



Development	Replacement of the front elevation of the public house, replacement of internal areas, demolition of existing buildings to the rear, construction of a three-story building extension to the rear to include bars, lounge, terrace and 2 no. apartments.
Location	11-12 Kickham Street , Carrick on Suir , Co. Tipperary
Planning Authority	Tipperary County Council
Planning Authority Reg. Ref.	2560268
Applicant(s)	JSF Property Holding Ltd.
Type of Application	Permission
Planning Authority Decision	Grant Permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	1. Pearse Square Residents Group 2. Dermot Mansfield
Observer(s)	None

Date of Site Inspection

26th of January 2026

Inspector

Caryn Coogan

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1.0 Site Location and Description

- 1.1. The subject site is located in the heart of Carrick-On-Suir town, Co. Tipperary. The site is a public house and office/ residential unit, positioned on the corner of Kickham Street and Town Wall Street. The site is described in the public notices as 11 and 12 Kickham Street. The public house called the Auld Rogue which fronts onto Kickham Street, includes a bar area, outside beer garden, and associated facilities.
- 1.2. Both 11 and 12 Kickham Street are three storey buildings. No. 12 Kickham Street is the Auld Rouge public house with an open beer garden to the rear and access to a small field, indicated on the drawings as a 'garden'.
- 1.3. No. 11 Kickham Street has an office on the ground floor and overhead residential accommodation.
- 1.4. The main interface of the public house is from Kickham Street. The Town Wall Street elevation currently only includes a doorway access to the rear of No. 11 Kickham Street. There is a raised green area in local authority ownership running partially along the side of the building. There are also 5No. public parking bays alongside the southern site boundary and an ESB substation.
- 1.5. Adjoining the site to the east is an old residential development serviced by a back lane which also provides access to the 'garden' area of the subject site. There is a small terrace of 3No. dwellings which back on to and adjoining the subject site. The finished floor levels and rear yard/ garden areas is higher than the subject site. On the opposite side of Town Wall Street to the subject site, is a GP surgery and residential houses.

2.0 Proposed Development

- 2.1. The proposed development as per the public notices as apers follows:
 - (i) The replacement of the front elevation of the Auld Rouge;
 - (ii) The replacement of internal areas including front bars and lounge, first floor and second floor levels;
 - (iii) Demolition of existing buildings to the rear including courtyard and ancillary structure;

- (iv) Construction of a new three storey building extension to the rear consisting of :
- (a) Ground floor: bars, lounge, terraced areas, toilets, cold room, storage facilities, stairs and lift core;
 - (b) First Floor: Function room, toilets, storage room, stairs and lift core;
 - (c) Second Floor: 2No. three bedroom apartments, back of house office space, storage room and stair core.

2.2. The existing public house is 463sqm. The floor area of the proposed works is 658sq.m. The existing front elevation will be retained and upgraded, while the roof heights of No. 11 and No. 12, as well as the rear extension, will remain within their current levels. The ground floor will house bar areas, the first floor will serve as a function room, and the second floor will provide residential accommodation.

2.3. The application documentation includes:

- Archaeological Report
- Consent from Tipperary Co. Co. to make the planning application
- Planning Report
- Drawings
- Engineering Report

2.4 There was extensive Further information requested by the planning authority following the first planning report on file. The response to the issues raised was received by the planning authority 21st of August 2025.

- The bin store has been relocated
- There is an existing access at this location from Town Wall Street currently utilised by the applicant. The proposed steps and ramp through the green area are required in order to provide compliant access to the residential aspect of the new development and to comply with Parts B (Fire) and Part M (Accessibility) of the Building Regulations.
- Allegro Acoustics have included recommendations for additional acoustic measures for external areas in their report, we have adopted these recommendations and indicated revised proposals in the attached drawings.

Noise levels from the occupied outdoor areas shall not be permitted to exceed 45dB after 23.00 hrs.

- The application is reliant upon publicly available parking facilities. Town centre parking occupancy levels drop significantly after 6.00pm

3.0 Planning Authority Decision

3.1. Decision

Tipperary Co. Co. granted planning permission for the proposed development on the 23rd of September 2025 subject to 16No. conditions.

Certain site specific conditions are as follows:

2. All mitigation measures as identified in the Noise Impact Assessment, received by the Planning Authority on the 21st of August 2025, shall be implemented in full.
3. A) The outdoor areas, including the terrace spaces at ground and first floor level and snug, shall not operate outside the hours of 11:00AM-11PM, Monday to Sunday.
B) No playing of live or piped music shall be undertaken in the terraced areas or the adjoining beer garden.
4. A) Prior to the commencement of development, full details of all external finishes, including the sound barrier and paving to the hard landscaped area, shall be submitted and agreed in writing with the Planning Authority.
B) The design of the structure shall be amended so that a high level window or an alternative design feature is incorporated on the southern elevation at ground floor level in the space between the window serving the function room and the door providing access to the store. Details of same shall be submitted to and agreed in writing with the Planning Authority prior to the commencement of works.
6. All mitigation measures in relation to archaeology and cultural heritage set out in the report titled '11-12 Kickham Street, Carrick on Suir, Co. Tipperary, E32 CR63 Planning Ref: 2560268-Response Item 7 RFI' (July 2025) by Dr

Maurice Hurley shall be implemented, except as may otherwise be required in order to comply with the following conditions.

7. The entrance to the site from the L-27021 shall be for construction traffic only.
8. Prior to the commencement of development, a detailed Construction and Environmental Management Plan (CEMP) for the construction phase of the development shall be submitted to and agreed in writing with the Planning Authority.
15. Specified noise levels
16. Development Contribution payable of €7070.90.

3.2. Planning Authority Reports

3.2.1. Planning Reports

Report No. 1

- Having regard to national and local policy the principle of accommodating the mixed use scheme use proposed on what is essentially a brownfield site within the town centre of Carrick on Suir can be considered, subject to normal planning considerations.
- The scale of the works proposed as illustrated above, is extensive. The planning report submitted and the section on design therein, is noted. The applicant has indicated that that scale of the works proposed is necessary so as to make the commercial venture viable.
- The introduction of four additional gables on this elevation results in a visually cluttered streetscape which is inconsistent with the more conventional urban form in the area. A less imposing approach to the roof profile would result in a simpler form of development.
- With respect to the changes on the western elevation, the proposed shopfront does not give rise to concern. The amendments to the window arrangement at first floor level are noted but do not give rise to concern.
- The extended building is broadly staying within the footprint of the existing structures. The most significant change is the introduction of a new access

point to the first floor function room from the southern elevation. Access will also be provided to a general store and a bins store area from the southern elevation. Currently access to the public house is accessed from the west. The concerns expressed by the third parties about the steps serving this entrance and the proximity to the bin storage area are noted.

