

PLANNING APPLICATIONS

PLANNING APPLICATIONS RECEIVED FROM 21/07/2025 To 27/07/2025

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25/142	Paddy Ryan	P	21/07/2025	construction of a farm machinery/produce store and all associated site works Ashleypark New Road, Ardcroney Nenagh Co. Tipperary		N	N	N
25/143	Jim Fanning	R	21/07/2025	construction of a single storey domestic garage and all associated site works Gaile Thurles Co. Tipperary		N	N	N

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25/144	Lough Derg Yacht Club	E	21/07/2025	improvements to the boat mooring facilities at the western shoreline of the north jetty at the applicant's landholding to include a) removal of existing timber edge decking, localised re-alignment of the shoreline on the south-western section of the north jetty with new c. 2 m wide walkway/pier edge constructed on a line of a new stone filled galvanised steel mesh gabions topped with sustainable hardwood jetty edging and bitmac path onshore, b) proprietary "Versa-Dock" part floating docking system for mooring an RNLI rescue rigid inflatable boat (RIB) to facilitate rapid launching in emergencies and safe mooring of the RIB, c) low bollard type (c. 1.4 m high) safety lighting, d) underground services - electrical supplies, cables, hubs, water supplies from the existing LDYC water services system, e) domestic effluent pump-out station for sailing and motor boats (mainly cruisers) with receiving/pumping station to connect to existing foul effluent sewerage system at the Club, associated drainage and site works, f) landscaping enhancements - selection of indigenous tree species to provide wind protection to the moorings and to provide screening from the lake Lough Derg Yacht Club Dromineer Nenagh, Co. Tipperary		N	N	N

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25/145	P.J. & Laura Colville	R	22/07/2025	1) extensions to the original dwelling house and including material alterations to the original dwelling house, 2) existing foundations and rising blockwork walls as constructed, to facilitate a future extension, 3) a pergola, 4) a children's playhouse and PLANNING PERMISSION for 5) the completion of an extension to the dwelling house which will be constructed upon the foundations and rising blockwork walls which are the subject of item no. 2 of retention permission portion of this application, 6) the construction of an additional domestic extension to the dwelling house and including all associated site development works Ballyknock Cashel Co. Tipperary		N	N	N
25/146	Arkil (Fantane) Ltd.	P	24/07/2025	filling an existing sand and gravel pit consisting of 4.2Ha., contained within an area which was previously authorised by planning permission P23214 together with landscaping and restoration of the pit and all associated ancillary facilities and works. This planning application is for a revised restoration plan which will allow the importation of non-waste surplus material from the realignment and upgrade of the R498 local road construction project Gurteen and Garrane Templederry Nenagh Co Tipperary		N	N	N

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25/60707	F.E. Buttimer (Holdings) Limited	P	21/07/2025	(i) the change of use of the existing first and second floors of a building from commercial to residential comprising 3 no. apartment units, (ii) to make elevational amendments to the rear of the building, (iii) to install balconies to the rear of the building, (iv) for the on-site parking area for apartments and (v) all associated site development works 38 & 39 Gladstone Street Clonmel Co. Tipperary E91F9P0		N	N	N
25/60708	Phil Purcell Engineering Ltd.	P	21/07/2025	construction of a new fabrication shed, with a new extension to the existing office building to include an office canteen, store room and workshop canteen and also permission to construct a new parking area with street lighting footpaths and landscaping and all associated siteworks Upperchurch Village Upperchurch Thurles, Co. Tipperary		N	N	N
25/60709	Robert Gloster	P	22/07/2025	the construction of a single storey dwelling, with vehicle access/egress drive, foul water treatment plant and polishing filter complete with all ancillary site works and services Tomona Dromineer Nenagh Co. Tipperary		N	N	N

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25/60710	Seamus & Dorothy Foy	R	22/07/2025	(1) attic conversion and associated changes to front elevation (2) rooflight in garage and (3) storage sheds to the rear of the property as constructed Ballycorrigan Ballina Co. Tipperary		N	N	N
25/60711	Raphael Ryan	P	22/07/2025	a new agricultural entrance and all ancillary works Garraunbeg Killoscully, Newport County Tipperary V94Y23R		N	N	N
25/60712	Paul Sheahan	P	22/07/2025	(a) Demolition of existing derelict and partially collapsed dwelling; (b) Construction of warehouse storage building and ancillary yard surfacing; (c) All associated site works and ancillary services thereto The Maltings Martyrs Road, Nenagh Co. Tipperary E45 HP70		Y	N	N

