

P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS RECEIVED FROM 23/06/2025 To 29/06/2025**

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25/117	Laura Purcell	P	23/06/2025	the removal of steel railings and low support wall to facilitate off street parking for two cars 1 Dalcassian Terrace Kickham Street Thurles Co. Tipperary		N	N	N
25/118	Jim Connolly	R	23/06/2025	revision to the design of a dwelling house which includes an additional bedroom, a utility room, a front porch, a conservatory and associated modifications to the elevations and internal layout of the dwelling. Also for retention permission for revisions to the site layout to include within the layout an existing entrance which also serves as access to the adjoining paddock and barn Kilballyherberry Dualla Cashel Co Tipperary		N	N	N
25/119	Paul Barnaville	R	23/06/2025	existing domestic building containing home gym, home office, store and a separate domestic garage/garden store both at rear of dwelling Fennor Gortnahoe Co. Tipperary		N	N	N

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25/120	Michael Madden	P	23/06/2025	change of use of existing premises from restaurant to restaurant and take away - the building is listed on the register of Protected Structures TRPS 896 1 Main Street Roscrea Co. Tipperary		Y	N	N
25/121	Newport College	P	24/06/2025	the installation of 4no. heat pumps on the flat roof to the North side of the school Newport College Black Road Newport Co. Tipperary		N	N	N
25/122	Walsh Mushrooms Golden Ltd	E	24/06/2025	development of 12 mushroom tunnels with building canopy no. 83, proposed dry store building no. 70 to include cold store and packaging area will also incorporate woodchip boiler as renewable heat source. Planning Permission to construct photovoltaic solar panels onto dry store building no. 70 and building no. 83 for own on farm use. Also proposed 16 car parking spaces with heavy duty fence panel and beech hedge perimeter and all associated works on our land Cloghleigh Golden Co. Tipperary		N	N	N

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25/123	Denis Haverty	R	25/06/2025	an existing cattle shed with underground effluent tanks, grain silo, cattle rush and concrete yard Knockalton Lower Nenagh Co. Tipperary		N	N	N
25/124	Owen Ryan	P	27/06/2025	a new domestic garage Shanballyedmond Rearcross Co. Tipperary		N	N	N
25/125	Drom and Inch GAA Club	P	27/06/2025	development of land as a playing pitch, erection of new goals and ball stop netting, provision of fencing to proposed playing pitch, installation of 4 dug outs, provision of car parking area along side existing playing pitch together with all associated site works Drom Templemore Co. Tipperary		N	N	N
25/60592	Anna Lyons	P	23/06/2025	installation of a treatment system and percolation area and all ancillary site works Killeennagallive Emly Co. Tipperary		N	N	N

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25/60593	Marie Warren	P	23/06/2025	the construction of a single storey office and storage cabin unit to rear of the existing bed & breakfast business Sli Dala B&B Dublin Road Roscrea Co. Tipperary, E53 PD68		N	N	N
25/60594	Rockwell College	P	23/06/2025	installation of floodlighting system to serve an existing 4G rugby pitch , the proposed development will consist of 6 no.18-metre floodlighting poles, 30 no. LED floodlight fixtures, appropriate pole foundations, cabling, and associated fixtures and fittings. The system is designed to achieve a maximum average of 350 Lux, with a switch-down option for training to achieve a maximum average of 200 Lux Rockwell Cashel Co. Tipperary E25ED60		Y	N	N
25/60595	John & Katrina Healy	R	23/06/2025	the as constructed 4m wide agricultural driveway and revised widen upgraded entrance with all associated sitework Springhill Killenaule Co. Tipperary E41TD72		N	N	N

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25/60596	James Flynn	R	23/06/2025	storage shed as constructed as well as retention of removal of part of rear garden fence and ancillary works Ballyneety Ardfinnan, Clonmel Co. Tipperary		N	N	N
25/60597	Shane Heffernan & Maeve Moclair	P	24/06/2025	the extension to existing dwelling, alterations to existing elevations, new on-site sewerage treatment system and percolation area and all ancillary works Krellik Edge Killerk North, Fethard Co. Tipperary E91CP21		N	N	N
25/60598	John O'Leary	P	24/06/2025	development previously granted under planning reference 15/600824. The development consists of: A) The provision of a new entrance. B) Car and truck parking. C) The operation of development for truck stop and driver rest area including all associated site works, services and infrastructure Scartnaglorane Cahir Co. Tipperary		N	N	N

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25/60599	Ashbourne Meat Processors C/O Danny Houlihan	P	24/06/2025	development for 2 detached bungalows, new entrance and all associated site works Castleholding Dublin Road Roscrea, Co. Tipperary		N	N	N
25/60600	Reps Moira Pyke	R	24/06/2025	(i) Single Storey Extension to Rear of Dwelling ; (ii) Detached Garage/Store and (iii) Timber Garden Shed 1 St. Josephs Avenue Ardfinnan, Clonmel Co. Tipperary E91 XH30		N	N	N
25/60601	Melclon Unlimited Company	P	24/06/2025	development which will consist of the following on a site with a total area of c.3.13ha: a) 96 no. (semi-detached, detached, and terraced) houses comprising 7 no. 2-bed houses, 53 no. 3-bed houses and 36 no. 4-bed houses; b) a two-storey childcare facility with a total gross floor area of c. 369 sq.m and an associated outdoor play area of c. 257 sq.m; c) the provision of public open space comprising 3 no. spaces including play equipment, and the provision of private open space for the proposed houses; d) a total of 206 no. car parking spaces comprising 185. no. residential spaces, 8. no. visitor spaces, 6 no. creche staff parking spaces and 7 no. creche drop off spaces; e) vehicular site access to the northeast of the site to the north of the existing residential area of Gort na Manach, and a pedestrian connectivity link along the eastern boundary to the existing residential area of Gort na Manach. Provision for 2 no. potential future access links on the southeastern and western boundaries; f) the	Y	N	N	N

