Inspection	14th May 2024.
Inspector	Catherine Dillon

1.0 Site Location and Description

- 1.1. The site is located in the town of Clonmel to the north of the River Suir, and to the north of St Peter and Paul's Primary School. The subject site is an area of open land linked via a pedestrian entrance to the rear of the school. There is a vegetable garden in the south western corner of the subject site used by the primary school. The site has a stated area of 2126m².
- 1.2. The north and west boundaries of the site are bounded by a road which serves the two storey residential properties along Shamrock Hill which overlook the site. The subject site is at a lower level than the road, falling away from the northern boundary by c.3m. There are a row of mature trees along the north and west boundaries of the subject site along Shamrock Hill. There is no off street parking along this section of Shamrock Hill. On the site's eastern boundary is a high wall which is shared by the adjoining sports ground used by the CBS secondary school. These grounds are also enclosed by a high wall along Shamrock Hill.
- 1.3. The surrounding area comprises a mixture of uses, including the Oakville Shopping Centre to the southwest of the site and the secondary school to the east. The site is within 10minutes walking distance from the town centre.

2.0 Proposed Development

- 2.1. The proposal is to develop an all-weather pitch with perimeter fencing and associated works, in the existing playing field, facing Shamrock Hill, on the school property.
- 2.2. The drawings indicate a 55m x 33m pitch set in 2.5m from the eastern boundary, 16.4m from the western boundary, and 12.6m from the northern boundary. The pitch is indicated as being used as a ball court and would be enclosed by a 2.4m high weldmesh fence with 2.6m high ball stop netting on top of the fence. The fence around the perimeter of the ball court would be heavy duty pvc coated anti climb security fencing in Kinsale Sports rebound/weldmesh or similar. A pedestrian entrance gate into the pitch would be located in the north eastern corner with a larger entrance gate (3m wide) in the north western corner.

- 2.3. The ballcourt would comprise synthetic grass laid on a geotextile layer and 15mm compacted blinding, on a 50mm compacted layer of clean crushed stone, on 225mm minimum base layer of compacted clean crushed stone. The drainage system would comprise 80mm land drains at 7m centres connecting to 150mm collector drain piped to the existing drainage to the school.
- 2.4. The existing ground around the pitch is to be made good on completion. The levels of the site would remain the same.

3.0 Planning Authority Decision

3.1. Decision

A Notification to Grant was issued on 5/5/2023 by Tipperary County Council for an all-weather pitch with perimeter fencing and associated works, in the existing playing field, subject to 5 conditions.

3.2. Planning Authority Reports

Planning Reports

- 3.2.1. The initial planner's report dated 24/3/2022 sought further information on the following summarised grounds:
- Details of the users of the development, including whether it would be used solely by the school or rented/leased to other users.
 - Details of the times of use of the development.
 - Details of how construction vehicles will access the site and whether the trees would be removed/replaced to facilitate construction vehicles.
- 3.2.2. The second planners report dated 2/5/2023 on receipt of the further information recommended planning permission be granted. The following provides a summary of the Applicant's response to the key points raised in the further information request:
- The school has never rented or leased its school playing field to any third party, and has no proposal to rent or lease the all weather playing facility on the schools playing field.

- The times of use will be consistent with the times of use of the existing playing field. The proposed development would be during daylight hours and no lighting is proposed.
- All construction staff car parking would enter via the schools existing eastern vehicular and pedestrian access on Kickham street. A temporary vehicle access for construction materials would be required on the Shamrock Hill public road at the southwest corner of the school's playing field. Tree branches would be cut back, it is not predicted that mature trees would be removed. The temporary vehicular access will be well maintained through the construction period and any construction related changes along the Shamrock Hill public road would be re-instated.

This proposal and further information response is the subject of the appeal.

3.2.3. Other Technical Reports

District Engineer: No comments to make.

3.3. **Prescribed Bodies**

None

3.4. **Third Party Observations**

Two individual submissions were received and one on behalf of the Residents of Shamrock Hill Residents Association. The main issues raised are similar to those set out in the grounds of appeal in Section 6.1 below.