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25/60713	Sean & Catherine O Halloran	P	22/07/2025	1) the change of use of an existing building (former bakery) to a 2 bedroom self catering tourism related residential unit, 2) a 2 storey extension to the existing building, 3) raising of the existing roof ridge height, 4) designated parking spaces within the curtilage of the site and all associated site works The Bridge House Persse's Lot Golden, County Tipperary E25PK79		N	N	N
25/60714	Brendan and Lisa Healy	P	23/07/2025	a) new part 2 storey (low eaves), part single storey dwelling, b) proposed new single storey garage, c) proposed new treatment system, percolation area, d) proposed new entrance from main road, e) all associated site works Tinvoher Loughmore Templemore, Co. Tipperary		N	N	N

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25/60715	Greenrise Developments Ltd	P	23/07/2025	the demolition of the existing single storey dwelling house and associated outbuildings, including garage. Construction of 10 no. residential units: 2 no. two-bedroom, two-storey dwelling houses, 6 no. three-bedroom, two-storey dwelling houses and 2 no. four-bedroom, two and a half- storey dwelling houses. Ancillary development consisting of: reconfigured vehicular entrance along Western Road, including removal of existing boundary wall and proposed landscaping to accommodate sightlines and address public road; all internal roads, footpaths, crossings, paving, public lighting and underground services; 20 no. car parking spaces (including 1 no. universal access parking bay), short term bicycle parking; connection to existing public services, including foul water pumping station, and storm water attenuation area; public/private open spaces and associated landscaping. All associated site boundaries, site drainage and site development works Western Road Clonmel Co. Tipperary E91YA02		N	N	N

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25/60716	Edward and Mary Clancy	P	23/07/2025	the following works; a) 4no. single storey detached dwellings; b) alterations to existing shed structure; c) removal of existing shed structure and storage containers; d) alteration to existing boundary to provide new site entrance, access road and footpath from the existing Leighton Manor estate; e) new site boundary treatments; f) new waste, water and utility service connections and all associated site works on the land to the rear of the existing dwelling Borris Two-Mile-Borris Thurles E41 XK61		N	N	N
25/60717	Leo & Monica Dooley	P	23/07/2025	the construction of a new extension the rear of the existing dwelling with a new front porch area and some changes to the elevations of the existing dwelling, a new secondary treatment system with a polishing filter and RETENTION PERMISSION for the relocated vehicular entrance to the property and permission to decommission the existing septic tank, and all associated siteworks Sheehane Roscrea Co. Tipperary		N	N	N



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25/60718	Andrew & Roisin Browne	P	23/07/2025	(1) a new two storey extension to the rear of dwelling house consisting of new Kitchen & Dining Area to Ground Floor, two new Bedrooms and Bathroom to first floor, complete with alterations to the existing dwelling house and completed with associated siteworks, (2) permission to decommission and remove from site existing septic tank and percolation area system, (3) permission to install new septic tank and percolation area system, completed with associated siteworks, (4) permission to construct new entrance onto public road, and to block up existing entrance, completed with associated siteworks Derreen Cloughjordan Co Tipperary E53TN92		N	N	N
25/60719	Gavan Roche & Julie Hannon	P	23/07/2025	the construction of a 1.5-storey extension to the rear of the dwelling, to construct a porch and dormer windows to the front elevation, convert attic to domestic use and all associated site development works Loughloher Cahir Co. Tipperary E21 X751		N	N	N

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25/60720	Séamus O'Callaghan and Maria Frewen	P	23/07/2025	a Dwelling, Effluent Treatment System, Entrance and all associated works and also for a change of use of the existing dwelling to use as a domestic store (to be used solely for a purposes incidental to the enjoyment of the applicant's dwelling) The Black Road Skeheenarinky, Burncourt, Cahir Co Tipperary E21 PR44		N	N	N
25/60721	Kieran Gaule	P	23/07/2025	the construction of a two-storey extension to the rear of my dwelling, make modifications to existing dwelling and all associated site development works Burke St Fethard Co. Tipperary E91DK25		N	N	N
25/60722	Sharon Hunt	R	24/07/2025	a) changes to the house elevations b) retention of a domestic entrance, c) permission to close an existing entrance d) and associated site works Chestnut Cottage Butlerstown Kilsheelan, Clonmel E91DP86		N	N	N

