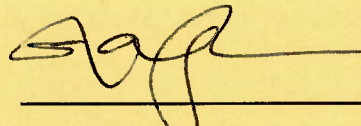


The submissions on this file and the Inspector's report were considered at a meeting held on 16 April 2026.

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

Planning Commissioner:



Emer Maughan

Date:

21st day of April 2026

DRAFT WORDING FOR ORDER

It is considered that the proposed development and the development proposed to be retained would not negatively impact on adjoining residential amenities and the surrounding road network in terms of traffic safety and convenience. The proposed development and the development proposed to be retained

would not impact upon the heritage or visual amenities of the Architectural Conservation Area and would be in accordance with the established character of the surrounding area. The proposed development and the development proposed to be retained, subject to compliance with the conditions set out below, would be in accordance with the provisions of the Tipperary County Development Plan 2022-2028 and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development and the development proposed to be retained shall be in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 24th day of November 2025, 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. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the proposed development shall be restricted to that detailed in the development description on the statutory notices unless otherwise authorised by a prior grant of planning permission.

Reason: To enable the planning authority to assess the impacts of any such changes on the amenity of the area (or traffic safety).

3. Within three months of the date of the grant of this permission, the developer shall undertake the following:

(a) The provision of obscured glazing to Rooms 3 and 4 which shall be maintained. Note: The application of film to the surface of clear glass is acceptable.

Reason: In the interests of visual and residential amenity.

4. The use hereby permitted shall operate between the hours of 0900-2200 Monday to Saturday only.

Reason: In the interest of clarity.

5. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001 (as amended), shall be displayed or erected on the building exterior/within the curtilage of the site without a prior grant of planning permission.

Reason: To allow further assessment of the impact of the permitted advertisement on the amenities of the area and in the interest of visual amenity having regard to the location in an Architectural Conservation Area.

Note:

The Commission was satisfied that no financial contributions in respect of public infrastructure and facilities (car parking) should be applied in this instance as the use proposed to be retained is in the same class of use (Class 4) as the existing

use in accordance with Section 11 Change of Use Applications of the Tipperary County Council Development Contribution Scheme 2020.