



An
Coimisiún
Pleanála

Inspector's Report PL-501438-TY-26

Development	Change of use from Industrial to 'Sports / Leisure Facilities' for a portion of the building previously granted under planning permission 2236, alterations to external façade and subdivision.
Location	Gurtnafluer Logistics Park , Powerstown , Clonmel
Planning Authority	Tipperary County Council
Planning Authority Reg. Ref.	2660174
Applicant(s)	Caoimhín Campbell
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party Normal Planning Appeal
Appellant(s)	Caoimhín Campbell
Observer(s)	None
Date of Site Inspection	21 st of August 2026
Inspector	Caryn Coogan

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1.0 Site Location and Description

- 1.1. The site is located at Gurtnafleur, Clonmel, accessed off the L3619 Local Road. The site is on the edge of Clonmel's built-up area. Industrial and commercial units are directly to the south of the site. To the west of the site and on the opposite side of the L3619 are a single-storey dwelling and a construction company's building and site. To the north of the site is a row of three detached dwellings.
- 1.2. The Clonmel to Waterford railway line is to the northeast of the site. The subject site, is 0.5ha, is relatively flat and there is a industrial like structure currently under construction on the site.

2.0 Proposed Development

- 2.1. The application is for the subdivision of a large warehouse unit with ancillary offices granted under planning permission 2236 (ABP 315101-22), into 6No. units and a change of use of 2No. of the 6 six units from Industrial to 'Sports / Leisure Facilities' for padel courts.
- 2.2. There are also a number of façade alterations to facilitate the proposed subdivision and change of use.

3.0 Planning Authority Decision

3.1. Decision

Tipperary Co. Co. has decided to **REFUSE** the proposed change of use for the following reason:

This proposal is for, inter alia, the subdivision of a large industrial unit into 6 smaller units and the change of use of 2 of the units into a sports leisure facility. The Planning Authority seek to encourage the development of sports facilities at appropriate locations which are located a convenient distance from residential areas and co located where opportunities allow in accordance with Policy 6-1, 6-2 and Objective 6-G of the Tipperary County Development Plan 2022. The application site is located on lands zoned for employment use, at a remove from the town centre, residential areas and existing sporting facilities. The proposal therefore conflicts with

stated policies and objectives of the Tipperary County Development Plan 2022 (Policy 6-1, 6-2 and Objective 6-G) and is contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- This application relates to the partial change of use and subdivision of a large stand alone industrial unit to a Sports / Leisure Facility' in the Gurtnafluer Logistics Park Powerstown Clonmel. The site is zoned for employment use in the Clonmel and Environs Local Area Plan 2024. As set out in the zoning matrix that accompanies the Plan, sports facilities are open to consideration on lands zoned for employment use. At the time of inspection, it was noted that the building permitted under Plan Reg no 22/36 (granted on appeal ABP- 315101-22) is not yet complete with groundworks underway. The unit permitted is a substantial single user standalone unit (4812 sqms).

Condition 3 of ABP- 315101-22 reads as follows:

3. The development shall be used for the purposes of the warehousing/storage of goods only unless a change of use planning permission has been granted.

Reason: In the interest of clarity and in the interest of proper planning and sustainable development.

- The applicant is proposing to subdivide the unit into 6 smaller units (2252 sqms, 655 sqms, 632 sqms x 2, 320 sqms and 321 sqms). The use of two the subdivided units (2252 + 655) is to be changed to provide a sports facility. No details of the occupants of the remaining units were provided.
- The surrounding area is defined by commercial development.
- Sports and leisure facilities on employment zoned land. When such proposals are being assessed, there is a need to have regard to the appropriateness of the site for the activity proposed. In this instance, the site is at a remove from the principle population centres in the town. There are no direct pedestrian connections between population areas within 500ms of the site and the proposed facility, with the N24 a significant barrier to pedestrian connectivity.

