



Development

RETENTION: for the external refrigeration unit and to retain indefinitely the roof as is constructed which differs from that as granted under Ref no. 21/1075. Permission for double-doors and erection of high screen wall.

Location

AM PM Store , Greenside South , Carrick on Suir Co. Tipperary

Planning Authority

Tipperary County Council

Planning Authority Reg. Ref.

2560302

Applicant(s)

Ed Hogan and Maria Meany

Type of Application

Retention

Planning Authority Decision

Refuse Retention

Type of Appeal

First Party Appeal

Appellant(s)

Ed Hogan and Maria Meany

Observer(s)

Gerard and Joan Walsh

Date of Site Inspection

23rd of March 2026

Inspector

Caryn Coogan

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1.0 Site Location and Description

- 1.1. The subject site is located in the town of Carrick On Suir, Co. Tipperary. It is 0.039ha, and includes a commercial building (501sq.m.).
- 1.2. The ground floor includes a shop (AM-PM Store), there is also a coffee shop and a gym. On the ground floor there are access doors to an upper floor.
- 1.3. The building backs onto and adjoins a large town park area. There are also dwellings adjoining the building to the west in particular, one residential property, 60 Ard Mhuire is wrapped around the property on one side.

2.0 Development

- 2.1. Retention planning permission to retain indefinitely
 - (a) the external refrigeration unit at ground floor level
 - (b) the roof as is constructed,

which differs from that as granted planning permission under Ref no. 21/1075.

Planning permission for providing double doors (replacing existing single doors) giving access from the upper floor residential unit to the external single storey flat roof to the rear and the erection of a 2M high screen "wall" in vertical hit and miss composite screens/panels, fixed in metal columns plated and bolted to the top of the existing ground floor wall and extending around the open periphery of the flat roof to the North-West side and to a section to the North-East side. The remaining periphery of the flat roof will have similar boundary but 1250mm high. All at the AM-PM retail convenience store, Carrick-On-Suir .

- 2.2 The overall building has a gross floor area of 501sq.m. The floor area of the proposed works is 176sq.m.

3.0 Planning Authority Decision

3.1. Decision

On the 18th of December 2025, Tipperary Co. Co. decided to REFUSE retention planning permission for the development for 2No. reasons:

1. This application seeks permission for the retention of modifications to the roof of the AM/PM store in Carrick on Suir. As constructed the roof differs in profile and materials and finishes from that granted planning permission under PI. Ref No. 21/1075. It was a condition of PI. Ref No. 21/1075 that external finishes be agreed in writing with the Planning Authority in advance of construction commencing on the site and the same be of a high quality (condition 2). The permitted drawings provided for a gambrel natural slate roof whereas the development as constructed on the site includes for a shall A Gable with a Kingspan metal cladding to the roof. Having regard to the poor aesthetic quality of the revised design solution the works to be retained are considered to be wholly inappropriate and significantly detract from the visual character of the area. The proposal conflicts with Policy 3.6 of the Carrick on Suir Local Area Plan 2025, is contrary to the proper planning and sustainable development of the area and would if permitted set an undesirable precedent for other such similar developments.

2. In addition to the modification to the roof the external canopy and petrol pumps were removed from the site. These works were not permitted under the parent application and were not included for in the current application. As such the proposal, if permitted, would be facilitated by unauthorised development, is contrary to the proper planning and sustainable development of the area and would if permitted set an undesirable precedent for other such similar developments.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- Planning permission was previously granted on site for the change of use of part of the upper floor of the AM/PM store to provide a two-bed residential unit. There is no objection to the development proposed in principle subject to normal planning considerations.

- The roof profile has been amended and now presents with a very shallow pitched A gable profile. The applicant has finished the roof and the extended north and south elevation in metal cladding. The works to be retained are wholly inappropriate and significantly detracts from the visual character of the area by reason of its poor aesthetic quality.
- The applicant is to be advised of the need to clarify the Planning status of the removal of the canopy and pumps on the front elevation. The applicant is also to be advised as to the status of any underground tanks that served the fuel pumps in the former forecourt.
- With respect to the increase in the height of the building, it is noted that the permitted structure had a height of 6.2 metres. The revised building has a height of 6.6 metres. The change from the gambrel roof profile to an A gable roof profile has increased the width of the gables.
- It is not considered that the increase in the ridge height of 400mm or the change in the roof profile would give rise to excessive overshadowing of the neighbouring property, nor would it have an overbearing impact.
- The external refrigerated unit is low.
- The principle of providing the roof terrace was established under the parent application. The applicant has provided details on the two metre high screening on the perimeter of the terrace (2m high privacy screen of timber carcass and composite vertical board 'hit and miss' sheeted screen)
- AA Screening Report.
- Further information was requested regarding the overall design and finish which is considered to detract from the visual qualities of the area, the noise from the refrigerated unit and details of the pump removal.
- There was a response to the Further information received on 17th of July 2025, however it was deemed to be insufficient. With respect to the design of the structure, the applicant has not made any modification in response to the concerns raised by the Planning Authority. The applicant has suggested that the finish to the building is reflecting the restricted family condition. It is not clear what is meant by this phrase.