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25/60723	Ciara Horan & Tony O'Brien	P	24/07/2025	a two storey dwelling, domestic garage, bored well, packaged wastewater treatment system and raised bed soil polishing filter, new entrance and all associated site works Prospect Drangan Thurles Co. Tipperary		N	N	N
25/60724	Gerard Killeen	P	25/07/2025	to renovate and extend existing house to include granny flat, to upgrade existing septic tank system, to upgrade existing entrance and all other ancillary site works Monsea Ballycommon, Nenagh Co. Tipperary E45 VX56		N	N	N
25/60725	William Stokes	P	25/07/2025	the construction of a cubicle shed with slatted tank, loose area and manure area and all associated site works Poulakerry Kilsheelan Clonmel Co. Tipperary		N	N	N
25/60726	Pat Ryan	R	25/07/2025	extension to property as constructed and modification of garage roof from pitched to flat roof Monroe Newtown Nenagh, Co. Tipperary		N	N	N

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25/60727	Seamus & Dorothy Foy	R	25/07/2025	(1) the attic conversion and associated changes to front elevation, (2) rooflight in garage and (3) storage sheds to the rear of the property as constructed Ballycorrigan Ballina Co. Tipperary		N	N	N
25/60728	Ballylomasna Farm Ltd	P	25/07/2025	calf shed and all associated site works Ballynomasna Ballylooby Cahir, Co. Tipperary		N	N	N
25/60729	Peter Farrell	P	25/07/2025	(a) a single storey extension to the existing single storey dwelling house inclusive of renovations of the existing house, (b) a new domestic wastewater treatment system, (c) upgrade of the existing vehicular entrance and d) associated site works Caddlestown Cahir Co. Tipperary		N	N	N

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25/60730	Sharon Hunt	R	25/07/2025	a) changes to the house elevations, b) domestic entrance and c) PERMISSION to close an existing entrance d) and associated site works Chestnut Cottage Butlerstown Kilsheelan, Clonmel E91DP86		N	N	N
25/60731	David O Mahony	P	25/07/2025	(i) milking parlour with collecting yard, slatted tanks, flow channel, meal bin, dairy, plant room, office, storage; (ii) two cubicle shed with slatted tank and all associated site works Glenacunna Ballyporeen Co. Tipperary		N	N	N

**Total: 30****\*\*\* END OF REPORT \*\*\***

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24/61047	John Purcell	R	06/12/2024	Main House: two new single-storey extensions to the rear of existing terraced house, for new living room in area of removed two-storey return and replacement of existing boiler/ toilet, with new utility and toilet structure. New (reopened original) first floor window to the rear south-west elevation. Modification to windows of existing gable return elevations second floor rear east-facing return and closing of window ground floor southeast elevation. Replacement of original external windows and door and fan light to John Street with timber slimlite double-glazed sliding sashes and replacement of windows and doors to rear and return. Works to interior of the main building, including replacement of linings, doors with fire doors and the insertion of six number bathroom en-suites and associated alterations to room layouts. Replacement of floor structure to rear return on both first and second floors and insertion of underfloor heating into new concrete floor at ground level. The insertion of services . Ancillary related works to external main house, including removal of rear cementitious render and replacement with lime render. Insertion of a patio area and internal screen fence. Rear Outbuildings & Yard: conversion of existing 2 storey coach	25/07/2025	

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				house building to 3 bedroom-unit including modifications for new windows and exterior doors and modifications to existing artificial slated roof for insertion of 2 no. dormer Velux style roof lights. Ancillary related works to rear buildings and yard area. Reopened access door to Devitt's Yard. Replacement of rear entry gates at William Street. THIS IS A PROTECTED STRUCTURE reg ref: 97 and subject of current planning application ref: 2460252 9 John Street Cashel Co. Tipperary E25DX91		
25/28	Hedayatullah Niazi	R	07/03/2025	a signage to facia and front windows on front elevation 101 Main Street Cashel Co. Tipperary	25/07/2025	
25/41	Jonathan Cahill & Nichola Kearney	P	28/03/2025	a dormer type bungalow residence, detached garage/household store, vehicular entrance, secondary septic tank treatment system and soil polishing filter and all associated site works Tullohea Kilcash Co. Tipperary	25/07/2025	

