



An  
Bord  
Pleanála

**Board Direction**  
**BD-016624-24**  
**ABP-318035-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2024.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the prominent location of the site in the town centre, the nature of the proposed use as a low value use, resulting in a potential over representation of low value uses in the area, and the consequential loss of a high value use in this location, it is considered that the proposed development would impact negatively on the viability and vitality of the town centre and would be contrary to Policy TC1 (Enhancing the quality of the town centre and of Policy TC3 (Retail Function of Prime Retail Area) of the Cashel and Environs Development Plan 2009, as varied and as per 4.2.1 of the Tipperary County Development Plan "current Town Development Plans and Local Area Plans will remain applicable until they are replaced with Local Area Plans" and would therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Liam Bergin

**Date:** 18/06/2024