

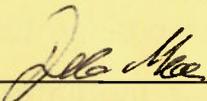
An
Coimisiún
Pleanála

Commission Direction
CD-000100
PL-500136-TY

The submissions on this file and the Inspector's report were considered at a meeting held on 11 February 2026.

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

Planning Commissioner:



Declan Moore

Date:

11th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the statutory site notice, the totality of the information on file, location of the appeal site which is situated outside of the settlement boundary of Roscrea, in accordance with the Roscrea Local Area Plan 2023-2029 and in an area

under urban influence in accordance with Figure 5.3 of the Tipperary County Development Plan 2022-2028, where residential development is limited in accordance with Policy 5-11 of the Tipperary County Development Plan 2022-2028, to the distance of the site to centre of Roscrea Town Centre and to the lack of pedestrian infrastructure and public transport connections, it is considered that the proposed development, as described in the Site Notice, would be contrary to the settlement strategy, Policy 5-11 as set out in the Tipperary County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

While the Commission noted the commentary of the 1st party appellant in their appeal documentation, that a temporary approval could be issued for the extensions to the Direct Provision Accommodation Centre on the basis that the 'use' would revert to a permitted hotel use thereafter. The Commission made its decision (recorded above) based on the statutory notice, but in any event, noted that the 1st party appellant had not provided any details as to the quantum of staff currently working in the centre or the expectancy of staff levels if the premises were to revert to a hotel once the exemption expires or details of any additional services that a hotel may offer. In the absence of this information the Commission could not consider if the proposal would comply with the requirements of Table 6.3 of the Tipperary County Development Plan 2022-2028, had hotel extensions been sought. Not that a temporary permission, in any case, would be consistent with proper planning and sustainable development.