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25/71	Bernie Sutcliffe	P	01/05/2025	the construction of a new driveway, to dish public footpath in front of proposed entrance, along with any necessary ancillary works. This is to facilitate off street parking 38 Connolly Park Clonmel Co. Tipperary E91 K184	24/07/2025	
25/102	Seamus and James Hogan	P	05/06/2025	a slatted cubicle house with underground slurry storage, ancillary concrete and all associated site works Honeymount and Summerhill Dunkerrin Roscrea Co Tipperary	23/07/2025	
25/105	Brendan and Mairead Tierney	R	10/06/2025	1 no. single storey gym studio/home office (c.24 m2) and 2 no. single storey sheds (c.21.5 m2) erected to the rear of the existing dwelling Ashgrove Terryglass Nenagh Co. Tipperary	23/07/2025	



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25/110	Nutshed Ltd	R	13/06/2025	(a) as-constructed single storey extension to the side of existing building and permission for (b) construction of new extension to the rear of the existing building (c) temporarily locate a gas storage tank adjacent to the property and (d) all ancillary site works Unit 5 Stafford Street Enterprise Centre Stafford Street, Nenagh Co. Tipperary	24/07/2025	
25/60070	David and Denise Ryan	P	04/02/2025	new dwelling house, new entrance, new effluent treatment system and percolation area and all associated site works Newtown Knock Roscrea, Co. Tipperary	23/07/2025	
25/60233	Pat Whelan	P	23/03/2025	the construction of (i) slatted shed with loose area and crush, (ii) walled silage pit and all associated site works Turbid Ballylooby Co. Tipperary	24/07/2025	

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25/60294	Shauna Lambe	R	09/04/2025	change of use of the first and second floor of building to 2 no. apartments indefinitely and PERMISSION for change of use at ground floor level from public house to residential and the addition of a first floor to accommodate 3 no. apartments, make modifications to the existing elevations and all associated site development works Kate Ryan's Bar Cashel St./William St. Clonmel, Co. Tipperary E91 HX92	25/07/2025	
25/60376	John and Ellen Whelan	R	02/05/2025	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	23/07/2025	

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25/60490	Sophie Carpentieri	P	29/05/2025	a single storey extension to the side of the existing dwelling with all associated site works Mount Cahill Ballypatrick Co. Tipperary E91E7C9	21/07/2025	
25/60495	Marhill Construction Services Ltd.	P	30/05/2025	the alterations to previously granted permission (PD. Ref: 22689), incorporating the amalgamation of units 1 and 2 and for the change of use from light industrial to warehouse and storage use, together with all associated site development works Ard Gaoithe Business Park Lawlesstown, Clonmel Co. Tipperary	23/07/2025	
25/60498	Patrick and Mary Lonergan	R	31/05/2025	existing Hardcore Infill Area Boytonrath Cashel County Tipperary E25FR99	21/07/2025	

**P L A N N I N G   A P P L I C A T I O N S****PLANNING APPLICATIONS GRANTED FROM 21/07/2025 To 27/07/2025**

**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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<b>FILE NUMBER</b>	<b>APPLICANTS NAME</b>	<b>APP. TYPE</b>	<b>DATE RECEIVED</b>	<b>DEVELOPMENT DESCRIPTION AND LOCATION</b>	<b>M.O. DATE</b>	<b>M.O. NUMBER</b>
25/60501	Brian & Deirdre Grogan	P	02/06/2025	the erection of a single storey extension to the rear of the house. PERMISSION FOR RETENTION is also sought for the change of use from a garage to living room and all associated works No. 4 The Chase Clonmel Co. Tipperary E91 F212	23/07/2025	
25/60504	Hugh Browne	P	03/06/2025	two storey style house, domestic garage, septic tank, percolation area and widen the existing entrance Woodhouse Moyglass Fethard, Co. Tipperary E91 D456	24/07/2025	
25/60506	Anne Maher	R	04/06/2025	extension to the rear of existing garage building and all other associated site works Kiltillane Templemore Co. Tipperary E41 YP62	23/07/2025	

**PLANNING APPLICATIONS****PLANNING APPLICATIONS GRANTED FROM 21/07/2025 To 27/07/2025**

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<b>FILE NUMBER</b>	<b>APPLICANTS NAME</b>	<b>APP. TYPE</b>	<b>DATE RECEIVED</b>	<b>DEVELOPMENT DESCRIPTION AND LOCATION</b>	<b>M.O. DATE</b>	<b>M.O. NUMBER</b>
25/60509	Claire Flood & Jamie Heffernan	P	04/06/2025	the construction of a vehicular entrance, dwelling house, garage, domestic wastewater treatment system with polishing filter together with all associated site works Bishopswood Dundrum Co. Tipperary	24/07/2025	
25/60521	Denise McCarthy	P	08/06/2025	the construction of a dwelling, garage and all ancillary site works Grange Road Ballina Co. Tipperary	23/07/2025	
25/60528	Sinead Ryan	R	10/06/2025	extensions to rear of property and side boundary wall as constructed Belleen Upper Nenagh County Tipperary E45 YR24	23/07/2025	

