



An  
Coimisiún  
Pleanála

**Commission Order**  
**PL-501438-TY-26**

---

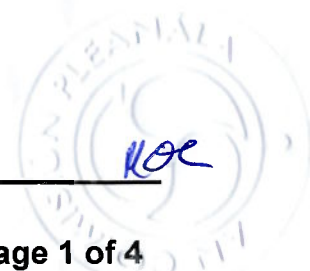
**Planning and Development Act 2000, as amended**

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 2660174**

**Appeal** by Caoimhín Campbell against the decision made on the 8<sup>th</sup> day of May, 2026 by Tipperary County Council to refuse permission for the proposed development.

**Proposed Development:** A change of use from industrial to sports/leisure facilities for a portion of the building previously granted permission under planning register reference number 22/36 and for planning permission for alterations to external façade and subdivision from the previously granted permission under planning register reference number 22/36, all at Gurtnafluer Logistics Park, Powerstown, Clonmel, County Tipperary.



## **Decision**

**GRANT permission for the above proposed development based on the reasons and considerations under and subject to the condition set out below.**

## **Reasons and Considerations**

The proposed development is located within the development boundary of Clonmel, on lands that have the zoning objective 'Employment' whereby it is considered that, subject to compliance with the conditions set out below, the limited scale of the proposed change of use within the building permitted under appeal reference number ABP-315101-22 would not conflict with the zoning objective and other policies and objectives of the Tipperary County Development Plan 2022-2028, would be an appropriate use class at this location, would not seriously injure the residential or visual amenities of property in the vicinity, and would be acceptable in terms of pedestrian and traffic safety and convenience. 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. Apart from any departures specifically authorised by this permission, the proposed development shall comply with the conditions of the parent permission under appeal reference number ABP-315101-22 (planning register reference number 22/36). This permission shall expire on the same date as the parent permission.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. Prior to commencement of development, the developer shall submit for the written agreement of the planning authority, detailed drawings of the final layout of the car parking and bicycle parking arrangements.

**Reason:** In the interest of traffic safety.



4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

  
Marie O'Connor

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

Dated this 28<sup>th</sup> day of September 2026.