- On balance, The Planning Authority is not satisfied that the subject site is an appropriate location for a sports facility and permission is to be refused.
- It is not considered that the works proposed will have impacts on the visual character of the receiving environment.
- While no additional floor area is proposed the supply of parking on site is increasing to 112 spaces (comments from DE re actual number of spaces illustrated on site layout (107) are noted). The applicant has justified the increase in supply based on the needs of the proposed padel facility.
- The significant increase in the supply of car parking required again reiterates the concerns expressed earlier about the suitability of the site for the use proposed given the separation from principle population centres in the town.
- It is clear from Table 17 that sports and leisure facilities are not permitted in principle but are open to consideration. When assessing such application, regard is to be given to other normal planning considerations, such as connectivity to population area, access, servicing etc.
- The delivery of such facilities must align with the land use strategy provided for in the land use zoning maps for the settlement. A generic policy providing support for the provision of sports facilities should not be viewed as support for the provision of such services on lands that are not identified to accommodate such facilities.

3.2.2. **Other Technical Reports**

- Engineering report requested further information regarding surface water.

3.3. **Prescribed Bodies**

There were no submissions received from the prescribed bodies.

3.4. **Third Party Observations**

There were no third-party submissions received during the assessment of the planning file.

4.0 Planning History

4.1 *Planning Ref: 2236 and ABP 315101-22*

Planning permission granted following third party appeal for a warehouse unit with ancillary office and associated site works (1No. industrial unit with a floor area of 4910sqm, 13No. carparking spaces) Gurtnafleur, Powerstown, Clonmel, Co. Tipperary.

5.0 Policy Context

5.1 Development Plan

Clonmel and Environs Local Area Plan 2024

The subject site is located on lands zoned for Employment use.

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 4-2 - Support new employment proposals on lands zoned for 'Employment', having regard to the nature of the proposed use, the availability of space within existing serviced employment areas, and the following:

a) New office-based development with a high number and density of employees shall be located on sites with easy employee access i.e. supporting existing or proposed public transport/active travel accessibility between home and work.

b) New office, research and development and high technology / manufacturing type employment shall include provision for high quality built and landscaped environment.

On lands zoned for employment use, it is an objective 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.

It is an aim to 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.

Facilitate logistics and warehouse type activity including storage, distribution and associated re-packaging of goods and products with a low density of employees. These uses have specific transportation requirements as they can generate considerable traffic volumes and should be located within a purpose built, well designated environment connected to the strategic road network. Proposals for the sale of bulky goods/goods in bulk within high-quality settings and highly accessible locations shall be subject to the requirements of the Retail Planning Guidelines.

Zoning Matrix

In table 17 of the Clonmel and Environs Local Area Plan 2024, it is noted that sports and leisure facilities are open for consideration on lands zoned for employment use.

Tipperary County Development Plan 2022-2028

Planning Policy 6 - 1

Seek to ensure that new development is compatible with the availability of community amenity and recreational facilities for people at a convenient distance from their homes, in line with the Settlement Strategy and the Sustainable Development in Urban Areas: Guidelines for Planning Authorities, (DEHLG, 2009).

Planning Policy 6 - 2

Support and encourage the provision of multi-use community facilities and amenities, which would facilitate co-location and sharing of facilities, and match the needs of as many persons and groups as possible.

Planning Objective 6 - G

In co-operation with the Tipperary Sports Partnership, to work in partnership with communities, organisations and individuals, to encourage more people to benefit from sport and physical activity in the development, improvement and expansion of facilities for sporting and recreational needs, through the reservation and/or identification on a case by case basis of suitable land, having regard to the availability of land and/or existing buildings, and the provision of funding where available and appropriate.

5.4 Natural Heritage Designations

The nearest Natura 2000 site is the Lower River Suir SAC (Site Code 002137) located c. 0.7km south of the site.

6.0 EIA Screening

The proposed change of use from industrial to sports/ recreation development is located within an urban area on zoned and serviced land. Having regard to the nature, size, and location of the proposed development and to the criteria set out in Schedule 7 of the Regulations, I have concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required. See Forms 1 & 2 in Appendix 1.

7.0 The Appeal

7.1. Grounds of Appeal

- 7.1.1 The planning authority acknowledges it seeks to encourage the development of sports facilities. The planning authority accepts the merits and desirability of the use,

but solely one of location. The location argument is factually incorrect and unsupported by cited policies.

7.1.2 The central factual premise of the refusal that the site is 'at a remove from the town centre, residential areas and existing sports facilities' is directly contradicted by the immediate physical context of the site.

