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

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 2560764**

**APPEAL** by Swiftcastle (Roscrea) Limited against the decision made on the 29<sup>th</sup> of September, 2025 by Tipperary County Council to refuse permission for the proposed development.

**Proposed Development:** Proposed alterations/extensions to the existing Direct Provision Accommodation Centre to consist of a) a single-storey kitchen extension to the side of the existing building and b) a three-storey bedroom wing extension to the side of the existing building, comprising of 60 number bedrooms, all with associated and ancillary site works at Racket Hall, Roscrea, 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 statutory site notice, the totality of the information on the file, the location of the appeal site which is situated outside of the settlement boundary of Roscrea, in accordance with the Roscrea Local Area Plan 2023-2029 and in an area under urban influence in accordance with Figure 5.3 of the Tipperary County Development Plan 2022-2028, where residential development is limited in accordance with Policy 5-11 of the development plan, to the distance of the site to Roscrea Town Centre and to the lack of pedestrian infrastructure and public transport connections, it is considered that the proposed development, as described in the Site Notice, would be contrary to the settlement strategy, Policy 5-11 as set out in the Tipperary County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Declan Moore**

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

Dated this 18<sup>th</sup> day of FEBRUARY 2026