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				proposed development also includes all associated landscaping and planting, boundary treatments, road and cycle infrastructure, bicycle parking for residents, visitors, and the childcare facility, scooter parking, EV parking and ducting, public lighting, drainage works, SuDS features and all associated and ancillary site development works. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the planning application Abbey Farm, in the townlands of Inishlounaght and Ballingarrane South to the south of Cahir Road (R707) and to the west of the Gort Na Manach estate Clonmel Co. Tipperary				
25/60602	Glebo Farms Ltd.	P	24/06/2025	demolition of existing (i) dry sow house, (ii) service house, (iii) dry sow house, (iv) farrowing house, (v) old farm house, (vi) boiler room, (vii) feed mixer shed, (viii) 3 loose sheds, (ix) isolation shed, (x) overground water tower and construction of (i) gilt house with underground effluent tank, (ii) service house with underground effluent tank (iii) dry sow with underground effluent tank, (iv) two fattening houses with underground effluent tank, (v) two weaner houses with underground effluent tank and all other associated site works Ballymackey Castle Ballymackey Nenagh, Co. Tipperary		N	N	N

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25/60603	Martin O'Sullivan	R	24/06/2025	change of use from commercial ancillary space to office reception & office space at ground floor level, a change of use from ancillary storage to office space at first floor level, retention of minor layout configuration changes at first floor level & associated site works Granary Business Centre Greenside Carrick on Suir Co. Tipperary, E32 AK80		N	N	N
25/60604	Killenaule Community Enhancement Group	P	24/06/2025	construction of a pedestrian walkway, associated site grading and all associated site development works Killenaule Community Field Pike Street, Killenaule Co. Tipperary		N	N	N
25/60605	Brid Walsh	P	25/06/2025	dwelling, garage, effluent treatment system and entrance, utilising the existing farm entrance from the public road, and all associated site works Roosca (Hickey) Cahir Co. Tipperary		N	N	N

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25/60606	Rufus Lowe	P	25/06/2025	use of existing domestic vehicle access as primary residential access at property Knockanne Annestown Co. Waterford		N	N	N
25/60607	Swiftcastle (Roscrea) Ltd.	P	25/06/2025	proposed alterations/extensions to the existing Direct Provision Accommodation Centre. The development will consist of a) a single-storey kitchen extension to the side of the existing building and; b) a three-storey bedroom wing extension to the side of the existing building, comprising of 60 no. bedrooms. All with associated and ancillary site works Racket Hall Roscrea Co. Tipperary E53 WV00		N	N	N
25/60608	Caroline Ryan Moloney	P	25/06/2025	demolition of existing cottage and construction of a replacement dwelling house, domestic garage, effluent treatment system and percolation area, entrance and all other associated site works Templenoe Cashel Co. Tipperary		N	N	N

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25/60609	Aisling White & Shaun Walsh	P	26/06/2025	the construction of an entrance, dwelling house, domestic garage, waste water treatment system, percolation area and associated site works Cappauniac Bansha Co. Tipperary		N	N	N
25/60610	Heffernan Property Services Ltd.	P	26/06/2025	change of use from offices to residential of the ground floor, the works are within the curtilage of a protected structure 19 Davis Street Tipperary Town Co. Tipperary E34P704		Y	N	N
25/60611	Grainne O'Higgins	P	26/06/2025	the change of use of a 3-storey terraced house with an existing commercial premises on the ground floor from a single residential dwelling to multiple residential units. Proposed works include a new shopfront, new windows and doors, a new kitchen and bathroom and new roof lights. The house is a Protected Structure Rohan's 5 Church St Cloughjordan, Co. Tipperary E53H425		Y	N	N

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25/60612	Brendan Phelan and Margaret Phelan	P	26/06/2025	the installation of milk silo along with associated site works Beechmount Foulkstown Td. Fethard, Co. Tipperary E91 FK84		Y	N	N
25/60613	Tom Shine	P	27/06/2025	the construction of a new storage shed (circa 1350sqm and 13.6m high) and all associated site works Ballylegan Cahir Co. Tipperary E21 EK72		N	N	N
25/60614	Brendan Corcoran and Patricia Leahy- Corcoran	P	26/06/2025	change of use of existing former Convent of Mercy building, from office use to a single residence, proposed works consist of internal alterations, replacement of existing PVC windows with traditional timber windows and replacement services throughout and create a new vehicle entrance to Pallas St. along with PERMISSION for RETENTION of existing domestic store together with all associated site works - the former Convent of Mercy is a Recorded Protected Structure in the Tipperary County Development Plan TRPS S440, NIAH 22309020 Pallas Street Borrisoland South Borrisoleigh, Co. Tipperary		Y	N	N