7.1.3 None of the policies cited Policy 6-1, Policy 6-2 or Objective 6-G contain any express requirement for sports or leisure facilities to be located in or near an urban core or town centre. The planning authority has imposed a locational restriction that does not exist.

7.1.4 ***Planning Policy 6 - 1***

Seek to ensure that new development is compatible with the availability of community amenity and recreational facilities for people at a convenient distance from their homes, in line with the Settlement Strategy and the Sustainable Development in Urban Areas: Guidelines for Planning Authorities, (DEHLG, 2009).

This policy is directed at ensuring people have access to community amenities and recreational facilities at a convenient distance from their homes. A proposal that creates a new recreational facility is a direct fulfilment of Policy 6-1, not in conflict with it. There is actively developing residential land directly to the rear of the subject site. The proposed sports facility will be a genuinely convenient distance from the residents, satisfying the criteria the planning authority is purporting to be applying.

7.1.5 ***Planning Policy 6 - 2***

Support and encourage the provision of multi-use community facilities and amenities, which would facilitate co-location and sharing of facilities, and match the needs of as many persons and groups as possible.

This policy is wholly supportive of multiuse facilities and co-location. The proposed development is a direct example of what the policy hopes to achieve

(a) Multiuse: It will accommodate 4No. industrial units and sports/ leisure facilities (2No. units) within a single structure.

(b) Co-location with industrial Use: the development co-locates industrial and recreational uses on a single site, sharing access, carparking and infrastructure.

(c) Co-location with existing leisure facilities: Gurtnaflur , directly across the road and under the same employment zoning, already contains a number of gym and leisure facilities. The proposed development co-locates with those existing sporting uses, precisely that co-location Policy 6-2 promotes. The refusal that the site is removed from existing sporting facilities is incorrect.

7.1.6 **Planning Objective 6 - G**

In co-operation with the Tipperary Sports Partnership, to work in partnership with communities, organisations and individuals, to encourage more people to benefit from sport and physical activity in the development, improvement and expansion of facilities for sporting and recreational needs, through the reservation and/or identification on a case by case basis of suitable land, having regard to the availability of land and/or existing buildings, and the provision of funding where available and appropriate.

The proposed development satisfies each element of Objective 6-G.

(a) The proposed padel court facility will directly enable more people to participate in sport and physical activity. This is an unambiguous fulfilment of the objectives core purpose.

(b) The site is highly suitable, it is zoned and serviced land, directly adjacent to residential development area, across the road from established leisure uses, and involves a building already under construction.

(c) Private funding is committed and available.

7.1.7 In terms of residential developments there is zoned residential land to the rear of the site under construction. The proposed paddle facility will be accessible on foot, or by car The land zoned is an extension of mature residential areas, Meadowlands and Moangariff. Immediately to the west is Springfields. The site is not removed form residential areas. The facts undermine the factual foundation of the refusal (a map accompanies the map illustrating this).

7.1.8 Gurtnaflur Business Park is located directly across the road from the subject site. It contains a gym and a number of leisure facilities, that are permitted and operating on employment zoned lands. There is an established precedent of a permitted use. The

planning authority has granted planning permission for sports facilities on employment zoned lands.

File No. 11601119: Xtreme Gym granted planning permission for a material change of use of part of the building from industrial to commercial gym and to retain signage.

File No. 12550047 Planning permission for change of use of existing unit No. 6 in building No. 6 at Gurtnafluer Business Park from commercial premises to a meeting/congregation area for Word of Life Christian Centre.

The reason for refusal assert the site is removed from existing sporting facilities.

This is contradicted by the presence of a gym and leisure facilities across the road.

