

An
Bord
Pleanála

Board Order ABP-317320-23

Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 23/60198

Appeal by Corajio trading as Mr. Price Branded Bargains of 1 Airton Road, Tallaght, Dublin against the decision made on the 16th day of May, 2023 by Tipperary County Council to refuse permission.

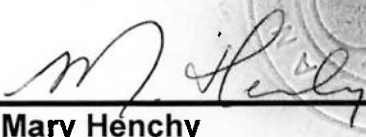
Proposed Development: Retention of both Unit one and Unit two as a shop for the retail sale of goods, including ancillary staff offices and canteen, along with all shopfront signage at Mr. Price, Tipperary Town Retail Park, Bohercrowe, Limerick Road, Tipperary.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

Having regard to the provisions of the Tipperary and Environs Development Plan 2013, as varied, the retail hierarchy of the Tipperary County Development Plan 2022-2028, the land use zoning for the subject site, and the nature and scale of the development proposed to be retained, it is considered that, based on the documentation submitted in connection with the planning application and the appeal, the development proposed to be retained would be contrary to the primary land use zoning objective for this out of town centre site, which seeks to provide for light industry and employment and related uses. Furthermore, the failure of the applicant to carry out a sequential test to justify the acceptability of the development outside the designated town centre of Tipperary and, having regard to the level of vacancy within the town centre, it is considered that the development proposed to be retained would detract from the vitality and viability of the town centre, and would materially contravene Policies TC1, TC2 and ECON 1 of the Tipperary and Environs Development Plan 2013, as varied, and Policies 4-1 and 7-4 of the Tipperary County Development Plan 2022-2028, and would set an undesirable precedent for the area. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 25th day of September 2024.