- The concerns highlighted in the third party submissions about impacts on the amenity of existing residents is noted. With respect to public order offences, the Planning Authority has no role in the policing of same.
- The function of the outdoor spaces is changing however. The outdoor terraced area at ground floor level appears to be served by a dedicated bar in the proposed snug. In addition, the introduction of the 59 sqm terraced area at first floor level represents a significant increase in the quantum of useable outdoor space. noise impact assessment is to be requested to quantify this impact and allow the planning authority consider the acceptability of same.
- The location of bin stores is a concern as it is immediately to the rear of the adjoining property.
- Parking
- FURTHER INFORMATION is recommended.

Planning Report No. 2

- The only item revised under the further information submitted was the location of the bin store.
- The subject site is part of the urban core and is located in an area where the Local area plan has identified planned public realm enhancement works.
- The 3C graphic of the proposed design is noted. The planning authority is satisfied with the southern elevation.
- The Environment and Climate Action Department are satisfied that the report adequately addresses the further information request and that the development meets the proposed day and night time noise limits subject to the recommended design mitigation measures been implemented. We would also like to note that there should be no outdoor noise arising from the playing

of music, bands, DJs or similar activities and that the hours of operation mentioned in the assessment are adhered to.

- The night time use of the premises and the level of on street parking in the vicinity of the site, the Planning Authority is satisfied that sufficient parking is available in the vicinity of the site to accommodate the increased parking demand arising from the development proposed.
- A new Local Area Plan has been prepared for Carrick on Suir and its Environs (2025). The subject site is part of the urban core and is located in an area where the Local Area Plan has identified planned public realm enhancement works. The development proposed does not conflict with the land use zoning for the site as set out in the Carrick on Suir and Environs Local Area Plan 2025.
- The Carrick-on-Suir Strategic Vision 2030 identified the development of Kickham Street as a 'Latin Quarter' to enhance the visitor experience (10-year horizon project).
- PERMISSION recommended.

3.2.2. Other Technical Reports

- **Town Engineer Report:** The public lands to the side of the building could be used to make an access way along the side of the building.
- They would allow the developer to use the back lane off Town Wall street to provide access to construction traffic. It must be close up once construction works are complete.
- Further information required in respect of foul and surface water drainage, the 5No. parking spaces to remain in public use
- **Carrick-on-Suir District Engineer** (12th of May 2025). Further
- information is required in relation to : Foul and storm drainage layout along with cross section drawings of gradients and construction details for the surface and foul drainage for the 2 apartments which should include cover or invert levels, gradients and/or pipe diameters for the proposed drainage network.

- Ability of existing foul networks capacity to deal with waste from the development upgrade,
- The applicant is to confirm from the site layout plans that 5 car parking spaces will remain for public use (1 disabled and 4 general parking spaces) remain as public spaces on New Wall street Carrick on Suir,

3.3. Prescribed Bodies

3.3.1 *Department of Housing, Local Government and Heritage.*

According to the proposed development application, the proposed development includes the ‘demolition of existing buildings to the rear, including courtyard and ancillary structures and construction of a new three-story building extension’.

According to the submitted report, ‘a stone wall running north-south and two upstanding walls of what was once a rectangular two-storey building but now a hollow ruin of three stone walls with no roof and the western wall being a low wall of concrete block’. The origin of these stone walls is not explored further in the report, nor is their ultimate fate, i.e. if they are to be demolished or retained as part of the proposed development. The Department notes that the entire area of the proposed development would appear to have been in use as ecclesiastical lands at some point prior to the drafting of the First Edition Ordnance Survey map. The Department also notes Given the lack of clarity over the origin or ultimate fate of the stone structures, The Department is not in a position to make an informed recommendation for this proposed development. Therefore, the Department, in line with national policy —see Section 3.6 of Frameworks and Principles for the Protection of the Archaeological Heritage 1999— recommends that an Archaeological Impact Assessment (including Buildings Archaeology Assessment) be carried out as Further Information.

3.3.2 Following receipt of the further information : the surviving walls to the rear of the existing public house belong to a former two-storey building that is likely to date to the nineteenth century and almost certainly not earlier than the late-eighteenth century. According to the report, the northern boundary of the site is made up of various stone walls that are also property boundaries of the rear yards of the houses

fronting Pearse Square. It is proposed in the report to retain the stone boundary walls and the three remaining walls of the rectangular stonewalled building and demolish only the concrete block walls of mid-twentieth century construction. The existing walls will be cleared of vegetation and consolidated as necessary to stabilise the structure for sustainability and safety. All of the stone-built boundary walls are to be retained, cleared of vegetation and consolidated as necessary using appropriate materials. While the Department agrees in principle with all of the proposed recommendations and conclusions in the submitted report, it is the opinion of the Department that the proposal for archaeological monitoring is pre-emptive in the absence of the results of the proposed archaeological testing. Conditions are recommended.

3.3.3 **Uisce Eireann**

No objections.

3.4. **Third Party Observations**

3.4.1 There were 4No. third party objections to the proposed development, the following is a summary of the concerns expressed:

- Noise pollution
- Late night Disturbances
- Parking
- Deliveries
- Loss of light
- Design of building
- Negative impact on residential amenity
- Steps on southern side could give rise to accidents
- Anti-social behaviour

4.0 **Planning History**

4.1 There is no relevant planning history associated with the subject site apart from a an old Enforcement file, TUD-15-113, which is now close, and dated back to 2025.

4.2 **Planning Ref: 25/60255**

Development works at an existing public house known as the Auld Rogue and ancillary accommodation – The application was incomplete

5.0 Policy Context

5.1. Development Plan

5.1.1 Carrick-on-Suir & Environs Local Area Plan 2025-2031

Policy 3.5 Support new development proposals which accord with the Carrick-on-Suir Regeneration Plan and the policies and objectives set out in the Town Centre First Plan.

Policy 3.6 Support new development which enhances the setting of Carrick-on-Suir town centre, including its architectural, archaeological and historical heritage and character, and facilitates compact growth, high quality urban design, connectivity and active travel as opportunities arise.

Policy 3.7 Require existing shop fronts which are of high quality, exhibit unique features or add to the character of the streetscape, to be retained or refurbished, in accordance with the requirements of Policy 13-2 of the TCDP and Chapter 12 of the Architectural Heritage Protection – Guidelines for Planning Authorities (2011).