- 7.1.9 The Clonmel Regional Sports Hub was co-developed by Tipperary County Council.. It is located off the N24 on the northern periphery of Clonmel in a road proximate, non-town centre locations comparable to the subject site. The County Council has delivered a flagship sports facility on the peripheral, con-urban core location in Clonmel which is illogical underpinning the refusal of the application. There is no planning basis for the refusal in the county development plan or the Clonmel LAP.
- 7.1.10 The Clonmel LAP contains a Zoning Matric at Table 17 of section 9 which sets out the use types that are permitted in principle, open for consideration or not permitted. The decision to refuse does not cite the matrix and does not assert that Sports/Leisure is not permitted under Employment Zone. The development is open to consideration in consideration of the other provisions of the development plans.
- 7.1.11 The Clonmel LAP 2024-2030 designates the 'Urban Core' and there is no policy confining sports facilities to that area. The planning authority's decision to refuse has no policy basis.
- 7.1.12 The appeal also includes supplementary documents including a detailed report covering Planning Policy issues which were addressed in the main grounds of appeal.

7.2. Planning Authority Response

There was no response from the planning authority to the issues raised on appeal.

8.0 **Assessment**

8.1. I have considered the appeal file and inspected the site. I intend to examine the appeal under the following headings:

- Planning History
- Planning Policy
- Other Matters

8.2 ***Planning History***

8.2.1 In April 2024, An Bord Pleanála granted planning permission on a larger site area (3.5ha) for a large industrial unit (4910sq.m., with 13No. carparking spaces and all associated works. I note condition No. 3 of the Board's decision stated the development shall be used for the purposes of the warehousing/storage of goods only unless a change of use planning permission has been granted.

8.2.2 The current appeal relates to the subdivision of the large industrial unit into 6No. smaller units ((2252 sqms, 655 sqms, 632 sqms x 2, 320 sqms and 321 sqms), and a change of use of 2No. of the 6No. units (2252 sq.m. and 655sq.m.) from industrial to 'sports/ leisure facilities, in order to provide padel courts and associated accommodation. The remaining 4No. units would continue to be industrial units.

8.2.3 The planning authority refused the change of use for a sports recreational facility inside two of the subdivided units, for one reason, basically stating the site is located on lands zoned for employment uses and it is removed from the town centre and residential areas therefore a sports/ recreational use at this location would conflict with stated policies in the county development plan.

8.2.4 I note under planning reference 19601119, Tipperary Co. Co. granted planning permission on the opposite side of the road to the subject site at Unit 3 Gurtnafluier Business Park, retention of a change of use of part of the building from industrial use to a commercial gym. The floor area being retained was 146sq.m. of a total floor area of 1387sq.m. (ground floor) and 144sq.m. first floor). In terms of this proposal the floor area is much smaller, and the development plan was the Clonmel and Environs Plan 2013. However, both sites were and remain zoned for 'Employment' under the previous and current development plans.

8.3 **Planning Policy**

- 8.3.1 Tipperary Co. Co. considered the subdivision of a large industrial unit into 6No. smaller units and the change of use of 2No. units into sports leisure facility conflicts with specified policies 6-1, Policy 6-2 and Objective 6-G of the Tipperary County Development Plan 2022-2028, in that sports facilities should be developed at appropriate locations convenient to residential areas, the town centre and existing sports facilities.
- 8.3.2 The subject site is zoned E1 Employment Lands in the Clonmel Local Area Plan 2024. The use as 'Sports /Leisure Facilities' is Open To Consideration according to Table 17 Zoning Matrix. The E1 zoning objective seeks to facilitate enterprise, employment creation, and industrial, business and technology based uses. The proposed subdivision of the units into 6No smaller units will facilitate the zoning objective. In my opinion, the change of use of 2No. of the units as a sporting/ recreational facility for padel courts would enhance the overall quality of employment at the facility without undermining the primary employment function of the zoned lands. Currently the unit is permitted for a warehousing and office use. In my opinion, the proposed change of use of portion of the internal facility for use as paddle courts would be an enhancement to the employment facilities and would not conflict with the employment zoning objective.
- 8.3.3 The reason for the refusal cites policies and objectives from the Tipperary County Development Plan 2022-2028. In the first instance Policy 6-1 is cited which seeks to ensure that new development is compatible with the availability of community amenity and recreational facilities for people at a convenient distance from their homes, in line with the Settlement Strategy and the Sustainable Development in Urban Areas: Guidelines for Planning Authorities, (DEHLG, 2009). In my opinion, the site is located in the eastern suburbs of Clonmel, where there are residential developments currently under construction immediately east of the site. The proposed development includes a new recreational facility which is a direct fulfilment of Policy 6-1. The proposed sports facility will be a genuinely convenient distance from the residents. There is a new large sport/ recreational facility off the N24 further west of the site location, which is accessed from the town's ring road. In addition, there is a large racehorse tract further west accessed off the same N24 ring road. The subject location is also accessed off the N24 ring road. Whilst I would accept there is

