



An  
Coimisiún  
Pleanála

Commission Order  
ACP-323684-25

---

**Planning and Development Act 2000, as amended**

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 2560622**

**Appeal** by Compass Child and Family Services CLG care of P.Coleman and Associates of 5 Bank Place, Ennis, County Clare against the decision made on the 22<sup>nd</sup> day of August, 2025 by Tipperary County Council to refuse permission for the proposed development.

**Proposed Development:** (a) change of use from a residential dwelling house use to a Care in the community dwelling house; (b) an extension to the front of the dwelling house; and (c) changes to the front elevation of the existing dormer dwelling house at Gortussa, Dundrum, County Tipperary.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition(s) set out below.**

## Reasons and Considerations

Having regard to the policies and provisions of the Tipperary County Development Plan 2022-2028, the location within the open countryside in an unserviced area, to the nature of the proposed change of use, and to the form, design and scale of the proposed development and its relationship with the surrounding area, it is considered that subject to compliance with the conditions set out below, the proposed development would be acceptable and would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of the proposed use and design. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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. Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity and to ensure an appropriate high standard of development.

3. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and surface water management.

*Mary Gurrie*

**Mary Gurrie**

**Planning Commissioner of An Coimisiún**

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



Dated this *05* day of *January* 2026