- The use of the cladding on the front elevation is not an appropriate design response to an important site on one of the principle access routes through the town.
- 73 dBA's would be the standard noise levels when operating a vacuum cleaner. Given the proximity to the neighbouring third party property the applicant is required to clarify the noise impact of the operation of the refrigeration unit on the amenity of third party properties. A noise survey shall be undertaken clarifying the anticipated noise levels at the nearest noise sensitive receptors.
- Clarification of F.I. was requested.
- Since this application was originally assessed, the Carrick on Suir and Environs Local Area Plan 2025 has come into effect. As noted in the policy section above, the subject site was zoned as "existing residential" in the 2013 Carrick on Suir and Environs Town Development Plan 2013. Under the new Local Area Plan, the site is zoned for **Employment Use**. Residential uses are not acceptable on lands zoned for employment use. The proposal can be considered as the expansion of a non-conforming use in line with the provisions of para 2.4.4 of the plan.
- Policy 3.6 below is relevant; 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.
- The works to be retained are wholly inappropriate and significantly detract from the visual character of the area by reason of its poor aesthetic quality. It was a condition of the parent permission that external finishes be of a high quality and be durable.
- The applicant is proposing to enclose the refrigeration unit within a Basic box with some insulation that will reduce noise levels under 60 dBA's. This is acceptable.

- The applicant has clarified the location of the connection to the public services.
- The applicant has not modified the application to retain the works undertaken to the front of the building (removal of petrol pumps, removal of petrol pump canopy, removal of underground tanks). The applicant has simply stated that they removed the structures as instructed by Petroleum Installations Ltd. Irrespective of this instruction, planning permission is required for the works undertaken on site. The Planning Authority cannot grant permission for works not specified in the development description that would contravene materially condition 1 attached to Plan reg No. 21/1075. Refusal is Recommended.

3.2.2. Other Technical Reports

No internal technical reports

3.3. Prescribed Bodies

3.3.1 Transport Infrastructure Ireland

Transport Infrastructure Ireland requests that the planning authority has regard to the provisions of official policy for development proposals as follows: proposals impacting national roads, to the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities and relevant TII Publications and proposals impacting the existing light rail network, to TII's "Code of engineering practice for works on, near, or adjacent the Luas light rail system.

3.3.2 The Coimisiun Pleanala did issue referrals to The Heritage Council, The Department of Local Government and Heritage and An Taisce regarding the appeal. There was no response received from the prescribed bodies.

3.4. Third Party Observations

There were objections received from neighbouring resident. A summary of the concerns expressed is as follows:

- Noise pollution from refrigeration unit

- The height of the roof and new 2m boundary wall will block light into their property. It will have a material negative effect on their amenities.
- Sewerage connection is to a stormwater drain.
- The height of the roof has been raised substantially from the permitted roof
- The standard of the workmanship and completed unauthorised building is substandard.
- A traffic hazard due to parking reversing out on the N24

4.0 Planning History

4.1. Planning Ref 21/1075

Grant of permission for the change of use of part of the first floor of the existing building from retail storage to residential to accommodate the provision of 1 no. self-contained 2 bed apartment, removal of pitched and flat roof with window and velux rooflights to the front, construction of a flat roof to rear to accommodate of a roof terrace and all associated site boundary and site development works.

4.2 Planning Enforcement

TUD 23-177 - The erection of a refrigeration unit on the side elevation of the “AMPM Store – enforcement notice served.

TUD 24-203 – unauthorised development consisting of non-compliance with conditions attached to 211075 – legal proceeding initiated

5.0 Policy Context

5.1. Development Plan

Carrick On Suir Development Plan 2025

The site is zoned E – Employment:

Employment: To provide, improve and encourage general enterprise, business development and employment activity, including start up enterprises and tourism.

Provide for distribution, warehouse, storage and logistics facilities where appropriate access to a major road network is available.

Facilitate opportunities for compatible industry and general employment uses.

General employment areas should be highly accessible, well designed, permeable and legible with a modest density of employees. Inappropriate intensive office uses at locations poorly served by public transport, and the proliferation of retail or commercial uses requiring public access that are best located in mixed-use or town core areas will not be acceptable.