**P L A N N I N G   A P P L I C A T I O N S****PLANNING APPLICATIONS GRANTED FROM 21/07/2025 To 27/07/2025**

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25/60536	Damien Ryan	R	12/06/2025	a two storey extension to the rear of dwelling and domestic store at the rear and PERMISSION for proposed new waste water treatment system with percolation area and all associated site works Cooleen Birdhill Co. Tipperary V94FP63	23/07/2025	
25/60549	Patrick O Meara	P	13/06/2025	a new slatted shed for cattle with an underground concrete storage tank for animal waste and effluent and with all other associated site works Ballycapple Cloughjordan Co. Tipperary	23/07/2025	

**Total: 22**

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

PLANNING APPLICATIONS

PLANNING APPLICATIONS REFUSED FROM 21/07/2025 To 27/07/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60389	Eamonn O'Dea	P	09/05/2025	installation of PV panels and associated works to the south elevation roof of my dwelling 18 Main Street Templemore Co. Tipperary. E41 FC93	24/07/2025	

Total: 1

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

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 21/07/2025 To 27/07/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/270	Viara Guentcheva	R		23/07/2025	F	the fences erected at the property Grallagh Ballinure Thurles Co. Tipperary
24/60874	Portroe GAA Club	P		25/07/2025	F	new carpark area with entrance onto Ardarra Estate and permission for 6m high lighting standards with led lighting, footpath from the carpark to connect to Portroe GAA Club house grounds, connections to existing public services with all associated sitework and ancillary works Garrykennedy Portroe Nenagh, 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 21/07/2025 To 27/07/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60922	O'Ceallaigh Westfield Ltd	P		22/07/2025	F	the construction of 60 no. residential dwelling units comprising of 5 no. house-type G (4 bed 7person two-storey semi-detached house), 11no. house-type H (3 bed 5person two-storey semi-detached house), 16 no. house-type K (3 bed 5 person two-storey semi-detached house), 12 no. house-type N (2 bed 4 person two-storey terraced house), and 2 no. two-storey duplex blocks comprising each of 4 no. duplex-type A (2 bed 3 person unit) at ground floor level, and 4 no. duplex-type B (1bed 2 person unit) at first floor level, and a two-storey detached creche building with a 47 no. child capacity. The application also seeks permission for the demolition of an existing detached bungalow and accompanying shed structure, new vehicular entrance to the site from Brittas Rd, local roads and footpaths, resident and visitor parking, creche parking and set-down, bicycle parking, 1 no. external communal bin store, site landscaping and amenity areas, boundary treatments, lighting, drainage, and all associated site works Brittas Road Thurles Co. Tipperary
24/60971	Geraldine Ryan	P		27/07/2025	F	the construction of a detached dwelling house at the existing gated entrance, connection to public foul water sewer, and all ancillary site works within the curtilage of a recorded monument TN-006-025 Oldcourt Terryglass Nenagh Co. Tipperary

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**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 21/07/2025 To 27/07/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/61003	Mary Egan	P		24/07/2025	F	the alteration and extension of existing single storey domestic house, to include internal alterations, external elevational alterations, extension to rear and front of existing property, provision of a new garage, demolition of existing sheds, and all associated drainage, ground works, landscaping and associated works Avondale Mylerstown Clonmel, Co. Tipperary E91FD70
24/61035	Robert Ryan, Anne Heraty & Garret Roche	P		27/07/2025	F	the construction of 3no. part two-storey detached dwelling houses on the footprint of former hostel building (now demolished), connection to existing wastewater treatment system, access roadway, site entrances and all ancillary site works within the curtilage of a recorded monument TN-006-025 Oldcourt, Terryglass, Nenagh Co. Tipperary E45 P278

