



An
Coimisiún
Pleanála

Commission Order
ACP-322692-25

Planning and Development Acts 2000, as amended

Planning Authority: Tipperary County Council

Planning Register Reference Number: 2560212

Appeal by CORAJIO trading as Mr. Price care of HRA Chartered Town Planning and Environment Consultants Limited of 3 Hartstonge Street, Limerick against the decision made on the 12th day of May, 2025 by Tipperary County Council to refuse permission for the proposed development.

Proposed Development: Permission for retention of Unit 1 and Unit 2 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, County Tipperary.

Decision

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

Reasons and Considerations

1. Having regard to the nature and scale of the development proposed to be retained, consisting primarily of the retail of convenience and comparison goods, its location on an out of centre site, to the high vacancy rate in the town centre of Tipperary, and to the Guidelines for Planning Authorities on Retail Planning (2012), in particular Section 2.5.2 (Sequential Development Approach) which states that only in exceptional circumstances where it can be demonstrated that there are no sites or potential sites available either within the centre or on the edge of these centres should an out-of-centre site be considered, and Section 4.8 (Out-of-Centre Retailing) in relation to applications for change of use which states that planning authority must not approve such development unless it is satisfied that there will be no negative impact on the vitality and viability of the retail core, it is considered that it has not been adequately demonstrated that the development proposed to be retained would not adversely impact the vitality and viability of the town centre. The development proposed to be retained would, therefore, be contrary to the retail hierarchy and policies set of the Tipperary County Development Plan 2022-2028, in particular Policy 7-4 which aims, inter alia, to protect the vitality and vibrancy of town centres in line with the Guidelines for Planning Authorities on Retail Planning (2012), and Objective 7-A of the development plan in relation to supporting the 'Town Centre First' approach. The development proposed to be retained would, therefore, in itself and by the precedent it would set, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the nature of the development proposed to be retained consisting primarily of the retail of convenience and comparison goods it is considered that the development proposed to be retained would materially contravene planning condition number 6(a) of the original planning permission for the site (Planning Authority Register Reference Number 06/581696) which restricts the use of the development to retail warehousing for bulky goods. Having regard to the level of vacancy within the town centre which could accommodate the sale of non-bulky comparison and convenience goods, it is considered that the development if permitted for retention could adversely impact the vitality and viability of the town centre and would establish an undesirable precedent and would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Gurrie

Mary Gurrie

**Planning Commissioner of An Coimisiún
Pleanála**

**duly authorised to authenticate
the seal of the Commission.**



Dated this 06 day of October 2025.