4.0 **Planning History**

On subject site:

- 4.1. **P.A Ref: 18600977:** Planning permission granted to retain indefinitely the fencing and gate at the garden to the rear of S/S Peter and Pauls Primary School. The fence and gate enclose a small garden on the school property adjoining its boundary with Shamrock Hill.

- 4.2. **P.A Ref: 18600791:** Planning permission granted to alter and extend the upper storey of the existing building to provide 2 no. additional rooms for use as Resource Rooms.
- 4.3. **P.A. Ref: 13/998:** Planning permission granted for a staff car park.
- 4.4. **P.A. Ref: 10/550045:** Planning permission granted to alter and extend the existing school building, the works will include partial stripping and demolition, altering and extending the Assembly Hall / P.E. room and part of the adjacent building and construction of new changing rooms and ancillary areas complete with associated works and external works.
- 4.5. **P.A Ref: 15/600064:** Planning permission granted to alter the roof of the school building.
- 4.6. **P.A Ref: PL92.249063 (PI Ref 17600731):** Planning permission granted to construct a 2.4m high security fence and gates on the boundary of the school property within Shamrock Hill. The proposed fencing system will comprise powder coated V pressed beam panel fencing supported on powder coated RHS steel posts, complete with gates, gateposts and all accessories.

Adjoining lands:

- 4.7. **P.A Ref: 22/75:** Planning permission granted for retention for all weather pitch on lands at rear of adjoining CBS High School.

5.0 **Policy Context**

5.1. **Tipperary County Development Plan 2022-2028**

Clonmel is identified as a 'Key Town' and 'Self Sustaining Regional Driver' within the Southern Region RSES and Tipperary County Development Plan.

Chapter 6: Supporting Sustainable Communities

Policy 6-2: Support and encourage the provision of multi-use community facilities and amenities, which would facilitate co-location and sharing of facilities, and match the needs of as many persons and groups as possible.

5.1.1. **Chapter 11- Environment & Natural Assets**

Policy 11-18: Ensure that new development does not result in significant noise disturbance and to ensure that all new developments are designed and constructed to minimise noise disturbance in accordance with the provisions of the Noise Action Plan 2018 and relevant standards and guidance that refer to noise management.

Policy 11-19: Ensure that new development does not result in significant disturbance as a result of light pollution and to ensure that all new developments are designed and constructed to minimise the impact of light pollution on the visual, environmental and residential amenities of surrounding areas.

5.2. **Clonmel & Environs Local Area Plan (LAP) 2024-2030**

This Plan came into effect on 23rd March 2024 and sets the local spatial planning framework for Clonmel town and its environs. The site is zoned as community services and infrastructure within this LAP, and this zoning seeks to provide and improve social and public infrastructure. The site lies outside Clonmel core town centre but adjoins the town centre.

Neighbourhoods adjoining the town centre area.

To the west, north and east of the town centre are a number of distinctive areas. These areas are inter-connected with each other and with the central area via the many streets, lanes and roads that define the town centre area. These are the optimal parts of the town for a community to live sustainably with easy access to services, shopping and employment without being car-dependant.

5.2.1. **Chapter 5 Sustainable Communities**

Policy 5.5: Supports the development of new educational facilities, or the expansion, refurbishment or redevelopment of existing facilities where there is a demonstrable and identified need for such facilities.

Policy 5.7: Sports and Leisure facilities are 'open for consideration' in the Clonmel & Environs LAP. Require new residential development proposals adjacent to existing sporting facilities to be designed so as to minimise the potential residential amenity impacts associated with the existing / permitted operation of these sporting facilities, including issues such as noise, floodlight spill, general disturbance etc..

Objective 5G: Ensure the continued operation and expansion of schools in Clonmel in line with the Provision of Schools and the Planning System Code of Practice (DoE, 2008).

5.2.2. Chapter 6 Transport & Connectivity

Policy 6.1: Support new development that will improve accessibility and movement within Clonmel, reduce dependency on private car transport, increase permeability in the town, and encourage the use of energy efficient forms of transport through the promotion of walking, cycling and public transport.

Chapter 7 Recognising our Local Heritage

Policy 7.2:

1.Support the retention of trees of significant amenity value and require public realm proposals to include for urban greening that is appropriate to the character of the area, provides for urban shading, supports biodiversity and provides an appropriate visual setting.

