



An
Bord
Pleanála

Board Order ABP-318035-23

Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 23/60485

Appeal by Boyle Sports 2 Unlimited Company of Finnabair Industrial Estate, Dundalk, County Louth against the decision made on the 28th day of August, 2023 by Tipperary County Council to refuse permission for the proposed development.

Proposed Development: The change of use from licensed premises, known as Brian Boru lounge to bookmakers to include internal alterations, extension to rear, external signage and associated site works at The Brian Boru, 49 Main Street, Cashel, County Tipperary.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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 Primary Retail Area) of the Cashel and Environs Development Plan 2009, as varied, and as per 4.2.1 of the Tipperary County Development Plan 2022-2028, "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.



Liam Bergin

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**

Dated this 20th day of June 2024