

An
Bord
Pleanála

Board Order
ABP-319839-24

Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 2460041

APPEAL by Frances Dawson care of John Ryan of 18 Saint Annes Terrace, Ardfinnan, Clonmel, County Tipperary against the decision made on the 8th day of May, 2024 by Tipperary County Council to grant subject to conditions a permission to Alan and Anne Marie Barlow care of Emmet Murray, Dungarvan Enterprise Centre, Lower Main Street, Dungarvan, County Waterford.

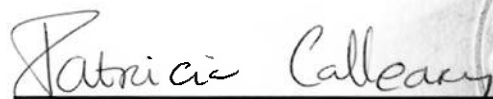
Proposed Development: Demolition of an existing two-storey dwelling house and single-storey garage and the construction of a new two-storey replacement dwelling house and detached single storey garage ancillary to the main dwelling, installation of a wastewater treatment system and associated percolation area, the realignment of the existing entrance wing walls, the installation of new entrance gates and all associated ancillary site works at San Roesta, Coleville Road, Clonmel, County Tipperary.

Decision

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

Reasons and Considerations

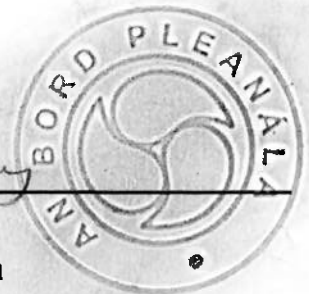
The proposed development is considered to be contrary to the Clonmel and Environs Local area Plan 2024-2030, policies 2.1 and 2.3 and the Tipperary County Development Plan 2022-2028, policies 3-3, 3-6, 5-9 and 5-18, in relation to replacement dwellings and the provision of new dwellings, whereby the applicant has not provided sufficient information to adequately demonstrate that retrofitting is unfeasible, or redevelopment of the site would provide positive carbon impact through the redesign, construction and use stages of a new building, compared with retrofitting. The proposed development would, therefore, be contrary to the provisions of the development plan and local area plan and to the proper planning and sustainable development of the area.



Patricia Calleary

Member of An Bord Pleanála

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



Dated this 21st day of January 2025.