Policy 1.1 Assess all new development proposals within the boundary of the Carrick-on-Suir & Environs Local Area Plan 2025-2031 in accordance with the policies, objectives and requirements of the Tipperary County Development Plan 2022-2028 (and any variation thereof), and this Plan. Where conflicts arise, the Tipperary County Development Plan 2022-2028 (and any variation thereof) shall have primacy in decision-making.

3.3.3 Upper floor and Commercial Vacancy There is scope in the town centre to better use existing vacant space, particularly at upper floors of buildings. However, there are a number of costly and time-consuming barriers to the refurbishment of existing town centre premises. One such barrier is the uncertainty, cost, and delays associated with the multiple, separate statutory permissions needed to bring a building back into use. The Council will, in conjunction with its Town Centre First programme, work with owners to support the occupation of upper floors and address commercial vacancy.

Policy:

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.

5.2. Relevant National or Regional Policy / Ministerial Guidelines

National Climate Action Plan 2024

5.3. Natural Heritage Designations

The Lower River Suir SAC Site Code 002137- circa 355 metres.

Within 15km is Hugginstown Fen SAC 000404 and Comeragh Mountains SAC 01952

6.0 EIA Screening

6.1 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).

6.2 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.

7.0 The Appeal

7.1. Grounds of Appeal

- The planning application was validated 10/04/2025 and was not influenced by the Lap published in June 2025. The subject policy 3.6 is not applicable because Greenside South is outside of the confines of the historic core of Carrick On Suir and outside of the ACA. The site lies within the boundary of the town.
- The roof attic is planned to contain a self-contained apartment. The vacant space on the first floor that is not within the apartment floor area is storage space for the ground floor shop unit.
- The apartment is for the applicant's daughter.
- The Planning Report states the development is acceptable in principle and there will be no adverse impact on neighbouring residential units.
- The refrigerated unit associated with the shop was lowered to reduce the noise from same. There are proposals on file to further reduce noise associated with the unit which were deemed acceptable by the P.A.

- The configuration of the proposed gambrel roof design would not work because with no tie at the base and no structural ridge beam, the roof geometry generates significant horizontal thrust at the eaves that has no defined load path. At a pre-planning meeting in November 2024, the issue was explained to the P.A. and the proposed revisions were explained, and the proposed specification was noted but not rejected.
- The proposed double doors are to provide access to the outdoor open space.
- There is a screen wall providing privacy to the open space
- The former petrol pumps and tanks were removed by Petroleum Installations Ltd, who are specialised with these installations. The forecourt is now used as parking/ setdown for customers. The subject removal of the pumps and canopy and the filling of the underground tank void by Petroleum Installations is now introduced as part of this appeal. An Coimisiun Pleanala is asked to consider the unannounced and unauthorised development removals.
- The new shop suits modern day standards in terms of fitting and layout. The petrol filling station was an outdated appearance.

7.2. Observations

Gerard and Joan Walsh of 61 Ard Mhuire, Carrick On Suir have made an observation on appeal. The following is a summary of their concerns:

- There is no natural slate finish proposed on the west elevation
- The velux windows have not been incorporated into the structure
- There is a health and safety risk to the gable end of the west elevation because it was erected incorrectly.
- The gable wall foundations do not provide suitable foundations to support the structure
- The air conditioning unit adds to the load and has no planning permission. The unit is a material alteration of the development.
- There is no correspondence from Irish Water
- The boundary walls have not been capped or rendered

7.3. Planning Authority Response

There was no further input from the planning authority to the issues raised in the appeal.

8.0 Assessment

8.1. I have inspected the site and considered the appeal file. I will give a brief background to the planning application before addressing the salient issues of the appeal.

8.2. Background

8.2.1 Planning permission was granted under planning reference **21/1075** for change of use of part of the first floor of the existing building from retail storage to residential accommodation for an apartment, with a new roof and velux roof lights, with the construction of a flat roof to the rear to accommodate a roof terrace. The current application is for retention of the as constructed development which differed from the as permitted drawings. The main differences include a different style roof, that creates an increase in the height of the building. The previously permitted structure had a height of 6.2 metres. The revised building under consideration, has a height of 6.6 metres. In addition, the style of the roof has changes from the permitted gambrel roof profile to an A gable roof profile which in turn has increased the width of the gables.