2. Permit the removal of mature trees, or trees of significant amenity value, only where it can be demonstrated that the loss of the tree(s) is outweighed by the wider public benefits of the proposal.

3. Require development proposals which affect trees of significant amenity value to identify trees to be retained, and methods for the protection of those trees to be retained during and post-construction to be set out within development proposals.

4. Require new development proposals to incorporate the provision of trees, in accordance with the requirements of Section 3.7 of the Development Management standards of the TCDP.

5.3. Natural Heritage Designations

The site is not located within a designated site.

Site code:	European Site	Distance from subject site
002137	Lower River Suir SAC	630m to the south
001952	Comeragh Mountains	10.8km to the south east
000646	Galtee Mountains SAC	23.5km to the west

5.4. EIA Screening

Refer to Form 1 attached.

6.0 The Appeal

6.1. Grounds of Appeal

The chairman on behalf of the Residents of Shamrock Hill with 25 attached signatures submitted the following summarised grounds of appeal:

Area is not in applicants' ownership.

- Area has been an open green area/amenity space since 1950s for the benefit of Shamrock Hill residents. Fencing off of the area will result in children playing on the street.
- A map is attached to the grounds of appeal which extends from Priory Park Road to Thomas Street, and includes the area currently occupied by Oakville shopping centre, Shamrock Hill houses and St. Peter and St. Pauls' Primary school but excludes the Christian Brother's Secondary School. The map is dated 1955, and refers to a sales transaction between various parties.

Loss of an amenity area

- Successive Development Plans have always sought to retain the area as an amenity area.
- Only one of very few green areas within the Clonmel town centre.

Loss of trees

- Development would result in the removal of the trees along the boundary.

Loss of security & create anti-social behaviour

- Previous application in 2017 to construct a security fence around the site but did not proceed. The addition of a pitch will undermine the security of the area. One of the conditions of this permission prohibited access from Shamrock Hill.
- Will encourage anti-social behaviour.

Drainage

- All weather pitch will cause drainage problems.
- Area is not suitable for a pitch.

Lighting

- A pitch will require lighting which will adversely affect the adjacent properties.

6.2. Applicant Response

- The Applicant contends the playing fields are owned by the Christian Brothers of Ireland and vested in the Department of Education and Skills (DES) for the school.
- A copy of the Deed of Conveyance and Map of Conveyance for the purchase of the playing fields was submitted. The land was purchased for the school on 30th December 1961 and registered in the Registry of Deeds in Dublin on 11th January 1962. The school was opened for pupils by the Christian Brothers of Ireland in 1967 and construction commenced in 1964.
- The land has been continuously in use for the school pupils and staff as a playing field since the inception of the school.
- The DES's new Primary Curriculum Framework For Primary and Special Schools 2023, includes increased wellness and physical activities for pupils, which can be facilitated by the proposed all weather facility. The all-weather facility will also meet the school's Safety, Health and Welfare requirements, set out by the DES, in association with the Health & Safety Authority (HAS).
- Respectively request the Board uphold Tipperary County Council's notification to grant planning permission.

6.3. Planning Authority Response

None

6.4. Observations

None

7.0 Assessment

7.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, and inspected the site, and having regard to relevant local policies and guidance, I consider that the main issues in this appeal are as follows:

- Principle of Development/Compliance with Policy;
- Ownership of the lands;
- Impact on residential and visual amenity;
- Drainage; and
- Appropriate Assessment.

7.2. Principle of the development/Compliance with policy

- 7.2.1. The lands on which the all-weather pitch is proposed are currently under grass and are connected to St Peter and Pauls Primary School via a pedestrian entrance. The lands are zoned 'Community Services & Infrastructure (CSI)', in the Clonmel & Environs LAP 2024-2030, with an objective within this Plan 'To provide and improve social and public facilities and infrastructure' including civic, community and educational and associated uses on such zoned lands. Sports and Leisure Facilities are open for consideration on CSI zoned lands within the LAP's zoning matrix.
- 7.2.2. Third parties are concerned the proposed development would result in the loss of an amenity space, of which there are very few in the centre of Clonmel town, and which previous Plans have sought to retain.
- 7.2.3. The site is not zoned as 'amenity' or 'open space' within the LAP, however I would be of the opinion as there is no perimeter fencing around the site, it is undoubtedly used as an open space/amenity area by the residents of the immediate area. On my site inspection I noted the area could also be accessed from the rear of the school yard and there was a pedestrian access off Shamrock Hill through the site which led to the school yard. I also noted there is an area in the south-western corner of the site which is used by the school as a vegetable garden. I would therefore conclude

the site is being used by both the school and the residents in the area as a play area/amenity space.