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

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/61048	Technopath Manufacturing Ltd.	P		24/07/2025	F	decommissioning the existing wastewater treatment system and constructing a new wastewater treatment system with overground tankage up to 6.5m high with ancillary civil works such as drainage, roads, fencing and landscaping at existing facility. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development and accompanies this application. Technopath Life Sciences Park Fort Henry Ballina, Co. Tipperary V94FF1P
24/61049	Austin & Rachel O'Neill	P		21/07/2025	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

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 21/07/2025 To 27/07/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/61076	Maurice Regan	P		24/07/2025	F	1) the demolition and removal of two derelict properties, the old B&B building, Site A and neighbouring bungalow Site B, 2) Site A = the levelling/grading of the land to create a green field with specimen tree planting and incorporating flood and storm water detention scheme, the creation of a new boundary consisting of a post and rail fence, situated 14 meters off the N24 metal road edge, with selected trees behind, the closing of the existing vehicle entrance gate off the N24 and creation of a new entrance to the north onto the "Old Clonmel Road", 3) Site B = to construct a new dormer style dwelling in lieu of the demolished bungalow along with a new foul treatment system and storm water soakaway, to close the existing entrance off the N24 and to create a new vehicle entrance onto the Old Clonmel Road, 4) Site C = to construct a new dormer style dwelling in lieu of the demolished dwelling (old B&B) on Site A, along with a new foul treatment system and storm water soakaway, to create a new vehicle entrance onto the Old Clonmel Road, 5) Site D - to amend the existing boundary of Site D to create the new Site C, to close the existing vehicle entrance off the N24 and reactivate the previous vehicle entrance onto the "old Clonmel road"., 6) to remove the existing barrier to the old Clonmel Road and install automatic gates in lieu and all with the associated site development works Newtownanner, Killaloan Lower Clonmel Co. Tipperary

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# PLANNING APPLICATIONS

## FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 21/07/2025 To 27/07/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/61077	Sarah and Liam Whyte	R		25/07/2025	F	a) the changes to the elevations of the house, b) an increase in the floor area of the house, c) the location of the wastewater treatment system, d) the entrance as constructed, and e) the landscaping treatments and site layout as constructed An Droichead Marfield Clonmel, Co. Tipperary E91D3H1
25/43	O Cearruil Ltd.	P		24/07/2025	F	extension of existing dwelling, including new front porch, to renovate/alter existing dwelling to include demolition of internal walls and chimney and new roof with replacement of existing velux type windows to front, remove sub standard first floor, to form new internal layout and construction of new sewer treatment unit and percolation area Bredagh Lorrha Co. Tipperary
25/93	John and Geraldine Forristal	P		25/07/2025	F	the extension of an existing commercial building and to erect new boundary fencing along the Sergeants Lane Boundary, complete with ew 7.0m long sliding gate. PERMISSION FOR RETENTION for an existing window ope in commercial building facing onto Sergeants Lane measuring 1.2m wide x 900m high and permission to glaze same along with any necessary ancillary site works 1-4 Sergeants Lane Irishtown Clonmel 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 21/07/2025 To 27/07/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60005	Apex Aviation Ltd	P		27/07/2025	F	the construction of 5 detached commercial buildings as follows: 1 no. aircraft engine maintenance building with associated office space, 1 no. aircraft engine storage facility with associated office space, 3 no. detached warehouse buildings, detached ESB substation, detached security hut, associated car and bicycle parking, internal road network together with connection to the existing business park roadway, site fencing and boundary treatment, connection to foul and storm sewers, connection to watermain and necessary services together with all associated incidental and site works Lisboney Business Park Nenagh Co. Tipperary
25/60182	Tara Phelan	P		21/07/2025	F	proposed new stand alone dog grooming salon building and all associated site works within the curtilage of the existing residential property Copper Cross Coalbrook Thurles E41HP86
25/60210	Board of Management, St. Patrick's NS	P		24/07/2025	F	construction of a vehicle set down area, including set back of boundary wall, provision of paths and road verge island, including associated site works St. Patricks NS Kylepark Borrisokane, Co. Tipperary E45K681