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25/60615	John Minchin	R	26/06/2025	the construction of a new rear extension, alterations to elevations and removal of front boundary and entrance. PLANNING PERMISSION to construct a new entrance in location as indicated, together with all associated works Graigue Thurles Co. Tipperary E41 FV06		N	N	N
25/60616	North Tipperary Hospice Movement Ltd.	P	27/06/2025	construction of the following; 1) single storey extension to north east elevation of existing Community Support Care Centre; 2) additional onsite car-parking and 3) all associated site works No. 2 Clonaslee Gortlandroe, Nenagh Co. Tipperary E45 ET22		N	N	N
25/60617	Noel Maloney & Deirdre McDonnell	P	27/06/2025	change of dwelling design from that previously granted under planning ref 2360853 and 2460960 consisting of an extension of the first floor layout and all associated site work Fawnlough, Ballygraique Road Nenagh Co. Tipperary E45 XK25		N	N	N

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25/60618	Sean Murphy	P	27/06/2025	demolition of derelict cottage, 8 no. two storey town house dwellings arranged in two blocks with basement parking garage, modifications to Cascade Road junction and new site boundary walls, new site entrance to Dungarvan road and all necessary associated site works, landscaping and services Cascade Dungarvan Road Scrothea West Clonmel, Co. Tipperary		N	N	N
25/60619	Alan Jackson	P	28/06/2025	the construction of a new slatted cattle shed with underground slurry storage and straw bed area and associated concrete area Lacka Riverstown Birr Co. Tipperary		N	N	N
25/60620	Paul Maher	R	28/06/2025	works and alteration to the premises as constructed and retain the as-constructed concrete floor slab to the rear of the building and PERMISSION to construct 2 no. 2 bed units over this retained floor also with all associated siteworks, this proposed development is within the curtilage of a protected structure ref no: TRPS2431 Friar Street & Westgate Thurles Town Parks Thurles Co. Tipperary		Y	N	N

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25/60621	Coalquay Leisure Limited	P	29/06/2025	the change of use of the existing commercial shop unit on ground floor to gaming centre together with the provision of ancillary storage space on first floor, alterations to existing front elevation and erection of associated signage 90 Silver Street Nenagh Co. Tipperary E45KR90		N	N	N

Total: 39***** END OF REPORT *****

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24/61127	Board of Management at CBS High School Clonmel	P	19/12/2024	(a) a new two storey extension to the east of the existing school buildings and (b) a single storey extension to the north of existing SNU building. The two storey extension consists of a new corridor link to the existing original school building (NIAH ref no: 22113014) and includes 8 no. specialist teaching rooms, storage and ancillary accommodation. The single storey extension to the existing SNU building includes 3 no. class base rooms, a practical activity room, central activities space and ancillary accommodation. Also a separate single storey extension consisting of a new office, to the south east of the SNU building. Other works include: demolition of existing single storey building containing prep room and store to north east of school building; demolition of existing shed to west of SNU building; removal of existing vehicular access gate and pedestrian gates to the south site boundary; replaced with new wider vehicular access gate, new pedestrian gate and new brick wall & railing to match existing; removal of existing vehicular access gate and splayed walls to the east site boundary replaced with new vehicular sliding gate and new brick wall & railing to match existing; removal of existing vehicular access gate and splayed wall to the north	24/06/2025	

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				east site boundary; replaced with new vehicular access gate, new pedestrian gate and new stone wall & railing to match existing; removal of existing retaining wall between the existing school building and existing gym and playing pitch replaced with new retaining wall; removal of the existing prefab at the south of the site to provide space for new car parking spaces; extension of existing car park to east of existing gym; new social space, seated area and ramp/steps between existing school building and playing pitch; and all associated site works. Part of this building is a protected structure (NIAH ref no: 22113014) and is not located within an architectural conservation area CBS High School Kickham Street Clonmel, Co. Tipperary E91 AC03		
24/61128	Jesse McKenna and Sarah Hickey	P	19/12/2024	a single storey dwelling, entrance, effluent treatment system together with all associated site works Ballyerk Two Mile Borris Co. Tipperary	25/06/2025	

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25/21	Richard Northam & Alison Jones	P	20/02/2025	proposed stable/barn food store steel tech building to use for shelter and house for rescued donkeys, upgrade of existing entrance, access road, underground effluent tank and all associated site works Mainstown Carrick on Suir Co. Tipperary E32P224	26/06/2025	
25/42	Thomas Madden	P	31/03/2025	construction of a slatted cattle house, with underground slurry accommodation, a solid floor lie back area and all associated site works Tulla Capparoe Nenagh Co. Tipperary	26/06/2025	
25/69	Walsh Mushrooms Golden Unlimited	P	30/04/2025	the construction of a dry store incorporating harvesting hall with automation for mushroom production, also planning permission for solar panels on proposed dry store harvesting hall on the farm and all associated works on the land Cloghleigh Golden Co. Tipperary E25DH04	23/06/2025	