a higher concentration of residential developments off the Cashel Road and Fethard Road in Clonmel, there are residential developments in close proximity to the subject site. I do not consider the site to be remote or detached from residential areas. It is located within the built-up footprint of Clonmel town. Therefore, I would consider the location of the recreational facility to be within a convenient distance of the residential areas and therefore complies with Policy 6-1.

8.3.4 The planning authority determined the proposed development did not comply with Policy 6-2 of the Tipperary County Development Plan 2022-2028 which aims to *‘Support and encourage the provision of multi-use community facilities and amenities, which would facilitate co-location and sharing of facilities, and match the needs of as many persons and groups as possible.’* This policy is wholly supportive of multiuse facilities and co-location. The proposed development represents the multiuse of the permitted facility, accommodating 4No. industrial units and sports/leisure facilities (2No. units) within a single structure. The development co-locates industrial and recreational uses on a single site, sharing access, carparking and infrastructure. There is an existing and permitted gym facility directly across the road, within an industrial location and under the same Employment zoning. The proposed development co-locates with those existing sporting uses, precisely that co-location Policy 6-2 promotes. The proposed change of use will match the needs of different persons and groups.

8.3.5 Objective 6-G seeks to encourage more people to benefit from sport and physical activity. The proposal is a privately funded development, and the padel court facility introduces a new sport to Clonmel which complies with the objective.

8.3.6 On balance, having regard to the location of the site just north of the Clonmel N24 ring road, I consider the location to be readily accessible from the town centre and the wider concentration of residential areas to the west of the site. In the Clonmel LAP 2024-2020, according to Section 4.1.1 of the LAP, the ‘Employment’ zoning designation is sufficiently robust to cater for many types of enterprise and employment in Clonmel and is supplemented by the designation of ‘Strategic Employment Sites’. In considering new employment proposals on lands zoned for ‘Employment’, the Council will consider the nature of the proposed use and the following principles: (i) New office-based development with a high density of employees shall be located on sites with easy employee access i.e. the urban core

or where public transport/active travel between home and work is available or proposed. (ii) Proposals for new office, research and development and high technology/ high technology manufacturing type employment shall include provision for high quality built and landscaped environment. The remainder of the floor area of the building, which accounts for 4No. units can provide for employment activities. I consider, the proposed recreational use of two units will be compatible with the employment use because it will benefit employees, as opposed to a use like warehousing/ storage which was conditioned by the Board under the parent planning permission granted under ABP 315101-22. I do not agree with that the proposed recreational use of use units would compromise the usability of the remainder of the lands for appropriate employment uses. In addition, it should be noted under the Zoning Matrix in the Clonmel LAP 2024-20230, a sport/ recreational use is 'open for consideration' under the zoning objective.

8.4 Other Matters

- 8.4.1 There are a number of elevational changes to the permitted development to accommodate the subdivision of the large industrial unit into 6No. smaller units. The minor material alterations to all four elevations will, in my opinion, improve the visual appearance of the proposed structure from the previously permitted elevations.
- 8.4.2 The entrance to the proposed development and the site development works were permitted under planning reference ABP 315101-22. The permitted carparking area has been increased from 50No. Spaces to 107No. spaces to cater for the proposed padel court facility. The standard double padel court measures 10m x 20m making it smaller than a tennis court. However, there is only a limited number of courts that be accommodated within the floor area, and double courts only cater for 4No. persons. Therefore, the traffic generated will have a high turnover, but not a high demand.
- 8.4.3 The site is to be serviced by public infrastructure and surface water collections system was permitted under ABP 315101-22. I note the District Engineer requested the existing surface water pipe is to be surveyed, and that the consent is required of a third party to lay an outfall pipe to an adjoining stream. This issue was addressed under the parent permission, and there are no changes proposed under the current scheme. The proposed development relates to the subdivision of a permitted floor area and the partial change of use of same. The physical infrastructure serving the

development was assessed and permitted under ABP 315101-22, and there are no material issues arising.

