

P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS RECEIVED FROM 11/08/2025 To 17/08/2025**

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25/159	Michael & Helena Maher	P	11/08/2025	the alterations to the front façade of portion of the property to include 2 no. windows and raised entrance door and any necessary ancillary site works to immediate frontage Garryandrew South Rosegreen Cashel Co. Tipperary, E25 EK75		N	N	N
25/160	James Darren O'Connor	P	11/08/2025	the following developments: (A) at New Street streetscape demolish existing lounge bar and toilets and build new lounge bar and toilets adjoining The Shebeen premises and (B) at Castle Street streetscape to build 6 no. apartments consisting of 2 no. 1 bedroom apartments to ground floor, 2 no. 1 bedroom apartments to first floor, 2 no. 1 bedroom apartments to second floor adjoining The Shebeen premises and all associated site works New Street Castle Street Carrick on Suir Co. Tipperary		N	N	N

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25/161	Pat & Mary Fitzgerald	R	13/08/2025	1) existing private domestic garage as constructed, 2) existing entrance, wing walls and piers as constructed and 3) existing front boundary stone and sod fence and all associated site works Cragg Birdhill Co. Tipperary		N	N	N
25/162	Moran Family Farm Partnership	P	14/08/2025	machinery shed and all associated site works Coorevin Borrisokane Co. Tipperary		Y	N	N
25/163	Finley Kobus	P	14/08/2025	domestic garage/fuel shed and all associated site works Ballyquirk Lorrha Nenagh, Co. Tipperary		N	N	N
25/164	Elizabeth Hackett Adrian Rochford	R	14/08/2025	to retain and complete partly constructed shed and all associated site works on our site Knockuragh Drangan Thurles Co. Tipperary		N	N	N

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25/165	Mike O Brien	R	14/08/2025	(1) an existing altered and widened field entrance and gates, (2) new hardcore roadway down through field and all associated site works Rathkenny Drangan Thurles Co. Tipperary		N	N	N
25/166	Rita White	R	14/08/2025	existing attic conversion to existing dwelling, for storage purposes, with dormer window to front roof & for existing domestic garage, all as constructed "Navona" Belleen Upper Nenagh Co Tipperary		N	N	N
25/167	Michael Campion	P	14/08/2025	Two storey dwelling, garage, entrance and septic tank Graigue Drom Templemore Co Tipperary		N	N	N

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25/60782	Michael Moloney	P	11/08/2025	1) bovine slatted shed with a straw bedded lie back area – with an associated underground slurry storage tank and all ancillary works, 2) 2 no. walled and roofed manure pits with effluent to be diverted to the underground slatted tank associated with shed 1 and to also have all associated ancillary works, 3) PERMISSION FOR RETENTION of an extension to a previously approved roadside stable unit (Ref 08265), with ancillary works, 4) PERMISISON FOR RETENTION of a bovine slatted shed with a straw bedded lie back area - with associated underground slurry storage tank and all ancillary works, this shed for retention permission will adjoin the proposed shed 1 above for which full permission is sought Synone Cashel Co. Tipperary		N	N	N
25/60783	Seamus Lyons	P	11/08/2025	the construction of (i) slatted shed, (ii) slatted feeding area, (iii) storage shed and all associated site works Ballinattin Lower Ballyclerihan Clonmel Co. Tipperary		N	N	N

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25/60784	John Eustace	P	12/08/2025	the construction of 2 no. 3-bedroom bungalows with carparking, connection to services, bin storage and ancillary site works with a new shared entrance off the Coille Bheithe estate road Coille Bheithe Nenagh Co. Tipperary		N	N	N
25/60785	Patricia Scullane	R	12/08/2025	the garage as constructed and velux roof lights to the rear of the house and PLANNING PERMISSION for the installation of two upstairs windows Parkmore Roscrea Co. Tipperary E53CY99		N	N	N
25/60786	David O'Mahony	P	12/08/2025	(i) milking parlour with collecting yard, slatted tanks, flow channel, meal bin, dairy, plant room, office, storage, (ii) two cubicle sheds with slatted tank, (iii) manure area and all associated site works and demolition of milking parlour and loose shed is also required Glenacunna Ballyporeen Co. Tipperary		N	N	N

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25/60787	Colm O hAonghusa	P	13/08/2025	the renovation and extension of an existing house to west and east along with all associated site works. Permission sought for proposed new waste water treatment system with percolation area along with all associated site works. RETENTION PERMISSION for height, door and window alterations to part of existing shed Lissatunny Thurles Road, Nenagh Co. Tipperary E45 D861		N	N	N
25/60788	James Hickey	P	13/08/2025	demolition of loose shed and construction of a slatted shed with loose area and all associated site works Aughavehir Killoscully Newport, Co. Tipperary		N	N	N
25/60789	Gerard and Carmel O'Meara	P	13/08/2025	the demolition of an existing roofed porch structure, the proposed construction of a new single-storey porch to front façade of existing dwelling, upgrade of windows to existing dwelling and associated works Mullagh Ballyneill, Carrick-on-Suir Co. Tipperary E32YF28		N	N	N