The site is located within the **Town Centre**.

The historic town centre is zoned as ‘**Urban Core**’ and ‘**Regeneration**’ and is vital to the character and quality of life for people of Carrick-on-Suir. The Town Centre is the priority location for commercial, civic, social and cultural development. The Carrick-on-Suir Regeneration Plan – ‘A Journey from the Suir Blueway to the Ormond Castle Quarter’ received funding under the RRDF and will transform the main street, upgrading the public realm and widening footpaths and introducing traffic calming. The town centre will be targeted for further investment directed through the Town Centre First Plan which seeks the heritage-led regeneration of the town centre and reuse of all vacant areas, within and proximate to the town centre. Residential development on regeneration sites and infill sites in the town centre will focus on higher density, well connected and high-quality urban housing.

The site is located within the **Urban Core** zoning. The **Urban Core** zoning objective is to provide for the enhancement of urban core uses including retail, residential, commercial and civic. Consolidate the existing fabric of the core/central areas of settlements by densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure, residential uses and urban streets, while delivering a quality urban environment. The zoning emphasises compact growth objectives and priority for public transport, pedestrians and cyclists.

According to Table 13: Zoning Matrix, Public Houses and Residential Use are Permitted In Principle under the Urban Core Zoning.

5.1.6 The site is located within a Zone of Archaeological Potential.

5.2. **Natural Heritage Designations**

The Lower River Suir SAC (Site Code 002137) is 150 metres from the site.

5.3. **EIA Screening**

5.3.1 The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Forms 1 and 2 in the appendices section of this report).

5.3.2 Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

5.4 **WFD Screening:**

The nearest water body to the appeal site is the River Suir located approximately 128 metres south of the appeal site. The development relates to the redevelopment of an existing commercial site within the built-up footprint of Carrick-On-Suir. The detailed development description is set out within Section 2.0 of my report above.

Surface water discharge is stated to be to the existing public surface water sewer. No issue in this regard was raised within the appeal.

I have assessed the planning documentation and have considered the objectives as set out in Article 4 of the Water Framework Directive which seeks to protect and, where necessary, restore surface & ground water bodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the relatively minor nature, scale, and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

The reason for this conclusion is as follows:

- Having regard to the relatively minor scale and nature of the development,
- The separation distance between the appeal site and the River Suir,
- The existing on-site surface water management proposals.

Conclusion I conclude that on the basis of objective information, the proposed development will not result in a risk of deterioration on any water body (groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment

6.0 The Appeal

6.1. Grounds of Appeal

There are two third party appeals to the planning authority's decision to grant planning permission for the proposed development. I will summarise the relevant planning issues arising in both of them.

6.1.1 Appeal No. 1 : Pearse Square Residents Group

Pearse Square is a housing scheme built in the late 1950w and occupied in 1960s. It stretches from the top of Crooke Lane to the N24 facing the Fair Green with a road running from west to east from Kickham Street.

6.1.2 Enforcement TUD 15-113 alleged unauthorised development of a beer garden

- If the local authority has taken decisive action under TUD 15/113 they would have been spared 10 years of disturbance.
- There is ongoing public noise nuisance, with the most recent occurrence on Saturday 11th of October 2025 until 12.24am.
- The planning conditions relating to noise are noted but how will they be enforced and monitored. Without an Environmental Management System and ongoing independent monitoring of noise levels the residents are at the mercy of the pub's management. There should be permanent, foolproof and future proof solutions in place such as no outdoor activities and noise generating events to take place indoors in suitably soundproofed rooms.
- The 11pm time for the reduction in noise from 55 to 45 db is unacceptable.
- They object to the field at the rear being used as a beer garden because it is on the same elevation as the current noise nuisance generating location and will result in an even greater noise nuisance as there are houses on the boundary with bedrooms close to and facing directly onto the field.
- The first-floor terrace to the rear will become a source of nuisance and overlooking. This area will most likely be used as a smoking area serving the function room. There is no sound lobby between the terrace and the function room noise. The residents believe unless the terrace is fully enclosed it will result in noise nuisance.
- Moving the most disruptive aspects of the business from Kickham Street onto Pearse Square South will result in an increase in noise nuisance levels and disturbances.
- It is noted in the Planning Report on file, the planning authority has no role in policing public order offences. However, the planning authority can prevent circumstances where it might happen like presenting a super pub on a residential street.
- Deliveries and commercial bin collections will create road safety problems along Pearse Street including ill and vulnerable people coming from the local GP surgery and pedestrians attending the nearby church. The use of the private lane during construction would create a road safety danger for

motorists and pedestrians. The residents require unhindered access over the laneway at all times.

- The residents are furious over the loss of the green area which is an integral part of their housing development since 1960 and the only green area on Pearse Square. This is public land and not the property of the landowner.
- The proposed scale and design is disproportionate with neighbouring properties. It will dominate the streetscape. The planning authority expressed over the southern elevation, the introduction of four additional gables, the scale of the development, visual impact of the serrated roof profile when viewed from the south. The P.A also requested a more engaging streetscape on the southern elevation.
- Residents to the north and east fear their private open spaces will be overlooked and result in a loss of privacy. Their homes and private open spaces will be overshadowed.

6.1.3 Streetscape Study

- The applicant has argued that gables are a dominant feature on the streetscape in Carrick on Suir, and as such the intervention proposed is not a significant departure from the character of the area.
- Carrick is no different to other Irish towns where gables are common rather than dominant. In the attached streetscape study we have highlighted the gables for explanation.
 - (i) Gable fronting onto Pearse Square south. Partial gable due to ridge height difference and end of row gable on Kickham Street.
 - (ii) Gable and partial gable of houses fronting on to William Street. Garage gable of house fronting onto William Street.
 - (iii) End of row gable buildings fronting onto East side of New Street, end of row gable fronting onto West side new street. Central gable fronted projected onto Garda Barracks fronting N24.

- (iv) Gable of house fronting onto John's Street, end of row gable on John's Street.
- (v) No gable but dormer windows, end of row gable of buildings fronting onto West side New Street. No gable but dormer windows.

None of the examples shown set a precedent for high multiple gabled elevation as proposed on Pearse Square south residential street.

- Some residents fear the provided 3D model renders are not to scale with the surrounding elements.