8.2.2 At the time of the assessment of planning reference 21/1075, the subject site was a petrol filling station with a canopy and pumps to the front of the buildings along the N24. Please refer to Photo Plate 9, which is a streetview of the subject site in 2019. Under the permitted 21/1075, the pumps and canopy were included in the overall permitted development. Under the current proposal for retention, the canopy, pumps and underground tanks have been removed by specialised contractors, and the forecourt area is now a setdown area associated with the AM/PM retail outlet.

8.2.3 Under the previous planning application Ref: 21/1075, the Carrick On Suir LAP 2013 development plan was in place and the subject site was zoned Existing Residential under. At the time of the decision on the current application for retention, the new Carrick on Suir LAP 2025-2031 was adopted. The subject site is now zoned for Employment whereby a residential use is not permitted. However, the principle of the

proposal was permitted and constructed prior to the adoption of the new plan. In addition there is a residential use on an adjoining site. The main components of the development being applied for, are permissible under the Employment Zoning objective due to the primary commercial use of the subject site.

8.2.4 The planning authority accepted the principle of the development on the site. I would concur with the acceptable principle of the development. The overall development is essentially the same as overall the development permitted on the site under reference 21/1075, apart from a number of modifications.

8.3 Design

8.3.1 The planning authority's first reason for refusal relates to the overall design of the building to be retained. The planning authority considered the as constructed roof to have poor aesthetic quality and it is considered to be wholly inappropriate and significantly detract from the visual qualities of the area. Furthermore, the planning authority considered the as constructed roof conflicted with Policy 3.6 of the Carrick LAP 2025-2031.

8.3.2 In my opinion, Policy 3.6 cited by the planning authority in the first reason for refusal is not relevant to the subject site. The site is not located within the urban core or town centre. The site is located adjacent to a public park which is surrounded by residential developments. In addition, the subject site is located on the north side of the N24 which essentially creates a clear buffer area between the town centre and the suburban part of Carrick On Suir. Policy 3.6 of the Local Area Plan relates to protecting and enhancing the Historic Core of the town. The subject site is not within the historic core of the town. Therefore, this element of the reason for refusal can be dismissed as not been relevant to the subject site.

8.3.3 The reason for refusal stated the as constructed roof was wholly inappropriate at this location, of poor aesthetic quality and it detracts from the visual qualities of the area. In my opinion, the southern elevation is the streetscape elevation onto the N24, which is the main thoroughfare through the town, connecting Waterford to Clonmel. Along this section of the road, there is a Texaco filling station 50metres west of the site, a three-storey apartment block 5m west of the site on the opposite side of the street, and two storey dwellings to the west, south and north of the site. The site backs onto a large park and there is a screen planting of trees along the eastern site

boundary screening the commercial development on approach from the east. Furthermore, the site is screened on approach from the west on the N24 by a large tree planted in a green area adjacent to 60 Ard Mhuire.

8.3.4 Under the original planning application, reference 21/1075 a gambrel roof was permitted with a slate finish. The as constructed roof is a metal clad Kingspan roof which is only 0.4m higher than the permitted roof on the site. The design issue is subjective. However, in my opinion, the building and the subject site hold little architectural merit. In addition, the streetscape is nondescript and open in nature. The park holds visual townscape qualities due to the crescent residential layout. However, the subject site both before and after the development was carried out on site, contributes little or nothing to the streetscape qualities of the area.

8.3.5 I would accept that the slate finish and roof design would have been more in keeping with the adjoining residential properties to the west, north and south of the site. However, the subject site is a commercial property. It was a former filling station with a canopy and pumps, therefore its general appearance has been commercial for a considerable amount of time. Therefore, I do not consider the roof design or finish to be wholly inappropriate, nor do I consider the as constructed development detracts from the visual qualities of the area.

8.4 **Removal of External Canopy and Petrol Pumps**

8.4.1 The second reason for refusal states:

In addition to the modification to the roof the external canopy and petrol pumps were removed from the site. These works were not permitted under the parent application and were not included for in the current application. As such the proposal, if permitted, would be facilitated by unauthorised development, is contrary to the proper planning and sustainable development of the area and would if permitted set an undesirable precedent for other such similar developments.

8.4.2 I examined the drawings associated with the permitted planning permission, ref. 21/1075. I note the canopy and pumps formed part of the southern elevation/ streetscape onto the N24 at the time (see Plate 10). The structures were removed by specialists including an underground tank which was filled in and the forecourt area was concreted. The area to the front of the building is now a setdown/ parking area. The planning authority stated the removal of the structures required planning

permission which does not form part of the current planning application drawings or public notices. Therefore, the planning authority considered the removal of the structures to be unauthorised developments. The applicant on appeal has stated the removal of the structures does form part of the appeal and that the removal of the structures was to create a modern convenience store to meet with modern day standards.