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25/60790	St Patricks GAA Club C/o Catherine Mockler Secretary	P	13/08/2025	a synthetic grass playing pitch with associated goals, perimeter edge fencing and nets, floodlighting, ball-stop nets, relocation of existing ball wall, and all associated site development works Anner Park, Kilburry West Cloneen, Clonmel Co. Tipperary E91 YD99		N	N	N
25/60791	Bill & Kathleen Creamer	R	13/08/2025	a single storey porch to front of existing dwelling house and the two storey extension to the rear of existing dwelling house. PLANNING PERMISSION is also being sought for a new part two storey - part single storey extension to the side of existing dwelling house, the installation of a new upgraded proprietary wastewater treatment system with polishing filter together with all associated site works Stokaun Greenane Co. Tipperary E34 R868		N	N	N
25/60792	Ciaran and Kate McCarra	R	13/08/2025	the following, (1) As constructed extension to the side of existing dwelling, (2) As constructed garage and shed, (3) alterations to boundaries, all with associated siteworks Number 1, Saint Finnian's Avenue, Ardfinnan Clonmel Co. Tipperary E91ND25		N	N	N

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25/60793	PJ & Rachel Flanagan	P	13/08/2025	renovations to existing dwelling consisting of relocation of front door alterations to existing layout, permission also to construct a single storey 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 reference 256 Windy Ridge Gortlassobrian Ballina Co. Tipperary, V94 P2ER		N	N	N
25/60794	Diarmuid Fogarty	P	14/08/2025	the construction of a vehicular entrance, dwelling house, domestic garage, proprietary waste water treatment system with polishing filter together with all associated site works Moynard Moyn, Thurles Co. Tipperary E41 HT68		N	N	N
25/60795	Megan Duffy	P	14/08/2025	the construction of an entrance, dwelling house, domestic garage, waste water treatment system and percolation area and associated site works Rathkea Tipperary Co. Tipperary		N	N	N

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25/60796	Rachel Cleary	P	14/08/2025	1) renovation of dwelling, 2) construction of 3 extensions to dwelling consisting of granny flat extension, front porch extension and utility room extension and 3) de-commission existing septic tank system and replace with waste water treatment system and percolation area and associated site works Ballynacourty Aherlow Co. Tipperary E34NY65		N	N	N
25/60797	Andrew & Chloe Looby	R	14/08/2025	the amendments to Planning Ref 2260702 including the following: additional floor area at first floor level, increased height to storey and a half section of dwelling to rear, alterations to windows on West & South elevations, alterations to dormer roofs on West elevation, additional windows at first floor level on North & East elevations, alterations to canopies on East & North elevations and associated site works Ballinurra Carrick-on-Suir Co. Tipperary E32 F791		N	N	N

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25/60798	PJ and Rachel Flanagan	P	15/08/2025	renovation of existing dwelling consisting of relocation of front door, alterations to existing layout, construction of a single storey extension to the rear and roadside of dwelling, construction of a flat roof porch to the front of house and auxiliary site works in addition to works proposed under previously granted planning permission ref 256 Windy Ridge Gortlassobrian Ballina, Co. Tipperary V94 P2ER		N	N	N
25/60799	Brendan & Lisa Healy	P	15/08/2025	a) 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 Tinvohar Loughmore Templemore Co. Tipperary		N	N	N
25/60800	Padraig Luddy	P	15/08/2025	change of house type from that permitted under planning file reference number 211164 to a new house type including all associated site development works Toor Beg Burncourt Cahir, Co. Tipperary		N	N	N

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25/60801	Robert Dower & Brid Murphy	P	15/08/2025	the construction of a dwelling house, entrance, driveway, treatment system and all associated site development works Rathkeevin Clonmel Co. Tipperary		N	N	N
25/60802	John Doran	R	15/08/2025	the following unauthorised development:- 1) partial change of use from bank to gym / wellbeing hub, 2) alteration to existing building, including internal alterations, and forming door at east gable of main house to form an access door off shared laneway, 3) installation of modular building to rear yard, 4) erection of lightweight fencing to separate rear yard from garden area, 5) replacement of rear fire exit door and 7 no. rear windows and 6) signage and associated works 128 – 130 Main Street Templemore Co. Tipperary E41 W5C7		Y	N	N
25/60803	Mary O'Keeffe	R	15/08/2025	(1) the covered link to outdoor seating area, (2) the steel framed roofed structure for the purpose of additional dining seating and community events, and (3) additional toilet facilities, all with associated site works Market Stone Public House Main Street Clogheen Co. Tipperary, E21Y827		N	N	N