6.1.4 Planning Report Conroy

- The plans show the roof heights raised from No. 11 and No. 12 and the rear roof extensions are higher again. They do not remain within their current levels and the development will not blend seamlessly into the town centre as stated in the accompanying report. There are two private car parks Mr. Price and SuperValu provide the setback.

6.1.5 **Appeal No. 2 : Dermot Mansfield**

- The appellant resides at 10A Pearse Street, Carrick-On-Suir.
- The proposed development will be significantly taller than his house and will be 1.4m above the height of his roof. This will block all natural light from his home and a major quality on his life. In addition, the height and proximity to the structure will severely compromise his privacy, in particular the rear garden area and living area.
- The location of the entrance to the store room is another concern. Deliveries will require vehicles to park directly outside of the house and on the footpath on a busy road with one lane. This will create a serious traffic hazard, traffic congestion and an increased risk of accidents.
- The planning authority claim the parking will be around the town. There is no evidence to support this claim. The accuracy and feasibility of the parking arrangements cannot be provided on the main street, where it is development plan proposals to reduce these. The neighbouring commercial businesses, Mr. Price and Super Valu were not notified their car parks were referenced in

the planning application. The Commission need to investigate where the carparking will be provided to service the proposed development.

- The proposed exit route for patrons is deeply concerning. It suggests patrons will exit onto a green area and then down steps onto a footpath. The footpath is only 1.5m in width and includes a sharp 30-degree right angle slop, its very narrow. Other public houses in the town have footpaths in excess of 2m. Directly such large number of intoxicated persons onto narrow, sloping footpaths is a serious issue and could result in an injury or a fatality. The Executive Engineer for the town has stated he is not in favour of the exit route.
- Families have resided over Kickham's Inn for over two decades and the proposed tall gable end will negatively affect their access to light and privacy.
- Noise levels in the area are already unbearable at the weekends. With additional customers and more functions, the disturbance to nearby residents will increase significantly. The application states their will be no outside music, this is unlikely to be enforced. There is no clarity on who will regulate conditions, making them effectively meaningless.
- The permission includes a condition the terraced areas shall be vacated by 11pm. This is completely unrealistic and unenforceable. Pubs are licenced to operate until 12.20am, and there is no authority or mechanism in place to enforce such a strict curfew. To vacant the terraces while the premises is still open, will lead to conflict and non-compliance.
- It is difficult to how the development will be policed, there is a lack of Garda presence in the town. There is a very real concern anti-social behaviour, local businesses must be taken seriously and there is no indication how these values will be addressed.

6.2. Applicant Response

The applicant's architect has responded to the third party appeals in two submissions. A summary of the submissions is as follows:

- **Background:** The subject site, the Auld Rogue, is a family business providing a social outlet for the local rural community. The family purchased the bar in 2015. A public house has existed on the site for over 100years. The purpose of the proposal is to enhance the hospitality offering with improved bar and lounge facilities, a function spaces for social gatherings as well as two apartments on the uppermost floors.
- **Pearse Square Residents Group (Appellant):** Pearse Square is a closely knit community, with second and third generation household, come of which support the development and are customers of the Auld Rogue. Therefore the Pearse Square Residents Group may not be accurately represented. The opinions stated may not represent the 51No. households. Drawing 24.004.P.141 indicates the locations of the households represented in the appeal relative to the site location. In certain instances the appeal lacks clarity, e.g. the occupants of dwellings 44-51 Pearse Street Greenside are located 130-140 metres from the development with two lines of dwellings in between. The developer attempted to engage with the objecting residents but the offer was declined.
- **Enforcement :** The enforcement noticed referenced in the appeal in 2015 was closed by Tipperary Co. Co.
- **Noise Nuisance:** The key issue associated with the appeal is noise. Conditions No. 2 of the P.A. decision provides for the implementation of active and passive noise mitigation measures. Those measures are illustrated in the further information submission and the detailed Acoustic Engineers Report. The Environment Section was satisfied with the report. The P.A. and EHO have powers of enforcement to deal with noise related matters. The technical aspects of the development have been misinterpreted because the very technical aspects of the acoustic report may not have been correctly disseminated.
- **Beer Garden:** There are no proposals for a beer garden located in the field as stated in the appeal.
- **First Looor Terrace:** The firs floor terrace serves an external area associated with the Function Room. The terrace has lobbied separation distance to the

function room, and is substantially enclosed within acoustic walls and roofed with a Class C sound absorbing ceiling. The Acoustic report deals with these issues and presents mitigation methods. In terms of overlooking, The floor level of the terrace is 10.2mOD the top of the enclosing acoustic screen to the north is 14.01m OD. An inspection of the drawings and the level indicate that no opportunity exists for overlooking from the first floor terrace because it is enclosed on all four sides.

- **Access to Apartments and the Bin Storage:** The existing building currently benefits from a door and pavement connection as well as a windows onto Town Wall Street. The proposed development provides for a dedicated access to the 2No. second floor apartments and a dedicated bin store for the apartments which is consistent with the current arrangement but provides a Part M compliant access, which the developer will apply for such works from Tipperary Co. Co.
- **Entrance/ Egress:** The primary purpose of the access to the Town Wall Street is the provision of an alternative means of escape form the function room in the event of an emergency. It is intended to utilise the main access to the function room from Kickham Street. A large enclosed bottle and bin store is proposed at ground floor level and ramped access leading through the premises to Kickham Street. These functions are not proposed to be serviced by Town Wall Street.
- **Private Laneway:** The laneway proposed to be used for construction access is in the charge of Tipperary Co. Co. The developer shall seek a licence for the appropriate use of the laneway.
- **Removal of Green Area:** It is not intended to remove the 'Green Area' on Town Wall Street. The proposals are for a Part M compliant ramped access to the development which will implemented as an integrated and enhanced landscaped proposal for this amenity.
- **Design:** The design of the elevations on the Town Wall Street is a response to the site context which includes gables at both ends. Gabled elevations are reflected from the traditional urban plot width of 5-6m upon which new structures are based. The plot rhythm mitigates the impact of an otherwise

long streetscape. The domestic forms, contemporary detailing of fenestration and roof line provide variety and interest.

- **Impact of development, height and blocking sunlight:** The third party appellants property is located to the east of the development, a drawing is attached. The impact of shadowing and sunlight have been illustrated. It is clear the sun path when projected from the west at 45 degrees does not impact beyond the boundary of the site. The building height on Town Wall Street is to meet with internal ceiling height standards. Having regards to the proposed development orientation, there will be no overbearing or overshadowing of neighbouring properties. There is no direct overlooking from the proposed windows onto the adjoining residential property.
- **Parking provisions and credibility of the proposal:** The existing and proposed floors have been assessed and a detailed parking assessment was provided at the further information stage of the planning application assessment.