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25/60010	Boyle Sports 2 Unlimited	R	09/01/2025	internal works carried out to ground floor of former public house. The works to be retained include alterations made to the internal ground floor layout, removal of internal partitions and stairs, external alterations along with associated works. The building is a Recorded Protected Structure in the Thurles & Environs Development Plan 2009, Record of Protected Structures Ref. No. 36, NIAH 22312102. Permission is also sought for a change of use of the existing ground floor from use as a public house to a Boylesports bookmakers (note the existing Boylesports bookmakers at Cathedral Street, Thurles, Co. Tipperary E41WK54 will be relocated to this proposed location subject to a full grant of planning permission), internal & external alterations, erection of satellite dishes, new signage together with all ancillary works Cathedral Street Thurles Co. Tipperary E41A449	24/06/2025	

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25/60027	Dan Quirke	P	20/01/2025	change of use of ground floor retail premises to residential to incorporate the existing first floor & second floor residential with minor internal changes to a single dwelling unit for Student Accommodation with all associated siteworks and elevational changes to the shop front No 1 Croke Street Thurles Co. Tipperary E41ND28	24/06/2025	
25/60159	Eoin Kennedy	P	02/03/2025	a dwelling house, garage, waste water treatment system and percolation area, an entrance and all other ancillary site works Ballinteenoe Carrigatoher Nenagh, Co. Tipperary	27/06/2025	
25/60178	Thomas and Rosie Cunningham	P	07/03/2025	a single storey extension to existing dwelling house, inclusive of all associated site works Skeheenarinky Burncourt Cahir, County Tipperary E21DX67	23/06/2025	

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25/60189	Geraldine Donovan	P	10/03/2025	the demolition of single storey extension and attached shed to rear of existing dwelling house, demolition of existing detached shed, and the construction of a new single storey extension to rear of existing house together with all associated site works 8 Murgasty Cottages Murgasty Road, Tipp Town Co. Tipperary E34 RY76	26/06/2025	
25/60207	Samantha O Halloran	R	14/03/2025	the revisions to the as constructed vehicular entrance (previously permitted under permission planning reference 20/1600) and associated site works Chamberlainstown Cahir Co. Tipperary E21A431	26/06/2025	
25/60249	Larry & Tara O'Brien	P	27/03/2025	the construction of an entrance, dwelling house, domestic garage, waste water treatment system, soil polishing filter and associated site works Rossadrehid Co. Tipperary	23/06/2025	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 23/06/2025 To 29/06/2025**

In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations;

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60271	Elseidy Ltd	P	02/04/2025	the use of the existing shop as a takeaway for the sale of hot food for consumption off the premises including all associated site works such as ventilation to the rear and new signage. This is a protected structure reference number RPS174 21 Mitchel Street Clonmel Co. Tipperary E91EV74	23/06/2025	
25/60295	Tom Burke	R	09/04/2025	a detached garage/store, entrance and all associated site works adjacent to the dwelling Ballybrado Cahir Co. Tipperary E21 WK23	26/06/2025	
25/60368	Carmel & Gerard O'Dwyer	P	30/04/2025	a new side extension to our existing dwelling and all associated siteworks Rahealty Thurles Co. Tipperary	24/06/2025	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 23/06/2025 To 29/06/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60371	Paul Eivers	P	01/05/2025	the construction of 6 covered range bays & golf studio building incorporating utilities space with all associated lighting, 4 external range bays and a safety netting along the southern boundary of the range with all associated site works Cahir Park Golf Club Kilcommon Cahir Co. Tipperary	25/06/2025	
25/60373	James O'Mahoney	R	01/05/2025	the as-constructed side extension and all associated site development works Boolahalla Newcastle, Clonmel Co. Tipperary E91RR96	23/06/2025	
25/60374	Linda & Calum Spillane English	P	02/05/2025	a single storey dwelling including: exercise therapy pool, home gym, therapy room, carport, detached domestic garage & storage shed, vehicle access, wastewater treatment system & associated site works Skeheenarinky, Burncourt Cahir Co. Tipperary	24/06/2025	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 23/06/2025 To 29/06/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60390	Pat & Philomena Ryan	P	09/05/2025	an extension to the side of house (South Western side) along with energy upgrades and internal alterations with connection to public services and all associated siteworks No 9 The Cottages Holycross Co. Tipperary E41RX73	24/06/2025	
25/60395	Coolross Homes Ltd.	P	09/05/2025	the following works: a) alterations to previously approved planning permission register reference 21/279 in respect of the Blocks No. 1-8 inclusive only; b) The alterations relate to the general redesign and alteration to the floor areas, external elevations of Blocks 1-8 inclusive; c); proposed alterations to the previously approved finished floor levels of Blocks 1-8 inclusive; d) all associated site works at Riverwood Estate (currently under construction) Thurles Townparks, Bohernamona and Bowling Green Thurles Co. Tipperary	27/06/2025	

P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS GRANTED FROM 23/06/2025 To 29/06/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60396	Eilish & Eamon Keegan	P	09/05/2025	a dwelling, garage, entrance and wastewater treatment system, including associated siteworks Ballicor Lorrha Nenagh Co Tipperary	27/06/2025	

Total: 21

***** END OF REPORT *****

P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS REFUSED FROM 23/06/2025 To 29/06/2025**

in deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations recieved in accordance with these Regulations;

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
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Total: 0