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60265	Dylan Ryan & Kate Fogarty	P		24/07/2025	F	the demolition of an existing single storey house and to replace it with two storey style dwelling house, proprietary treatment tank, raised bed percolation area and to modify an existing entrance Reardnogy Beg Rearcross Newport, Co. Tipperary V94 R2CT
25/60294	Shauna Lambe	R		23/07/2025	F	change of use of the first and second floor of building to 2 no. apartments indefinitely and PERMISSION for change of use at ground floor level from public house to residential and the addition of a first floor to accommodate 3 no. apartments, make modifications to the existing elevations and all associated site development works Kate Ryan's Bar Cashel St./William St. Clonmel, Co. Tipperary E91 HX92
25/60361	Padraig Gleeson	P		22/07/2025	F	the renovation and extension of an existing house to include granny flat and replacement of existing septic tank with new sewage treatment system Ballyconnor Latteragh Nenagh 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 21/07/2025 To 27/07/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60361	Padraig Gleeson	P		23/07/2025	F	the renovation and extension of an existing house to include granny flat and replacement of existing septic tank with new sewage treatment system Ballyconnor Latteragh Nenagh Co. Tipperary
25/60427	Maurice Regan	P		25/07/2025	F	the construction of a stable building of area 590.55sqm consisting of 19 stable units, hay storage, exam area, tack room and equipment store. A new storm water soakaway, connection to the existing effluent storage tanks located on site with dung storage on an existing drained concrete hardstanding and subdivision of the remaining site into paddocks of varying sizes. All with the associated site development works and planting Ballinamore Clonmel Co. Tipperary
25/60432	Norah Commins	P		24/07/2025	F	a) change use of existing office space to a childcare facility, b) extend area to side of property to facilitate shared staff room & toilets, c) carry out internal alterations to facilitate change of use and all associated site works - this application relates to development which comprises of the carrying out of works to a protected structure Friar Street Thurles Co. Tipperary E41 WK33



**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 21/07/2025 To 27/07/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60464	Joe Fanning	R		22/07/2025	F	unauthorised development of partially completed dwelling house, entrance and associated site works and PERMISSION to complete partially completed dwelling house, entrance, waste water treatment system, domestic garage and associated works Glenbane Lower Holycross Thurles, Co. Tipperary
25/60473	Pat Burke	P		24/07/2025	F	the construction of (i) a sheep shed with effluent tank, (ii) manure storage shed with effluent tank, (iii) hardcore area, (iv) the upgrade of an existing entrance and all associated site works Shanrahan Clogheen Co. Tipperary
25/60530	James & Patricia Flannery	P		25/07/2025	F	construction of a boundary wall to the rear & side of the site of dwelling 1 Beech Park Cahir Co. Tipperary E21 DH95
25/60533	Brigid O Donnell	P		25/07/2025	F	the revised site boundaries and all associated site work New Road Roscrea Co. Tipperary E53A661

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**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 21/07/2025 To 27/07/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60635	Edel Ryan	P		21/07/2025	F	the demolition of an existing bungalow dwelling, decommission of existing treatment system, construction of proposed replacement bungalow dwelling and effluent treatment system and construction of new site access & all ancillary site works Ballymore, Goolds Cross Cashel Co. Tipperary
25/60704	Sean Murphy	P		21/07/2025	F	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

**Total: 27**

**\*\*\* 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 21/07/2025 To 27/07/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/106	Andrei Ungurean	R	25/07/2025	a) the alterations and demolitions already carried out to the pre-existing structures on site, b) the removal of the signage to the front entrance, c) PLANNING PERMISSION for the change-of-use of the remaining existing structures on site from commercial to residential, d) permission for further alterations to the existing structures on site to provide two front facing flat roofed dormer windows, two front facing roof lights, three rear facing roof lights, raised site boundaries with the adjoining detached bungalow and the omission of the existing NE facing first floor facing window, e) permission for a single storey flat roofed side and front family room extension including an open pergola to the same side, f) permission to decommission the existing septic tank on site to provide a replacement EPA compliant waste water treatment system on site, g) permission for the widening of the splay to existing front vehicular entrance Kilcommon More North Cahir Co. Tipperary
25/143	Jim Fanning	R	25/07/2025	construction of a single storey domestic garage and all associated site works Gaile Thurles Co. Tipperary

PLANNING APPLICATIONS  
INVALID APPLICATIONS FROM 21/07/2025 To 27/07/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60607	Swiftcastle (Roscrea) Ltd.	P	21/07/2025	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
25/60691	Greenrise Developments Ltd c/o Pelham Property	P	21/07/2025	demolition of the existing single storey dwelling house and associated outbuildings, including garage. Construction of 10 no. residential units: 2no. two-bedroom, two-storey dwelling houses, 6no. three-bedroom, two-storey dwelling houses and 2no. four-bedroom, two and a half- storey dwelling houses. Ancillary development consisting of: reconfigured vehicular entrance along Western Road, including removal of existing boundary wall and proposed landscaping to accommodate sightlines and address public road; all internal roads, footpaths, crossings, paving, public lighting and underground services; 20 no. car parking spaces (including 1no. universal access parking bay), short term bicycle parking; connection to existing public services, including foul water pumping station, and storm water attenuation area; public/private open spaces and associated landscaping. All associated site boundaries, site drainage and site development works Western Road Clonmel Co. Tipperary E91YA02