- 7.2.4. Although the proposed all weather pitch would be enclosed, there would remain an open green area to the west of the pitch enclosure. In addition, there are a number of open space areas and sport ground facilities which are protected in the LAP zoning within walking distance to the subject site. I therefore consider the subject site would retain an area of amenity space, albeit reduced in area, which would be available for the residents in Shamrock Hill. In principle, based on the zoning of the land I consider the proposed development is acceptable on the lands subject to all other criteria being met.

7.3. Ownership of the land

- 7.3.1. The Third-party contends the subject site is not in the ownership of the Applicant and the area has always been an open green area since the 1950's for the benefit of the Shamrock Hill development. Furthermore, the services including the ESB substation for the houses run under the green area. I am cognisant of the maps submitted with the Third-party appeal and by the Applicant regarding ownership of the lands.
- 7.3.2. The map submitted by the Third party refers to lands being sold to a Denis Lowry and subsequently passed onto his daughter Mary Hally in 1955. This document as submitted has not been signed by a Commissioner of Oaths. The Deed of Conveyance submitted by the Applicant would suggest the lands were sold by the Hally family to the Christian brothers in 1962, which would correspond with the documentation submitted by the Third party.
- 7.3.3. There have been a number of planning applications made by the school referred to in the planning history section of this report, which indicate the subject site outlined in red as being in the school's ownership. (i.e P.A Ref: 15/600064, 18/600791 and 18/600977). In terms of the legal interest, I am satisfied that the Applicant has provided sufficient evidence of their legal interest for the purposes of the planning application and decision.
- 7.3.4. However, the issue of ownership and ESB services which run underneath the site, is a civil matter to be resolved between the parties, having regard to the provisions of s.34(13) of the 2000 Planning and Development Act 2000, as amended. Any further consents that may have to be obtained are essentially a subsequent matter and are

outside the scope of the planning appeal. I do not therefore consider that there is any basis for dismissing the appeal on these grounds.

7.4. Impact on residential and visual amenity

- 7.4.1. The Third Party raises a number of issues concerning the impact of the development on residential amenity by way of security, and anti-social behaviour, disturbance from lights and loss of trees. I will address these matters in turn.

Anti-social behaviour

- 7.4.2. The Third Party has raised concerns regarding the pitch enclosure creating anti-social behaviour and security problems. The subject site is currently exposed on two sides and the houses in Shamrock Hill are positioned so that they front onto and overlook the site which is at a lower level than the houses. The proposed playing pitch would be enclosed by a mesh fence and netting and would be visually permeable. The fencing around the pitch's perimeter would be of a secure heavy duty anti climb specification. The design of the fencing and the position of the houses in Shamrock Hill promotes passive security for the development and would therefore reduce opportunities for crime and anti-social behaviour. There is an existing high boundary wall along the eastern boundary of the subject site, but it would be visible through the mesh fencing and from Shamrock Hill and the development is therefore not screened to the same extent as the adjoining playing pitches to the east of this wall.
- 7.4.3. It would be in the interest of the school that the pedestrian entrance from the school is fixed shut when the pitch is not in use, to prevent access to the subject site from the school when it is closed. This would not preclude the residents in Shamrock Hill using the area beyond the perimeter enclosure.
- 7.4.4. The Applicant by way of a further information response to the P.A stated they do not propose to rent or lease the facility and its use would be consistent with the times of use as the existing playing field and during daylight hours. The Applicant states the school currently use the subject site for the Department of Education & Skills (DES) approved after school, summer and other holiday time camps, and courses. The School's Board of Management has occasionally approved the temporary use of the existing playing field by the adjacent CBS High School for their pupils, and by a local sports club for their members when exceptional occasions have arisen. Access and

parking for after school staff and parents is via the schools existing Kickham Street entrance.

