



Planning and Development Act 2000, as amended

Planning Authority: Tipperary County Council

Planning Authority Reference Number: S5/25/129

WHEREAS a question has arisen as to whether a change of use from a residential dwelling to a care in the community dwellinghouse for children at Gurtussa, Dundrum, County Tipperary is or is not development or is or is not exempted development,

AND WHEREAS Compass Child and Family Services CLG requested a declaration on this question from Tipperary County Council and the Council issued a declaration on the 22nd day of October, 2025 stating that the matter constitutes a material change of use, is development and is not exempted development,

AND WHEREAS Compass Child and Family Services CLG referred this declaration for review to An Coimisiún Pleanála on the 17th day of November, 2025,

AND WHEREAS An Coimisiún Pleanála, in considering this referral, had regard particularly to:

- (a) Sections 2(1) and 3(1) of the Planning and Development Act 2000, as amended,
- (b) Class 14(f) of the Planning and Development Regulations 2001, as amended,
- (c) the planning history of the site,
- (d) previous decisions on similar questions referred to An Coimisiún Pleanála,
- (e) the pattern of development in the area, and
- (f) the nature of the proposed change of use,

AND WHEREAS An Coimisiún Pleanála has concluded that the change of use from a residential dwelling to a care in the community dwellinghouse for children does not constitute a material change in the use of the said dwelling, which would come within the scope of Section 3(1) of the Planning and Development Act 2000, as amended,

NOW THEREFORE An Coimisiún Pleanála, in exercise of the powers conferred on it by section 5(3)(a) of the Planning and Development Act 2000, as amended, hereby decides that the change of use from a residential dwelling to a care in the community dwellinghouse for children at Gurtussa, Dundrum, County Tipperary is not development.

Mary Gurrie

Mary Gurrie

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 02 day of September 2026.