***** END OF REPORT *****

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/06/2025 To 29/06/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/276	Lorraine Shanahan	R		26/06/2025	F	a mobile home and septic tank for the duration of the construction works, a 1.80m high timber panel wall inside the front boundary hedge, a concrete block/timber wall side boundary, a recessed site entrance, a hardcore parking area, a timber domestic shed and a dog kennel and PERMISSION to construct an extension to the rear of house including the installation of a new effluent treatment system Ballycahane Ballinahinch Birdhill Co. Tipperary
24/284	Michael Ronayne	P		25/06/2025	F	the demolition and removal of the existing free standing two-storey building including all associated site works and reinstatement on the property Dublin Road Thurles Co. Tipperary

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/06/2025 To 29/06/2025**

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24/60951	Michael English	P		24/06/2025	F	(a) a change of use of existing disused commercial use building, No. 47 Main Street, to 2 No. 'own door' apartment dwelling units, including all necessary internal and external building modifications, (b) a change of use from existing ancillary accommodation to the rear of No. 48 Main Street to 1 No. 'own door' apartment including all necessary internal and external modifications, (c) a change of use of a further existing ancillary building (at the rear of) to an apartment dwelling including all necessary alterations and extension (d) connections to all to public services, provision of courtyard with gate controlled access from Main Street, including all associated site development works no. 47 & no. 48 (rear of) Main Street Tipperary Town Co. Tipperary
24/60952	Ashley Park House Limited	R		26/06/2025	F	licensed events/functions/weddings facilities with overnight/short term letting guest accommodation and staff accommodation (totalling 3,231.7 sq m gross floor space), retention permission for associated services and site development works (incl. existing wastewater treatment arrangements), permission for development of enhanced wastewater treatment arrangements (incl. new tertiary drip dispersal soil polishing filter facility), and permission for development to enhance the existing site access arrangements from the L1103 Local Road, all comprising/within/part of the curtilage of Protected Structure Ref. No.: TRPS14 (Ashyleypark House), at this site of approximately 7.6412 hectares. The development to be retained consists of: A single storey noise insulated marquee pavilion and ancillary structures used as licensed events/functions/weddings facility, incl. entrance, main event space/hall, kitchen and serving areas, toilets, associated services above and below ground level, plant and equipment (incl. air-to-

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/06/2025 To 29/06/2025**

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					<p>water heat recovery system plant), and 5 no. associated storage structures (totalling 653.1 sq m). Change of use of Ashley Park House (Protected Structure Ref. No.: TRPS14, Ashyleypark House, of 862 sq m gross floor space and ranging in height from 1-3 storeys) to licensed events/functions/weddings facilities with overnight/short term letting guest accommodation and staff accommodation (licensed events/functions/weddings facilities, associated facilities and 1 no. bedroom overnight/short term letting guest accommodation at ground floor of 353 sq m; 5 no. bedroom staff accommodation and associated facilities at lower ground floor of 259 sq m; and 6 no. bedroom overnight/short term letting guest accommodation and associated facilities at first floor of 250 sq m). Change of use to overnight/short term letting guest accommodation of 2 no. Gate Lodges (2 storey Castle Lodge of 113.2 sq m with associated facilities at ground floor and 3 no. bedrooms at first floor; Lake Lodge ranging in height from 1-2 storeys of 152.9 sq m with 3 no. bedrooms and associated facilities at ground floor, and 2 no. bedrooms at first floor), and 1 no. Garden Cottage ranging in height from 1-2 storeys of 49.1 sq m with associated facilities at ground floor and 1 no. bedroom at first floor (incl. external storage with water-to-water heat recovery system plantroom). Internal conversion works, external elevation and roof works (doors, windows and reinstatement/maintenance) and associated services above and below ground level, of 4 no. outbuildings with storage/plant room/workshop areas (totalling 1,136.9 sq m Gross Floor Space) and change of use to overnight/short term letting guest accommodation, comprising of: Building A Dove House: Ranging in height from 1-2 storeys of 172.3 sq m with 3 no. bedrooms and associated facilities (incl. external storage with water-to-water heat recovery system plant room) at ground floor, and 1</p>
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PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/06/2025 To 29/06/2025**

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						no. bedroom and associated facilities at part first floor; Building B Coach House 1: Single storey of 152.8 sq m with 5 no. bedrooms and associated facilities (incl. external storage with air-to-water heat recovery system plant); Building C Coach House 2: Single storey of 135.5 sq m with 4 no. bedrooms and associated facilities (incl. external workshop and external storage with water-to-water heat recovery system plant room); and Building D Coach House 3: Ranging in height from 1-2 storeys of 676.3 sq m with 11 no. bedrooms and associated facilities (incl. external storage, and external storage with water-to-water heat recovery system plant rooms) at ground floor, and 11 no. bedrooms and associated facilities at part first floor. Internal conversion works, external elevation and roof works (doors, windows and reinstatement/maintenance) of boat house structure and change of use to civil ceremony room (99.3 sq m). Caretaker Lodge: 2 storey staff accommodation of 39.5 sq m with 1 no. bedroom and associated facilities at ground floor, 2 no. mezzanine loft storage areas at first floor, and associated services above and below ground level. Hard and soft landscaping (incl. renovated Glass House conservatory of 49.8 sq m within the walled garden and 2 no. polytunnel structures totalling 59.6 sq m to the east outside the walled garden), ornamental garden features, storage container structure (16.3 sq m), internal vehicular roads and pedestrian walkways, wayfinding signage, vehicle circulation and 2 no. courtyard parking areas, existing wastewater treatment system (incl. raising main foul sewer lines, foul sewers with grease traps from kitchens, 3 no. foul pump stations, 1 no. existing septic tank connected to 2 no. foul holding tanks below ground and existing reed bed foul treatment facility and soakaway arrangement), water supply reticulation, surface/storm water drainage, and all other ancillary and
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PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/06/2025 To 29/06/2025**