- 7.4.5. Whilst the Applicant's response to the P.A's further information does not categorically state the pitch would be used exclusively by the primary school they do state the Board of Management do not propose to rent or lease the pitch, or any part of the playing field to others, but in the event that such a proposal arises, it would require any leaser/renter to provide their own insurance and this could only occur outside school hours. Parking by such users would be in the school yard accessed via Kickham Street. They also add that since the purchase of the playing field by the Christian Brothers in 1961, the school has never leased or rented the playing field to another third party and has no proposal to do so. The need for the provision of the facility is to ensure safety, health and welfare in the school.
- 7.4.6. I am satisfied the use of the existing field as an all-weather pitch would not cause an increase in anti-social behaviour to the area, as there is good natural surveillance of the existing playing field, and the mesh fencing would provide visibility into the proposed pitch area.
- 7.4.7. There is no on street parking available along the western section of Shamrock Hill during the day (double yellow lines are on both sides of the road) which would prohibit cars parking on the road during the day. I am aware the school has stated in the event the site is leased out to third parties, cars would park within the school grounds. However, if the pitch was used in the evening parking on Shamrock Hill could occur.

Lighting

- 7.4.8. I agree with the residents that the use of the pitch beyond normal school hours or in the evening in the winter months would require lighting. However, from the details submitted by the Applicant it is not their intention to use the pitch beyond normal school hours, and therefore lighting is not required. In the event flood lighting is required this would be the subject of a separate planning application.
- 7.4.9. In conclusion based on the information provided by the Applicant I am satisfied the use of the playing pitch would be during daytime hours only and there would be no nighttime activity associated with the pitch which would require lighting or result in an increase in noise or disturbance to residents. From the information provided there

would be no off street parking associated with the use of the pitch on Shamrock Hill as all car parking by users would be within the existing school grounds.

Loss of Trees

- 7.4.10. The mature trees along Shamrock Hill provide a strong sense of place to this area and enhance the visual amenity of the road. These trees are not the subject of a Tree Preservation Order, and a number of the trees are within the red line boundary of the site. The Applicant has stated they do not intend to remove any of the trees as part of the development, as all construction traffic and work compounds for the development would be located in the school's main yard. However, a temporary vehicular access is required for the delivery of construction materials off Shamrock Hill at the south western corner of the playing field where the road is level, next to the existing vegetable garden. It is envisaged by the Applicant that some cut back of tree branches may be warranted to facilitate construction vehicles but that no trees would be removed. Policy 7.2 of the LAP seek to retain trees of significant amenity value. I would recommend in the event of planning permission being granted a condition is attached to protect the trees during construction, and replace any trees that are damaged by the proposed temporary vehicular access.
- 7.4.11. It is proposed to provide a temporary kerb ramp and gravel surface for the construction access and the Applicant states that any damage to the existing public kerb, public pavement would be fully reinstated to the approval of the Local Authority.
- 7.4.12. On the basis of the information submitted in support of the application and appeal response, I am satisfied that the proposed development will not impact on the residential amenity of existing properties in the vicinity of the development.

7.5. Drainage

- 7.5.1. The Appellants have raised concerns about drainage on the site as a result of the development. The land naturally falls from the north to the south towards the primary school and is not located within an area subject to flooding. The plans indicate surface water would connect into the existing school drainage via a 150mm collector drain pipe. I also note the District engineer raised no issues with regards surface water collection and disposal. I do not consider the drainage of the development

would impact on the surrounding area as it would connect to the public drainage system and the lands are not subject to flooding.

8.0 AA Screening

- 8.1. I have considered the installation of an all-weather pitch with perimeter fencing, described in detail in Section 2 of this report, in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 8.2. The subject site is not located within any European Site. It is located within the town of Clonmel at Kickham Street/Shamrock Hill and located 650m to the north of the Lower River Suir Special Area of Conservation (SAC) (site code: 002137). Any surface water from the site would enter a silt trap and would connect to the existing public drains at the school. I note that there are no hydrological connections or other pathways to any European Site.
- 8.3. Having regard to the nature and scale of the project proposed in a town centre site, and to the nature of the receiving environment and separation distance from the nearest designated site, no appropriate assessment issues arise or were raised in the planning appeal. I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site. The reason for this conclusion is as follows :
- The nature of the works being small scale.
 - Any surface water would connect to the existing town drains and distance from the nearest European site.
 - Taking into account the screening report by the Planning Authority.

