



An  
Coimisiún  
Pleanála

**Commission Order  
PL-500563-TY-26**

---

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

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 2560979**

**Appeal** by Martin Murphy against the decision made on the 10<sup>th</sup> day of December, 2025 by Tipperary County Council to grant, subject to conditions, a permission to Rebecca Spelman in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Change of use from general office to health centre to provide talking therapy, mental health diagnostic assessments (including neurodiversity assessments), psychiatry consultations, and GP consultations for GPs with a special interest in mental health. Retention permission is also sought for signage, all at Front Office Unit, The Hatchery, Martry's Road, Nenagh, 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 conditions set out below.**

## Reasons and Considerations

It is considered that the proposed development and the development proposed to be retained would not negatively impact on adjoining residential amenities and the surrounding road network in terms of traffic safety and convenience. The proposed development and the development proposed to be retained would not impact upon the heritage or visual amenities of the Architectural Conservation Area and would be in accordance with the established character of the surrounding area. The proposed development and the development proposed to be retained, subject to compliance with the conditions set out below, would be in accordance with the provisions of the Tipperary County Development Plan 2022-2028 and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed development and the development proposed to be retained shall be in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 24<sup>th</sup> day of November 2025, 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. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the proposed development shall be restricted to that detailed in the development description on the statutory notices unless otherwise authorised by a prior grant of planning permission.

**Reason:** To enable the planning authority to assess the impacts of any such changes on the amenity of the area (or traffic safety).

3. Within three months of the date of the grant of this permission, the developer shall undertake the following:
  - (a) The provision of obscured glazing to Rooms 3 and 4 which shall be maintained. The application of film to the surface of clear glass is acceptable.

**Reason:** In the interests of visual and residential amenity.

4. The use hereby permitted shall operate between the hours of 0900-2200 Monday to Saturday only.

**Reason:** In the interest of clarity.

5. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001 (as amended), shall be displayed or erected on the building exterior/within the curtilage of the site without a prior grant of planning permission.

**Reason:** To allow further assessment of the impact of the permitted advertisement on the amenities of the area and in the interest of visual amenity having regard to the location in an Architectural Conservation Area



---

**Emer Maughan**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**

Dated this 23<sup>rd</sup> day of April 2026.