8.4.3 In my opinion, having considered the public notices accompanying the planning application and drawings, including the revised drawings received on 25/11/2025, the Commission can grant retention permission for the as constructed development. In the event the planning authority decides to take enforcement proceedings regarding the removal of the canopy and pumps, it may do so separately. These matters are beyond the remit of the Commission.

8.5 Residential Amenities

8.5.1 A number of third party residents were concerned about the negative impact the refrigerated unit will have on their properties in terms of noise. The operating of the refrigeration unit to a sound output of 72 dBA's was addressed by carrying out of the manufacturer's recommendation to reduce the sound output to under 60 dBA's __ to include a basic box with some insulation" which has reduced the noise from the unit. The ambient noise levels are mainly associated with the N24 road, and general town noises. I observed the unit during opening hours and I did not experience any significant increase in noise. The standard noise condition can be applied to the development. The overall development includes a residential unit on the first floor of the buildings, therefore, the residential amenities of the unit area a consideration also.

8.5.2 The terraced area associated with the residential unit is located at first floor level and includes a 2m screened fence. There will be no significant loss of privacy associated with the development. It is anticipated some oblique overlooking may occur from first floor windows associated with the residential unit, however this is normal for urban/ suburban areas. There will be direct overlooking into the main rooms of existing dwellings.

8.5.3 The third party's also expressed concern regarding the workmanship and foundations associated with the proposed development. However, these matters are beyond the

remit of the appeal. I do recommend a condition that the external walls area plastered and all external finishes associated with the development are agreed with the planning authority within three months of this decision.

9.0 AA Screening

9.1. 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 350 metres south of the site.
- The subject site comprises an existing public house within Carrick On Suir town centre. The subject development seeks to retain a refrigerated unit and an as constructed roof on an existing commercial property. 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.

9.2. 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.

- 9.3. 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.

10.0 **Water Framework Directive**

- 10.1 The nearest water body to the appeal site is the River Suir located approximately 350 metres south of the appeal site. The development relates to the development 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.
- 10.2 Surface water discharge is stated to be to the existing public surface water sewer. No issue in this regard was raised within the appeal.
- 10.3 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.
- 10.4 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.
- 10.5 *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

11.0 Recommendation

11.1. I recommend the Commission grant planning permission for retention of the as constructed development.

12.0 Reasons and Considerations

Having regard to the provisions of the Carrick-On-Suir Local Area Plan 2025-3031 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 development subject of retention would not detract from the visual qualities of the area and would not seriously injure the amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1. The development shall be completed and retained in accordance with the plans and particulars lodged with the planning application on the 10th of April 2025, and the further particulars received on the 25th 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. Within three months of this decision, full details of all external finishes, in particular the western and northern elevations shall be submitted and agreed in writing with the Planning Authority.

Reason: in the interests of visual amenity.

3. 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.

4. 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 development.

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

5. 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.

6. 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)	Evening dB LAr T 19.00 – 23.00hrs (30 minutes)	Night-time dB LAeq T 23.00-07.00hrs (30 minutes)
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55	55	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.

7. The developer shall enter into Connection Agreements with Uisce Eireann to provide for a service connections to the public water supply and wastewater collection network.

Reason: In the interest of public health and to ensure adequate water and wastewater facilities

8. 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

12/05/2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL 50066-TY-26
Development Summary	RETENTION: for the external refrigeration unit and to retain indefinitely the roof as is constructed which differs from that as granted under Ref no. 21/1075. Permission for double-doors and erection of high screen wall.
Development Address	AM PM Store , Greenside South , Carrick on Suir Co. Tipperary
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q.2.
	<input type="checkbox"/> No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	

<input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.	Class 10 (b) (iv)
4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
No <input type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____

Date: _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	PL500666-TY-26
Proposed Development Summary	RETENTION: for the external refrigeration unit and to retain indefinitely the roof as is constructed which differs from that as granted under Ref no. 21/1075. Permission for double-doors and erection of high screen wall.
Development Address	AM PM Store , Greenside South , Carrick on Suir Co. Tipperary
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (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).	The site comprises an urban site within an existing town characterised by mixed use development. The site includes a two storey commercial building The development would 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
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural	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>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>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 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 significantly affect other significant environmental sensitivities in the area</p>
<p>Types and characteristics of potential impacts</p>	<p>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.</p>
<p>Conclusion</p>	
<p>Likelihood of Significant Effects</p>	<p>Conclusion in respect of EIA</p>
<p>There is no real likelihood of significant effects on the environment.</p>	<p>EIA is not required.</p>

Inspector: _____ Date: _____