I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore an Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

9.0 Recommendation

- 9.1. I recommend that permission for the proposed development be granted, subject to conditions as set out below.

10.0 Reasons and Considerations

Having regard to the nature, scale and layout of the proposed all weather pitch and its location relative to Clonmel town centre, it is considered that the proposed development, subject to compliance with the conditions set out below, would be in accordance with the provision of the Tipperary County Development Plan 2022-2028 and the Clonmel & Environs Local Area Plan 2024-2030, would not injure the visual or residential amenities of the area. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 14th April 2023, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. All surface water shall be collected and drained to the urban drainage system and shall be in accordance with the detailed requirements of the Planning Authority. Surface water shall not be allowed to discharge to adjoining properties or the public road.

Reason: To avoid interference with adjoining properties and damage to the public road.

3. The all-weather pitch shall be for the exclusive use of St. Peter and St.Pauls Primary School. It shall not be used as a multiple user commercial facility and shall not be rented out to other clubs or individuals.

Reason: In the interest of clarity and to protect residential amenity.

4. (a) An accurate tree survey of the trees at the proposed construction vehicular entrance along Shamrock Hill shall be carried out by an arborist or landscape architect, prior to commencement and shall be submitted to the planning authority. The survey shall show the location of each tree, together with the species, height, girth, crown spread and condition of each tree, distinguishing between those which it is proposed to be felled and those which it is proposed to be retained.

(b) Measures for the protection of those trees which it is proposed to be retained shall be submitted to, and agreed in writing with, the planning authority before any trees are felled.

Reason: To facilitate the identification and subsequent protection of trees to be retained on the site, in the interest of visual amenity.

5. The Applicant shall during construction take due care, in regard to any existing public services or other services and shall if encountered cease all works and inform the Council or service provider so that an agreed provision for re-routing or protection of same can be made.

Reason: In the interest of the proper planning and sustainable development of the area.

6. (a) Site development and building works shall be carried out only between the hours of 0800 and 1800 from Mondays to Fridays inclusive, and between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

(b) The developer shall ensure that all construction works on site are carried out in a manner such that noise and dust emissions do not result in significant impairment of, or significant interference with, amenities or the environment beyond the site boundary.

(c) The developer shall ensure that material for the site is not spread or deposited on the public roadway and shall maintain the roadway in a clean, tidy and safe condition. Any damage to or interference with the roadside drainage shall be made good at the developers expense, to the satisfaction of the Local Authority.

Reason: In order to safeguard the amenities of property in the vicinity

7. Prior to commencement on site a Traffic Management Plan, to be implemented during the construction phase of the development, shall be submitted for the written agreement of the Planning authority. The Plan shall include proposals to prevent the parking of construction vehicles, or the placing of skips or plant on the public roadway outside the site.

Reason: In the interest of traffic safety and orderly development.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Catherine Dillon
Planning Inspector

12th June 2024

Appendix 1 - Form 1 EIA Pre-Screening

An Bord Pleanála Case Reference	317241			
Proposed Development Summary	All-Weather pitch with perimeter fencing and associated works, in the existing playing field, facing Shamrock Hill, on the school property.			
Development Address	Kickham Street/ Shamrock Hill, Clonmel, Co. Tipperary.			
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	X	
		No	No further action required	
2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?				
Yes			EIA Mandatory EIAR required	
No	X	Class 10 (b) (iv) of Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended for urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. "Business district" means a district within a city or town in which the predominant land use is retail or commercial use. The application site is not within a business district.	Proceed to Q.3	
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?				
		Threshold	Comment (if relevant)	Conclusion
No	X	N/A		No EIAR or Preliminary Examination required
Yes				Proceed to Q.4

4. Has Schedule 7A information been submitted?

No		Preliminary Examination required
Yes		Screening Determination required

Inspector:**Date:**