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					<p>associated site development services and works above and below ground level (incl. air-to-water heat recovery system, and water extraction and water-to-water heat recovery system). The development for which permission is sought consists of:</p> <p>Enhancement of existing wastewater treatment system through the provision of additional foul sewer and foul rising main lines, upgrading of the Garden Cottage wastewater service provision through the decommissioning of the existing septic tank system and replacement with new two chamber septic tank and pumping station connecting to a new foul rising main, the decommissioning of the existing soakaway that receives discharge from the existing reedbed and the construction of a new pumped tank and tertiary drip dispersal soil</p> <p>polishing filter facility (4,410 sq m) located west of the walled garden. Revision and enhancement of the existing primary site entrance/access arrangements to the development from the L1103 Local Road, by removal and replacement of entrance piers and walls, set back to achieved improved sight lines; Construction of 2 no. new vehicle passing bays along the primary access road to the development from the from the L1103 Local Road; and all other ancillary and associated site development works above and below ground level</p> <p>Ashley Park House Townland of Ashleypark, Ardcroney Nenagh, Co. Tipperary E45 RW32</p>
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PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/06/2025 To 29/06/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/61049	Austin & Rachel O'Neill	P		26/06/2025	F	the construction of a private dwelling house, entrance from Washerwomen's Lane, connection to the public services and ancillary site development works, which includes the demolition of a ruined shed Caherelly Close Main Street Ballina Co. Tipperary
25/14	Liam Purcell	P		24/06/2025	F	a single storey extension to rear of existing dwelling with associated site works Garrynoe, Ballingarry Thurles Co. Tipperary E41 HT29
25/39	Uchenna Samual Cukelu	P		23/06/2025	F	extension to side of dwelling house and conversion of domestic garage to living room with new bedroom overhead Casey's Cross Ballynaclogh Nenagh, Co. Tipperary
25/55	Christy Brennan	R		26/06/2025	F	a dormer type house and a domestic garage also for permission for a new effluent treatment system and the decommissioning of the existing system Garraun Ballinahinch Newport Co Tipperary

P L A N N I N G A P P L I C A T I O N S**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/06/2025 To 29/06/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/67	Oliver & Miriam Maher	P		25/06/2025	F	the construction of a single storey parapeted porch and 2 no. raised flower beds to front of house and all associated works Kilsheelan Co. Tipperary
25/88	Paul and Gerds Morris	R		24/06/2025	F	the house with extension at each end, stores/stables behind the house as existing and in their existing positions, stone masonry wing walls and piers at the entrance gates. Planning permission no. P3 3943 refers to this property Ballyvaughan Clonmel Co. Tipperary

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/06/2025 To 29/06/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/104	David & Finola Molamphy	P		26/06/2025	F	(A). Decommission an existing septic tank and install a new wastewater treatment system with polishing filter (B). Upgrade existing vehicular entrance leading on to the R493 (C). Demolition of the single storey side annex to the south east and South west elevations of the existing dwelling and the demolition of the existing gable on south west elevation with the construction of a replacement gable wall set back 2.00 m from the original wall (D). Renovation and refurbishment of the existing derelict dwelling and construction of an extension to the south east elevation (E). Raise wall plate level to provide for additional living space at first floor level and minor elevational alterations to existing dwelling (F). Demolition of an existing store/outbuilding and (G). all landscaping and associated external site works Coolbaun Nenagh Co Tipperary
25/60004	Conor and Karen Ryan	P		26/06/2025	F	the following works to existing dwelling house: 1) rear extension; 2) side extension; 3) demolish the existing front porch and construct an extension to the front of the dwelling house; 4) alterations to existing dwelling house; 5) all associated site works Glenbeha Roscrea Co. Tipperary E53X220

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60058	PJ Lenihan	P		24/06/2025	F	a vehicular entrance, dwelling house, domestic garage, proprietary wastewater treatment system with polishing filter together with all associated site works Fanit Newport Co. Tipperary
25/60107	Paul Ryan & Marie O'Connell	P		25/06/2025	F	the construction of a new two-storey dwelling house, domestic garage, entrance, waste water treatment and disposal system and associated site works Drom Templemore Co. Tipperary
25/60120	David & Laura Mulcahy	P		25/06/2025	F	demolition of existing hairdressing salon and erection of a dwelling house in its place, provide car parking and revised access to the front, including all associated site development works 40 Pearse Park Clonmel Co. Tipperary. E91VW70

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/06/2025 To 29/06/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60135	Ciaran O Brien	P		26/06/2025	F	the demolition of two single storey sections of existing dwelling house and the demolition of an existing outhouse and for permission to construct a single/two storey extension to existing dwelling including increasing the height of wall plate and ridge levels of dwelling and with alterations to existing elevations, all with associated site works Clonmore South Cahir Co. Tipperary E21 FK38
25/60140	Patsy Henneberry	R		24/06/2025	F	change of use from former post office to living accommodation, change of use of existing domestic stores to living accommodation along with retention of extension to rear of dwelling together with all associated site works Borris Two Mile Borris Co. Tipperary E41PP60