6.3. Planning Authority Response

There was no further response from the planning authority.

6.4. Further Responses

6.4.1 Mr. Mansfield and Pearse Square Residents responded to the applicant's response to the appeal citing concerns raised in the appeal have not been addressed. The issue of loss of natural light has not been addressed at all. The submission only addresses the sun overhead, which is misleading and ignores the reality of the sun rising and falling. The sun sets west behind Kickham Street, with evening sun coming into their garden. This is an important amenity of their home. The proposed development will be taller than the existing building Auld Rogue, therefore significantly higher than all other buildings on Town Wall Street. The streetscape will be altered and neighbouring properties will be overshadowed. The opening hours of the terrace are unrealistic and unmanageable.

- Residents want permanent, foolproof and future proof solutions in place such as no outdoor activities and all noise generating events to take place indoors

in suitability soundproof rooms. The graphic submitted is misleading, No. 1 and No. 2 Pearse Court are illustrated at 50m from the boundary despite their location on the boundary.

- The field been used as a beer garden was identified on the further information ground floor plan existing and proposed. This area has been used for outdoor activities and contains outdoor seating area.
- The sunshine graphic illustrated the midday midsummer sun. Homes to the north will be overshadowed when the sun is lower.
- The applicants fail to mention the store with a trap door to a cold room which is designed for the delivery of draft beer kegs from large trucks and will create a road safety danger for pedestrians and motorists, especially the vulnerable attending the adjoining GP practice.
- The entrance off Town Wall Street was proposed as a main entrance to the function room. Only in the appeal submission was it referred to as an emergency exit. This was clearly stated in the architects report on file the entrances on Town Wall Street, included a new access to the function room and an entrance to improve the accessibility to the overall building. This was highted in the Planner's Report on file calling it a signifigant change.
- The laneway to the rear has never been taken in charge, it is a private laneway exclusively for the use of Pearse Street residents.
- The access at the southern elevation has a 1.2m footpath. The green area should be retained in line with the District Engineer recommendations. The residents fear this area will become a gathering area for local youths, using the steps as seating, and increase anti-social behaviour.
- The concerns reagridng the overall deisgn onto Pearse South Square remain it is out of character with the residential area.
- The carparking was not addressed.

7.0 Assessment

7.1. I have considered the appeal file and inspected the subject site. The site is two buildings in the centre of Carrick-on-Suir positioned on the corner of two streets. One of the units is a long-established public house, the *Auld Rogue*. The proposal is to re-arrange the internal floors, to extend the rear of each building, to provide a new function room, and 2No. new apartments with other ancillary facilities. The site is zoned in the Carrick-On-Suir Local Area Plan 2025-2031 as **Urban Core**. The refurbishment and redevelopment of the site is in line with the zoning in terms of the consolidation of the existing fabric of the core/central areas of by densification of appropriate commercial and residential developments while delivering a quality urban environment.

7.2. The proposal complies with the underlying provisions and policies of the local area plan. I intend examining this appeal under the following headings:

- Design, Height, Scale and Massing
- Residential Amenity
- Other Matters

7.3 Design, Height, Scale and Massing

7.3.1 The original proposal was reviewed by the planning authority, who expressed serious concern over a number of issues regarding the overall design and layout of the proposed development. The applicant responded on the **21st of August 2025**. The revised proposals reviewed were ultimately granted planning permission, and included a number of revisions that provided an enhanced scheme. Therefore, this assessment is based on the revised design submitted on the 21st of August 2025, which is in principle, broadly similar to the original proposal with a number of minor modifications.

7.3.2 Overall Design

- The proposed southern elevation onto Town Wall Street comprises of four additional gables which the planning authority considered them to be inconsistent with the more conventional urban form in the vicinity of the site.

- On appeal the appellants have argued the gable feature design is not an architectural feature in Carrick-On-Suir, and it will negatively impact on the visual and streetscape qualities of the area.
- Upon examination of the streetscape qualities and legibility of Town Wall street, it is categorised by terraces of two storey dwellings and on street carparking.
- At the location of the proposed development on Town Wall Street, there is a clear void on terms of the urban footprint. Nos. 11-12 Kickham Street back onto Town Wall Street, however due to a difference in ground level, the existing structures on the subject site are not visually evident.
- The view of the subject site from the corner includes both vistas of Kickham Street and Town Wall Street. There is a clear differentiation in ground levels between both elevations. Kickham Street includes two well proportioned three storey buildings fronting the subject site. The Town Wall Street elevation includes the three-storey building, which tapers to a single storey flat roofed structure. The remaining existing structures on the site, are not visible.
- As part of the further information a Visual Impact Assessment was submitted. There are three visuals of the proposed development as viewed along Town Wall Street. The proposals include a contemporary hard landscaping of the green area to the front of the building [see Photo Plate 1].
- In my opinion, the proposed wrapping of the corner with the four gables into the existing three storey block, provides a vertical mix into the existing urban grain, with compatible height and proportions. The gable fronted block responds to the topography and the creation of vertical rhythms providing variety in terms of the building envelope.
- The proposed southern elevation introduces an interesting design response. To mimic the architecture style of the existing dwellings along the street, would not bring a contemporary focus to this corner site which, in my view, is needed to enhance the streetscape qualities of the immediate area.
- Condition No. 4 (b) of the planning authority's decision required a revision to the design of the ground southern elevation onto Town Wall Street. The

condition states *'The design of the structure shall be amended so that a high level window or an alternative design feature is incorporated on the southern elevation at ground floor level in the space between the window serving the function room and the door providing access to the store. Details of same shall be submitted to and agreed in writing with the Planning Authority prior to the commencement of works'*. The applicant did not appeal any of the planning conditions. The referenced blank wall internally serves toilets. A window feature would break the blankness of the wall feature at ground floor level. Therefore, I recommend the condition remain as specified by the planning authority.

7.3.2 Scale and Massing

- The building line of the existing residential units on Town Wall Street is forward of the front building line of the new southern façade. There is public land in terms of parking and the green area providing a setback from the public road. The site layout drawings illustrate the relationship between the subject site and the adjoining residential properties to the east.
- Aesthetically, the scale and massing of the proposed development has been broken up with the four gable roof designs as opposed to one long monolithic structure.
- I believe to replicate the roof design of the terrace of dwellings along Town Wall Street would create pastiche and would not provide an interesting architectural statement. In my opinion, the proposed façade design onto Town Wall Street, albeit contemporary, remains somewhat conservative, but it will create a more interesting addition to the neighbourhood character than to replicate existing horizontal dominant facades.