9.0 AA Screening

9.1. I have considered the proposed development pursuant to a previously granted of permission under planning reference ABP 315101-22 for a warehouse unit that is currently under construction. The current proposed is to carry out the internal subdivision of same into 6No. separate units, and to change of use of 2No. units for sports/ recreational facilities at Gurtnafleur, Clonmel, in light of the requirements S177U of the Planning and Development Act 2000 as amended.

9.2. Previously the parent permission was the subject of Appropriate Assessment. I note Condition No. 2 of ABP 315101-22 states:

The mitigation measures outlined in the Natura Impact Statement submitted on the 29th August 2022 shall be implemented in full.

Reason In order to protect the conservation objectives of the Lower River Suir SAC.

9.3 The subject site is located 0.7m south of the Lower River Suir (Site Code 002137). No nature conservation concerns were raised in the planning appeal.

9.4 Having considered the nature, scale and location of the project in an outer suburban location, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.

The reason for this conclusion is as follows:

- The nature and scale of the proposed development.
- The Condition No. 2 of ABP 315101-22

I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.

10.0 Water Framework Directive

10.1. The River Suir (not at risk) is located c680m south of the site and the groundwater body is Clonmel (IE_SE_G_040) at risk.

10.2. The site will be serviced by public water, sewerage and drainage, as permitted under the original planning permission ABP 315101-22

I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration.

Having considered the 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.

10.3 The reason for this conclusion is as follows:

- The nature and scale of the change of use

10.4 I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, 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 planning authority's decision to refuse be overturned and the Commission grant planning permission for the development.

12.0 Reasons and Considerations

The proposed development is located within the development boundary of Clonmel, on lands that are zoned zoning to which objective Employment whereby it is considered the limited scale of the proposed change of use within the building permitted under An Bord Pleanála reference 315101-22, would not conflict with the zoning objective and other policies and objectives of the Tipperary County Development Plan 2022-2028, would be an appropriate use class at this location, would not seriously injure the residential or visual amenities of property in the vicinity, and would be acceptable in terms of pedestrian and traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission Register Reference ABP 315101 (Planning Authority Ref 2236) unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

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

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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.”

Caryn Coogan
Planning Inspector

09/09/2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-501438-TY-26
Proposed Development Summary	Change of Use from Industrial to Sports/ Leisure Facilities for a portion of the building previously granted under Planning Reference 2236 and for planning permission for alterations to external façade and subdivision from the previously granted under planning permission 2236
Development Address	Gurtnafluer Logistics Park, Powerstown, Clonmel, 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?	☒ Yes, it is a 'Project'. Proceed to Q.2.
	☐ 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)?	
☐ 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
☒ 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?	

☐ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	State the Class and state the relevant threshold
☒ Yes, the proposed development is of a Class but is sub-threshold.	
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)?	
Yes ☐	Screening Determination required (Complete Form 3)
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ Date: _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	PL-501438-TY-26
Proposed Development Summary	Change of Use from Industrial to Sports/ Leisure Facilities for a portion of the building previously granted under Planning Reference 2236 and for planning permission for alterations to external façade and subdivision from the previously granted under planning permission 2236
Development Address	Gurtnafluer Logistics Park, Powerstown, Clonmel, 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 proposed development is for the partial change of use of an industrial development currently under construction in an area zoned for employment uses and adjacent to established industrial uses. The proposed development will not result in the production of any significant waste, emission or pollutants.
Location of development (The environmental sensitivity of geographical areas likely to	Briefly comment on the location of the development, having regard to the criteria listed

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).	While the site is adjacent to a drain which may lead to the Lower River Suir, as found in the AA, the proposed development does not have the potential to significantly impact on an ecologically sensitive site or location. Having regard to the above, the proposed development does not have the potential to significantly affect other significant environmental sensitivities in the area.
Types and characteristics of potential impacts	Having regard to the modest nature of the proposed development, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.
Conclusion	
There is no real likelihood of significant effects on the environment.	EIA is not required.

Inspector: _____ Date: _____