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/06/2025 To 29/06/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60154	Bord na Móna Energy Ltd.	P		25/06/2025	F	<p>a recreational shared cycle and walkway to connect into the existing Loch Dhoire Bhile Loop - a) the delivery of a shared cycle and walkway on Bord na Móna lands. This will include the repurposing of 602 meters of existing former rail bed, 2859 meters along existing bog headlands / former high fields, and 721 meters along pre-existing machine access routes, b) the construction of car and / or bicycle parking facilities at a number of gateway locations along the proposed route and the provision of EV charging spaces at the gateway locations. This will include; i. 2 no. Type 2 Gateways, ii. 1 no. Type 4 Gateway, iii. 1 no. Minor Rest Points, c) Upgrade works to 1 no. local access road crossing and 4 no. agricultural access crossings, d) the erection of wayfinding and interpretative signage at Gateway locations along the route, e) the implementation of Sustainable Drainage Systems (SuDS) nature-based drainage proposals at the Gateway locations to cater for surface water drainage at car park locations, f) fencing and screening will be erected where required for health and safety and biodiversity reasons which will include 2250 meters of screening and 1925 meters of boundary treatment fencing, g) all other ancillary and associated site work. This Planning Application is accompanied by a Natura Impact Statement (NIS)</p> <p>Bord Na Móna lands within the townlands of Ballybeg, Derryvella, and Lanespark in County Tipperary</p>

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/06/2025 To 29/06/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60198	Lukas Choptiy	R		23/06/2025	F	(A) front porch as constructed, and (B) rear dormer conversion including an increased roof space as constructed, with all associated site works 2 Ashbury Avenue Roscrea Co. Tipperary E53 F226
25/60333	Rossbeg Farm Ltd	P		27/06/2025	F	the construction of a new farm entrance gate and all associated site works Gortussa Annacathy Co. Tipperary E34 WA49
25/60339	Gavin Young & Valerie Wheeler	P		24/06/2025	F	the erection of a dwelling, garage, entrance and wastewater treatment system, including associated siteworks Lisballyard Rathcabbin Roscrea Co. Tipperary
25/60355	Kieran Cagney	P		25/06/2025	F	a dwelling, garage, effluent treatment system, entrance and all associated site works Stonepark Aherlow Co. Tipperary

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60376	John and Ellen Whelan	R		27/06/2025	F	1) single storey extension to existing dwelling house, 2) rear sunroom extension, 3) conversion of garage to bedroom accommodation and revised fenestration, 4) revised fenestration to rear elevation of existing dwelling house, 5) 2 number storage sheds and 2 number storage containers and all associated site works Scartana Cahir County Tipperary E21F867

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/06/2025 To 29/06/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60526	Uisce Éireann	P		27/06/2025	F	upgrades to the existing Kilsheelan Wastewater Treatment Plant comprising new inlet works; decommissioning the existing Storm Water Overflow (SWO); an upgrade of existing secondary treatment process; upsizing of sections of the inlet and outlet pipes; a new interprocess pumping station; a new storm water management system, including a storm tank and associated infrastructure; provision of a new above ground sludge storage tank; a new gravity pipeline; the decommissioning and demolishing the existing septic tank currently serving the Poll an Choire estate; material widening of an existing entrance and a new access road; an upgrade of the existing control building, which will include a rainwater harvesting system; the construction of a new welfare building; Ancillary Mechanical Electrical Instrumentation Control and Automation (MEICA) works; the relocation of some existing infrastructure; the installation of a ground mounted solar photovoltaic (PV) array and associated ancillary works including siteworks. (A Natura Impact Statement (NIS) has been prepared for the proposed development, and an application will be submitted to the Environmental Protection Agency for a revision of the current Wastewater Discharge Licence Townland of Poulakerry Kilsheelan County Tipperary

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/06/2025 To 29/06/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60602	Glebo Farms Ltd.	P		25/06/2025	F	demolition of existing (i) dry sow house, (ii) service house, (iii) dry sow house, (iv) farrowing house, (v) old farm house, (vi) boiler room, (vii) feed mixer shed, (viii) 3 loose sheds, (ix) isolation shed, (x) overground water tower and construction of (i) gilt house with underground effluent tank, (ii) service house with underground effluent tank (iii) dry sow with underground effluent tank, (iv) two fattening houses with underground effluent tank, (v) two weaner houses with underground effluent tank and all other associated site works Ballymackey Castle Ballymackey Nenagh, Co. Tipperary

Total: 25***** END OF REPORT *****

P L A N N I N G A P P L I C A T I O N S
INVALID APPLICATIONS FROM 23/06/2025 To 29/06/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/117	Laura Purcell	P	27/06/2025	the removal of steel railings and low support wall to facilitate off street parking for two cars 1 Dalcassian Terrace Kickham Street Thurles Co. Tipperary
25/120	Michael Madden	P	27/06/2025	change of use of existing premises from restaurant to restaurant and take away - the building is listed on the register of Protected Structures TRPS 896 1 Main Street Roscrea Co. Tipperary
25/60514	F.E. Buttimer (Holdings) Limited	P	23/06/2025	(i) Change the use of the existing first and second floors of a building from commercial to residential comprising 3no. apartment units, (ii) make elevational amendments to the rear of the building, (iii) install balconies to the rear of the building (iv) on-site parking area for apartments (v)- and all associated site development works 38 & 39 Gladstone Street Clonmel Co. Tipperary E91F9P0

