

An
Coimisiún
Pleanála

Direction
ACP-323880-25

The submissions on this file and the Inspector's report were considered at a meeting held on 28/08/2026.

The Commission decided as follows:-

WHEREAS a question has arisen as to whether a change of use from a residential dwelling to a care in the community dwelling house for children is or is not development and is or is not exempted development.

AND WHEREAS Compass Child and Family Services CLG requested a declaration on this question from Tipperary County Council and the Council issued a declaration on the 22nd day of October, 2025 stating that the matter constitutes a material change of use, was development and was not exempted development:

AND WHEREAS Compass Child and Family Services CLG referred this declaration for review to An Coimisiún Pleanála on the 17th day of November, 2025:

AND WHEREAS An Coimisiún Pleanála, in considering this referral, had regard particularly to –

- (a) Sections 2(1) and 3(1) of the Planning and Development Act, 2000, as amended,
- (b) Section 14(f) of the Planning and Development Regulations 2001, as amended

- (c) the planning history of the site,
- (d) previous decisions on similar questions referred to An Coimisiún Pleanála
- (e) the pattern of development in the area
- (f) the nature of the proposed change of use.

AND WHEREAS An Coimisiún Pleanála has concluded that:

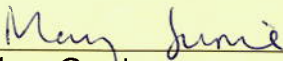
- the change of use from a residential dwelling to a care in the community dwelling house for children at Gurtussa, Dundrum, Co. Tipperary E34 YF65 does not constitute a material change in the use of the said dwelling, which would come within the scope of Section 3(1) of the Planning and Development Act, 2000.

NOW THEREFORE An Coimisiún Pleanála, in exercise of the powers conferred on it by section 5(3)(a) of the 2000 Act, hereby decides that the change of use from a residential dwelling to a care in the community dwelling house for children at Gurtussa, Dundrum, Co. Tipperary E34 YF65, is not development.

Planning

Commissioner:

Date: 02/09/2026



Mary Gurrie