7.4 In conclusion, I am satisfied that the design response put forward has considered the receiving context and the development would not result in overbearance or an inappropriate design along the streetscape. The proposal comprises an appropriate form of infill development in this location. The proposed mixed-use development would make a positive contribution towards the evolving urban character of this urban area and should be granted permission in terms of its overall design.

7.5 Residential Amenities

7.5.1 The third-party appeals have expressed a number of concerns which are dealt with under a variety of heading below.

7.5.1 Overshadowing/ Loss of Privacy

- The building contiguous to the proposed development is 10A Pearse Square, which is immediately to the east of the proposed development. I inspected the neighbouring dwelling and viewed the subject site from the rear amenity area associated with the dwelling. The subject site is at a lower ground level to the rear terrace/ garden area associated with the dwelling.
- The rear area garden/ terraced associated with the neighbouring dwelling is north facing. There is an ESB substation unit located between the front elevation of the proposed development and the subject dwelling house.
- A shadow analysis was provided from the west during midsummer sun. The impact on the adjoining property was minimal. There is a narrow passage to the rear of the dwelling which has a single storey structure/ shed located alongside the substation site. The vast bulk of the common boundary between the properties will remain undeveloped. The existing bottle yard will become a snug area, and the bottle store/ bin storage area has been relocated to a northern portion of the appeal site. There is sufficient separation distance from the ridge height of the eastern most gable end of the new building and the rear private garden area of the adjoining dwellings to ensure there will minimal impact in terms of overshadowing.
- In terms of loss of privacy, there are no windows proposed directly overlooking the adjoining private amenity areas.

7.5.2 Noise

- A number of residents are concerned about the increased noise levels associated with the proposed extension. They state the noise levels associated with the existing premises already impacts materially on their residential amenities in a negative way. They are concerned given the scale of the proposed development, the noise levels will increase at the premises, seriously undermining their residential amenities.

- A Noise Impact Assessment Report was prepared by Allegro Acoustics and submitted as further information on the 21st of August 2025. There were 6No. noise sensitive locations identified within the urban setting of the public house. To achieve baseline data there were 4No. monitoring stations setup as indicated on page 4 of the Report.
- It should be noted the beer garden to the rear of the premises is currently open as can be seen from the photographs taken on site. Under the current proposal the beer garden will be enclosed creating a function room with a terrace on the northern elevation. The terrace is on the first floor and serves an external area to the function room. It is substantially enclosed within acoustic walls and includes a Class C sound absorbing ceiling. It is proposed to install a 6.5m high sound absorbing barrier as per Figure 9 page 9 of the Report.
- There are no statutory guidelines in the Republic of Ireland relating to noise limits from a pub. Allegro Acoustics therefore proposes the following noise limits. These limits would typically apply at the closest façade of the nearby noise sensitive locations outlined in Section 3 above:

Day & Evening Time Noise Criteria (07:00 to 23:00hrs): 55dB LAeq

Night-Time Noise Criteria (23:00 to 07:00hrs): 45dB LAeq
- The following additional measures will be taken to prevent noise breakout from the indoor sections of the pub:
 - (i) The building façade for the main pub will be designed to prevent noise breakout.
 - (ii) All external doors will be fitted with acoustic seals and automatic closers.
 - (iii) Windows will be kept closed.
 - (iv) All vents will be acoustically rated.
 - (v) Amplified music will not occur in the outdoor areas.
- There are also mitigation measures provided in the report for dealing with Construction Noise.

- Conditions 2 and 3 of the planning authority's decision to grant reinforce the mitigation measures proposed in the report.
- There are two apartments proposed above the function room area and their residential amenity is also a consideration.
- In my opinion, based on the identification of the noise sources, the predicted future noise levels and the mitigation measures proposed in terms of the design and specification, subject to appropriate planning conditions, there is an environmental gain in terms of enclosed proposals on. I recommend the planning authority's Conditions No. 2 and 3 be imposed, in addition to another condition prohibiting the large beer garden as marked on the drawings to be excluded from the scheme in terms of outdoor use. This is a large green field that backs onto a number of residential properties, and due to its size and layout, the green area has the potential to cater for a large number of patrons. Although the existing and proposed drawings indicate large green area as 'Beer Garden', the applicant has confirmed to the Commission in their response to the appeal, there are no proposals for a 'Beer Garden' located in the field to the rear of the premises. I still recommend including a planning condition to exclude the use of the area for use as a 'beer garden'.

7.5.3 Access

- The third-party appellants are concerned about the access to the function room from Town Wall Street. Town Wall Street is, in my opinion, a long established residential street in the centre of Carrick On Suir. There are houses opposite and contiguous to the subject site. Photos Plates 1,3, 4 and 5 from my site inspection illustrate the existing façade onto Town Wall Street. Presently it mainly consists of a wall and hedging, with a single door and window associated with the building on Kickham Street.
- The proposed plans submitted indicate a double door from the function room onto Town Wall Street. There are also 2No. doors serving a store a bin storage associated with the 2No. overhead apartments, and a door to the stairwell to the apartments. Visually the doors and the elevation make a positive contribution to the streetscape in comparison to the existing streetscape.

- The 3-D modelling in the Visual Assessment Report indicates concrete steps replacing the public green area, linking to the proposed double doorway of the function room. In addition, there is signage proposed over the doorway.
- The third-party appellants have strongly objected to these doors been used as the main access to the function room. I would concur with their concerns, because it could result a large number of people leaving the premises onto a residential street in the early hours of the morning when the function room would be in use.
- On appeal the applicant has clarified the primary purpose of the access on Town Wall Street is the provision of an alternative means of escape from the function room in the event of an emergency. The main access and egress to the function room is from Kickham Street. In addition, the large enclosed bottle and bin store will be serviced from Kickham Street. In my opinion, this is should be reinforced by condition.

7.5.4 The subject site is located in the town centre of Carrick-On-Suir. It is a corner building and adjoins other commercial buildings within the town centre. Kickham Street is characterised by commercial businesses at ground floor some with traditional shop fronts and others with more contemporary shop front styles, with some vacancy/office and residential uses at first floor level. There are residential uses further north along Kickham Street. The main concern are the adjoining residential properties along Town Wall Street. Having considered the plans and proposal submitted with the application, I am satisfied that, given the town centre location, the existing use of the site as a public house, the uses present within the vicinity of the appeal site, the proposed development is acceptable in terms of impacts on residential amenity. In my opinion, having regard to the mitigation measures presented in the accompanying report, the prescribed planning conditions and the overall design, the existing residential amenity will not be significantly affected by the subject development. In addition, I am satisfied that the proposed development would not generate nuisances or disturbances such as to warrant a refusal of planning permission. The premises will be managed under the Public House licencing laws in Ireland.