P L A N N I N G A P P L I C A T I O N S
INVALID APPLICATIONS FROM 23/06/2025 To 29/06/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60587	Swiftcastle (Roscrea) Ltd	P	23/06/2025	a proposed alterations/extensions to the existing Direct Provision Accommodation Centre. The development will consist of a) a single-storey kitchen extension to the side of the existing building and; b) a three-storey bedroom wing extension to the side of the existing building, comprising of 60 no. bedrooms. All with associated and ancillary site works Racket Hall Roscrea Co. Tipperary E53 WV00
25/60588	Jack Bayly & Kirsten Bayly-Parker	P	26/06/2025	construction of slatted shed and all associated site works Ballynaclogh Nenagh Co. Tipperary
25/60591	Glebo Farms Ltd	P	24/06/2025	the demolition for existing: (i) dry sow house, (ii) service house, (iii) dry sow house, (iv) farrowing house, (v) old farm house, (vi) boiler room, (vii) feed mixer shed, (viii) 3 loose shed, (ix) isolation shed, (x) overground water tower. Permission to construct: (i) gilt house with underground effluent tank, (ii) service house with underground effluent tank, (iii) dry sow with underground effluent tank, (iv) two fattening houses with underground effluent tank, (v) two weaner house with underground effluent tank and all other associated site works Ballymackey Castle Ballymackey Nenagh Co. Tipperary

P L A N N I N G A P P L I C A T I O N S
INVALID APPLICATIONS FROM 23/06/2025 To 29/06/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60592	Anna Lyons	P	26/06/2025	installation of a treatment system and percolation area and all ancillary site works Killeennagallive Emly Co. Tipperary
25/60594	Rockwell College	P	26/06/2025	installation of floodlighting system to serve an existing 4G rugby pitch , the proposed development will consist of 6 no.18-metre floodlighting poles, 30 no. LED floodlight fixtures, appropriate pole foundations, cabling, and associated fixtures and fittings. The system is designed to achieve a maximum average of 350 Lux, with a switch-down option for training to achieve a maximum average of 200 Lux Rockwell Cashel Co. Tipperary E25ED60
25/60595	John & Katrina Healy	R	25/06/2025	the as constructed 4m wide agricultural driveway and revised widen upgraded entrance with all associated sitework Springhill Killenaule Co. Tipperary E41TD72

P L A N N I N G A P P L I C A T I O N S**INVALID APPLICATIONS FROM 23/06/2025 To 29/06/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60598	John O'Leary	P	27/06/2025	development previously granted under planning reference 15/600824. The development consists of: A) The provision of a new entrance. B) Car and truck parking. C) The operation of development for truck stop and driver rest area including all associated site works, services and infrastructure Scartnaglorane Cahir Co. Tipperary
25/60599	Ashbourne Meat Processors C/O Danny Houlihan	P	25/06/2025	development for 2 detached bungalows, new entrance and all associated site works Castleholding Dublin Road Roscrea, Co. Tipperary
25/60603	Martin O'Sullivan	R	26/06/2025	change of use from commercial ancillary space to office reception & office space at ground floor level, a change of use from ancillary storage to office space at first floor level, retention of minor layout configuration changes at first floor level & associated site works Granary Business Centre Greenside Carrick on Suir Co. Tipperary, E32 AK80

P L A N N I N G A P P L I C A T I O N S

INVALID APPLICATIONS FROM 23/06/2025 To 29/06/2025

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Total: 12

***** END OF REPORT *****

P L A N N I N G A P P L I C A T I O N S
E I A R - N I S R E P O R T S R E Q U E S T E D F R O M 23/06/2025 T o 29/06/2025

FILE NUMBER	APPLICANTS NAME	APP. TYPE	Request Date	Article Number	DEVELOPMENT DESCRIPTION AND LOCATION
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Total: 0

***** END OF REPORT *****

P L A N N I N G A P P L I C A T I O N S**EIAR - NIS REPORTS RECEIVED FROM 23/06/2025 To 29/06/2025**

FILE NUMBER	APPLICANTS NAME	APP. TYPE	Received Date	Article Number	DEVELOPMENT DESCRIPTION AND LOCATION
25/60601	Melclon Unlimited Company	P	24/06/2025	177	development which will consist of the following on a site with a total area of c.3.13ha: a) 96 no. (semi-detached, detached, and terraced) houses comprising 7 no. 2-bed houses, 53 no. 3-bed houses and 36 no. 4-bed houses; b) a two-storey childcare fa ... Abbey Farm, in the townlands of Inishlounaght and Ballingarrane South to the south of Cahir Road (R707) and to the west of the Gort Na Manach estate Clonmel Co. Tipperary

Total: 1***** END OF REPORT *****

A N B O R D P L E A N Á L A
APPEALS NOTIFIED FROM 23/06/2025 To 29/06/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
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Total: 0

***** END OF REPORT *****

AN BORD PLEANÁLA
APPEAL DECISIONS NOTIFIED FROM 23/06/2025 To 29/06/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
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Total: 0

***** END OF REPORT *****