**P L A N N I N G   A P P L I C A T I O N S**  
**INVALID APPLICATIONS FROM 21/07/2025 To 27/07/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60693	Pj & Rachel Flanagan	P	23/07/2025	renovation of existing dwelling consisting of relocation of front door alterations to existing layout, permission also to construct a single story extension to the rear and roadside of dwelling, permission to construct a flat roof porch to the front of house and axillary site works in addition to works proposed under previously granted planning permission ref 256 Windy Ridge Gortlassobrian Ballina, Co. Tipperary V94 P2ER
25/60700	Hallclon Properties Limited (in Receivership)	R	23/07/2025	completion of 8 no. residential units comprising 4 no. two-storey, three-bedroom semi-detached houses and 4 no. two-storey, three-bedroom terraced/end-of-terrace houses (previously approved under Planning Ref. PL52.227298 / 06550157, now expired).The development includes all associated site works and infrastructure services Prior Park Grove Clonmel Co. Tipperary
25/60705	John Corbett	P	23/07/2025	alterations to previously granted planning permission, planning reference number 2260208, to include modification of proposed two storey extension to the rear of existing hardware shop to a single storey extension with first floor office space and all associated site works Corbett Hardware Main Street, Clogheen Co. Tipperary E21 KF70

**P L A N N I N G   A P P L I C A T I O N S**  
**INVALID APPLICATIONS FROM 21/07/2025 To 27/07/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60710	Seamus & Dorothy Foy	R	24/07/2025	(1) attic conversion and associated changes to front elevation (2) rooflight in garage and (3) storage sheds to the rear of the property as constructed Ballycorrigan Ballina Co. Tipperary
25/60714	Brendan and Lisa Healy	P	25/07/2025	a) new part 2 storey (low eaves), part single storey dwelling, b) proposed new single storey garage, c) proposed new treatment system, percolation area, d) proposed new entrance from main road, e) all associated site works Tinvoher Loughmore Templemore, Co. Tipperary
25/60721	Kieran Gaule	P	24/07/2025	the construction of a two-storey extension to the rear of my dwelling, make modifications to existing dwelling and all associated site development works Burke St Fethard Co. Tipperary E91DK25
25/60722	Sharon Hunt	R	25/07/2025	a) changes to the house elevations b) retention of a domestic entrance, c) permission to close an existing entrance d) and associated site works Chestnut Cottage Butlerstown Kilsheelan, Clonmel E91DP86

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

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**Total: 11**

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

**PLANNING APPLICATIONS**  
**EIAR - NIS REPORTS REQUESTED FROM 21/07/2025 To 27/07/2025**

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**  
**E I A R   -   N I S   R E P O R T S   R E C E I V E D   F R O M   2 1 / 0 7 / 2 0 2 5   T o   2 7 / 0 7 / 2 0 2 5**

FILE NUMBER	APPLICANTS NAME	APP. TYPE	Received Date	Article Number	DEVELOPMENT DESCRIPTION AND LOCATION
25/60005	Apex Aviation Ltd	P	27/07/2025	177	the construction of 5 detached commercial buildings as follows: 1 no. aircraft engine maintenance building with associated office space, 1 no. aircraft engine storage facility with associated office space, 3 no. detached warehouse buildings, detached ... Lisboney Business Park Nenagh Co. Tipperary

**Total: 1**

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

AN BORD PLEANÁLA  
APPEALS NOTIFIED FROM 21/07/2025 To 27/07/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
25/21	Richard Northam & Alison Jones Mainstown Carrick on Suir Co. Tipperary E32P224	P	26/06/2025	C	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	22/07/2025
25/60371	Paul Eivers 42 Willow Park Clonmel Co. Tipperary E91P586	P	25/06/2025	C	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	22/07/2025

Total: 2

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

**A N B O R D P L E A N Á L A**  
**APPEAL DECISIONS NOTIFIED FROM 21/07/2025 To 27/07/2025**

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 \*\*\***