Operating Hours:

Monday – Thursday:10:30 am to 11:30 pm.

Friday and Saturday:10:30 am to 12:30 am.

Sunday: 12:30 pm to 11:00 pm.

Night Before Public Holiday:10:30 am to 12:30 am.

With Special Exemptions Orders allow extensions until 2.30am.

I consider it appropriate to include a condition managing the hours of operation of the subject development and accordingly recommend same, should the Coimisiún be minded granting planning permission.

7.6 Other Matters

- The laneway which forms the eastern boundary to the field/ site is illustrated on Photo plates 9, and the view into the site from the lane is illustrated on photo plate 10. The laneway is owned by Tipperary Co. Co. and it may provide access to the site during the construction phase. There is a letter of Consent from the Council in the submission documents relating to the planning application. The use of the access laneway would be subject to agreement and maybe licencing from the Council.
- The 3D drawings do indicate the raised green area at the corner of Kickham Street and Town Wall Street (Plates 12) will be removed to provide hard landscaping with steps. On appeal the applicant has stated it is not intended to remove the green area, there are proposals are for Part M compliant ramped access to the development. This will also require agreement with the Council, because the green area is public property.
- In terms of the parking, the planning authority were correct in stating the parking requirements associated with the public house, are generated in evening time which will dovetail with other daytime commercial uses in the town. In addition, due to strict drink driving laws, although development plan requirements are based on floor area, public houses do not normally generate a signifigant increase in parking space demands.
- The two apartments on the second floor are three-bedroom units. One has a floor area of 85sq.m. and the other has a floor area of 125sq.m. The windows

associated with the residential units do not directly overlook adjoining residential properties.

8.0 **AA Screening**

8.1 I have considered the proposed development in light of the requirements of S177U the Planning and Development Act 2000 (as amended).

- The subject site is not located within or adjacent to any European Site.
- The closest European Sites are the Suir River SAC is located approximately 128 metres south of the site.
- The subject site comprises an existing public house within Carrick On Suir town centre, at Kickham Street. The subject development seeks to extend the existing public house and provide a function room, and 2No. apartments. No significant construction or ancillary works are proposed as part of the application. The subject site is presently connected to the public foul sewer and water mains.
- No nature conservation concerns were raised at planning application stage or in the planning appeal.

8.2 Having considered the nature, scale and location of the subject development, I am satisfied that it can be eliminated from further assessment as it is highly unlikely that it could not have any appreciable effect on a European Site, given the absence of direct hydrological or ecological connectivity to any European site. The reason for this conclusion is as follows:

- The nature of the development which proposes a change of use of a ground floor within an existing commercial premises.
- The location of the development in a serviced urban area, that has the benefit of piped water and wastewater services, distance from European Sites and

urban nature of intervening habitats, absence of ecological pathways to any European Site.

- 8.3 I conclude that on the basis of objective information, the proposed development would not have a significant effect on any European site either alone or in combination with other plans or projects. Likely significant effects are excluded and, therefore, Appropriate Assessment (Stage 2) under Section 177V of the Planning and Development Act 2000 (as amended) is not required.

9.0 Recommendation

- 9.1. I recommend that planning permission be granted subject to the conditions set out under schedule 11 below.

10.0 Reasons and Considerations

Having regard to the provisions of the Carrick-On-Suir Local Area Plan 2025-3031 specifically the Urban Core zoning objective governing the site, the established commercial use of the site, the nature and limited scale of the subject development, and the existing pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development would not detract from the character or mix of uses in the vicinity, would not seriously injure the amenities of the area or of property in the vicinity, and would not detract from the visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1. The development shall be carried out and retained in accordance with the plans and particulars lodged with the planning application on the 1st of April 2025, and the further particulars received on the 21st of August 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. All mitigation measures as identified in the Noise Impact Assessment, received by the Planning Authority on the 21st of August 2025, shall be implemented in full.

Reason; In the interests of protecting residential amenity.

3.
 - (i) The field which forms part of the overall site area shall not be used as a 'Beer Garden'
 - (ii) The outdoor areas, including the terrace spaces at ground and first floor level and snug, shall not operate outside the hours of 11:00AM-11PM, Monday to Sunday.
 - (iii) No playing of live or piped music shall be undertaken in the terraced areas, or the open field area.
 - (iv) The main access to the proposed function room, bin and bottle stores shall be via Kickham Street only. The access/ exit from the Function Room onto Twon Wall Street shall be for used for emergency purposes only.

Reason: In the interests of residential amenity.

4.
 - i) Prior to the commencement of development, full details of all external finishes, including the sound barrier and paving to the hard landscaped area, shall be submitted and agreed in writing with the Planning Authority.
 - ii) The design of the structure shall be amended so that a high-level window or an alternative design feature is incorporated on the southern elevation at ground floor level in the space between the window serving the function room and the door providing access to the store. Details of same shall be submitted to and agreed in writing with the Planning Authority prior to the commencement of works.

Reason: in the interests of visual amenity.

5. A 1:500 scale landscape plan together with an accompanying planting schedule shall be submitted to the Planning Authority for written agreement prior to the commencement of development. The scheme shall provide for the planting, as shown on the submitted site layout plan. Such planting shall be implemented during the first planting season following the commencement of the development

Reason: In the interests of visual amenity

6. All mitigation measures in relation to archaeology and cultural heritage set out in the report titled '11-12 Kickham Street, Carrick on Suir, Co. Tipperary by Dr Maurice Hurley shall be implemented, except as may otherwise be required in order to comply with the following conditions.

a) The developer shall engage a suitably qualified archaeologist (licensed under the National Monuments Acts) to carry out pre-development archaeological testing in areas of proposed ground disturbance and to submit an archaeological impact assessment report for the written agreement of the planning authority, following consultation with the Department of Housing, Local Government and Heritage (DoHLGH). The testing shall take place in advance of any site preparation works or groundworks (other than those which may be necessary to fulfil this condition, e.g. demolition) including site investigation works / topsoil stripping / site clearance / dredging / underwater works and / or construction works. The report shall include an archaeological impact statement and mitigation strategy.

b) Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by record [archaeological excavation] and/or monitoring may be required.

c) Any further archaeological mitigation requirements specified by the planning authority, following consultation with the DoHLGH, shall be complied with by the

developer. No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to the DoHLLGH and the Local Authority and approval to proceed is agreed in writing with the planning authority.

d) The planning authority and the DoHLLGH shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

7. The entrance to the site from the laneway off Town Wall Street, L-27021, shall be for construction traffic only. Prior to the commencement of the development the applicant shall agree in writing the consent and conditions of the use of the laneway during the construction period.

Reason: In the interests of road safety.

8. Prior to the commencement of development, a detailed Construction and Environmental Management Plan (CEMP) for the construction phase of the development shall be submitted to and agreed in writing with the Planning Authority. The CEMP shall incorporate a detailed plan for the construction phase incorporating, inter alia, demolition programme, construction programme, supervisory measures, noise, dust and surface water management measures including appointment of a site noise liaison officer, construction hours and the management, transport and

disposal of construction waste so as to ensure that material from the site is not spread or deposited on the public roadway and measures to ensure the roadways are maintained a clean, tidy and safe condition. A record of weekly checks that the works are being undertaken in accordance with the CEMP shall be kept for inspection by the Planning Authority.

Reason: In the interest of environmental protection and orderly development.

9. Prior to the commencement of the development the developer shall submit for the written agreement of the Planning Authority a Resource and Waste Management Plan (RWMP) for the proposed development. The RWMP shall be prepared in accordance with the Best Practice Guidelines for the Preparation of RWMP's for Construction and Demolition Projects.

Reason: In the interest of environmental protection and orderly development.

10. (a) No construction or demolition activity giving rise to noise audible from the nearest habitable dwelling shall be carried out on Sundays, Bank Holidays or Public Holidays.

(b) From Monday to Friday, all construction and demolition activity giving rise to noise audible from the nearest habitable dwelling shall be restricted to the hours between 8.00a.m. and 6.00p.m. (inclusive) and to the hours between 8.00a.m. and 2.00pm (inclusive) on Saturdays (excluding Bank/Public Holidays).

Reason: To prevent a noise nuisance or traffic hazard arising from the implementation of the permission.

11. Prior to development commencing on the site, a Construction Traffic Management Plan to be effected during the demolition and construction phases of the development, shall be submitted for the written agreement of the Planning Authority.

Reason: In the interests of public health, safety and proper planning and development.

12. Any damage caused to the footpaths in the vicinity of the site, due to the proposed

works will be reinstated by the developer to the satisfaction of the Planning Authority.

Reason: In the interests of roads safety.

13. All service cables associated with the proposed development (i.e. electrical, telephone, communal television and street lighting cables) shall be run in underground ducts. In this regard, ducting shall be provided to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interest of orderly development and the visual amenities of the area.

14. Surface water run-off shall not be allowed to discharge onto the public road or to adjoining properties. All surface waters shall be collected and shall discharge to the surface waters sewers as proposed.

Reason: To avoid interference with other properties and to prevent damage to the public road with consequent traffic hazard.

15. The free field noise levels attributable to the activity (when assessed at all noise sensitive locations) shall not exceed the following limits:

Daytime dB LAr T 07.00 – 19.00hrs (30 minutes) 55	Evening dB LAr T 19.00 – 23.00hrs (30 minutes) 55	Night-time dB LAeq T 23.00-07.00hrs (30 minutes) 45
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A penalty of 5 dB for tonal and/or impulsive elements should be applied to the daytime and evening measured LAeq to determine the appropriate rating level. During the night-time period no tonal or impulsive noise from the facility should be clearly audible or measurable at any NSL.

Reason: In the interests of proper development and to prevent noise nuisance.

16. 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 the 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 upon between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Bord 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.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Caryn Coogan
Planning Inspector
6th of February 2026

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Coimisiún Pleanála Case Reference	PL-500072-TY		
Proposed Development Summary	Replacement of the front elevation of the public house, replacement of internal areas, demolition of existing buildings to the rear, construction of a three-story building extension to the rear to include bars, lounge, terrace and 2 no. apartments.		
Development Address	11-12 Kickham Street, Carrick On Suir, Co. Tipperary		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	X
		No	
2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?			
Yes		Class.....	EIA Mandatory EIAR required
No	X		Proceed to Q.3
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?			
		Threshold	Comment (if relevant)
			Conclusion
No		N/A	
			No EIAR or Preliminary Examination required
Yes		Class 10 (b) (iv)	
			Proceed to Q.4

4. Has Schedule 7A information been submitted?

No	X	Preliminary Examination required
Yes		Screening Determination required

Inspector: _____ **Date:** _____

Form 2 - EIA Preliminary Examination

Case Reference	500072-TY
Proposed Development Summary	Replacement of the front elevation of the public house, replacement of internal areas, demolition of existing buildings to the rear, construction of a three-story building extension to the rear to include bars, lounge, terrace and 2 no. apartments.
Development Address	11-12 Kickham Street, Carrick On Suir
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
<p>Characteristics of proposed development</p> <p>(In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).</p>	<p>The site comprises an urban site within an existing town centre characterised by mixed use development. The site includes a public house and associated facilities. The proposed development would therefore not be exceptional in the context of the existing environment in terms of its nature. The development would not result in the production of any significant waste, emissions or pollutants due to the nature of the proposed retail and office use</p>
<p>Location of development</p> <p>(The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	<p>The site is not located within, or immediately adjoining, any protected areas. The development would be located in a serviced urban area and would not have the potential to significantly impact on an ecologically sensitive site or location. There is no hydrological connection present such as would give rise to significant impact on nearby water courses (whether linked to any European site or other sensitive receptors). The site is not considered to be an environmentally sensitive site.</p> <p>It is considered that no Appropriate Assessment issues arise, and it is not considered that the proposed development would be likely to have a significant effect, individually, or in combination with other plans or projects, on any European Site. The proposed development would not give rise to waste, pollution or nuisances that differ significantly from that arising from other urban developments. Given the nature of the development and the site/surroundings, it would not have the potential to</p>

	significantly affect other significant environmental sensitivities in the area
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	The development would generally be consistent with the scale of surrounding developments and would not be exceptional in the context of the existing urban environment. There would be no significant cumulative considerations with regards to existing and permitted projects/developments.
Conclusion	
There is no real likelihood of significant effects on the environment.	EIA is not required.

Inspector: _____ Date: _____