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25/60804	Keith Breen	P	16/08/2025	demolition of an existing dwelling, construction of replacement dwelling house with access off existing entrance, driveway, wastewater treatment system and percolation area and all associated site works Newpark Dualla Co. Tipperary		N	N	N
25/60805	Thomas Hannon	P	16/08/2025	the construction of a proposed new boundary wall and domestic garage and all ancillary site works to complete the development Ballyloughnane Riverstown Co. Tipperary		N	N	N

Total: 33***** END OF REPORT *****

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24/276	Lorraine Shanahan	R	04/12/2024	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	12/08/2025	

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24/60922	O'Ceallaigh Westfield Ltd	P	25/10/2024	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	12/08/2025	

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24/60971	Geraldine Ryan	P	13/11/2024	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	14/08/2025	
24/61003	Mary Egan	P	22/11/2024	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	13/08/2025	

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25/43	O Cearruil Ltd.	P	01/04/2025	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	13/08/2025	
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	12/08/2025	

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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	12/08/2025	
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	12/08/2025	

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25/60058	PJ Lenihan	P	30/01/2025	a vehicular entrance, dwelling house, domestic garage, proprietary wastewater treatment system with polishing filter together with all associated site works Fanit Newport Co. Tipperary	15/08/2025	
25/60135	Ciaran O'Brien	P	24/02/2025	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	11/08/2025	
25/60210	Board of Management, St. Patrick's NS	P	18/03/2025	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. Patrick's NS Kylepark Borrisokane, Co. Tipperary E45K681	13/08/2025	

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25/60213	Jack Binchy	P	18/03/2025	the material change of use from a single dwelling to two residential apartments, including the following works: a) conversion of the existing dwelling into 1 no. two-bedroom apartment at ground floor level with a new entrance to side, and 1 no. three-bedroom duplex apartment over the first and second floors, accessed via the existing front entrance; b) demolition of an existing two-storey rear extension and construction of a larger two-storey rear extension incorporating a screened rear first floor balcony; c) removal of chimneys to both front and rear; d) insertion of 2 no. front dormers at attic level and all associated site development works 21 Staunton Row, Upper Gladstone Street Clonmel Co. Tipperary E91 P3K8	11/08/2025	
25/60308	Jelena Karceva and Padraig O'Neill	P	11/04/2025	construction of a new dwelling, entrance, new wastewater treatment unit and polishing filter and all associated site works Reardnogymore Rearcross Co. Tipperary	15/08/2025	

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25/60383	Michael Everard	P	06/05/2025	the extension and renovation of existing two storey dwelling house to include utility, kitchen living space, bathroom and bedrooms, revised site boundaries and to demolish existing 2 number outbuildings at the rear of the site and install new septic tank and percolation area Ballypatrick Bouladuff Thurles, Co. Tipperary E41 H282	15/08/2025	
25/60392	Stephanie Ryan & Robert Cronin	P	09/05/2025	a new house, entrance and waste water treatment system with all associated site works Garrenroe Thurles Co.Tipperary	11/08/2025	

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25/60432	Norah Commins	P	16/05/2025	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	14/08/2025	
25/60464	Joe Fanning	R	23/05/2025	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	12/08/2025	
25/60584	Pat Coffey and Leann Walsh	P	20/06/2025	development of two storey style house, septic tank percolation area and entrance Glennanogue Borrisoleigh Thurles Co. Tipperary	11/08/2025	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 11/08/2025 To 17/08/2025**

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
25/60585	JSF Construction Ltd.	P	20/06/2025	the changes to previously approved permission (Ref no. 2260698) comprising of alterations to houses No. 1 and No. 2 including increase of floor area and changes to elevations Inishlounaght Marlfield Clonmel, Co. Tipperary	11/08/2025	
25/60586	James O Doherty	R	20/06/2025	as constructed dwelling house and all associated site works Church Avenue Templemore Co Tipperary E41HE00	11/08/2025	
25/60589	Brian Kennedy	P	20/06/2025	the erection of an extension to the rear of the existing dwelling, including associated siteworks Ballylusky Ardcrouney Nenagh, Co. Tipperary E45FC82	13/08/2025	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 11/08/2025 To 17/08/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
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	12/08/2025	
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	12/08/2025	
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	15/08/2025	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 11/08/2025 To 17/08/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
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	13/08/2025	
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	14/08/2025	
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	14/08/2025	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 11/08/2025 To 17/08/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
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	14/08/2025	
25/60625	Declan Hickey	P	30/06/2025	the construction of (i) a slatted shed with underground slurry tank, (ii) walled manure area and all associated site works Lisduff Gortnahoe Thurles Co. Tipperary	14/08/2025	
25/60631	Jack Bayly & Kirsten Bayly-Parker	P	02/07/2025	the construction of a slatted shed and all associated site works. The development is within the curtilage of a protected structure Ballynaclogh Nenagh Co. Tipperary	15/08/2025	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 11/08/2025 To 17/08/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60636	Laurence Buckley	P	03/07/2025	the construction of (1) an unroofed slurry storage tank and (2) extension of existing slurry storage tank in existing bovine accommodation and all associated site works Finnahy Upperchurch Thurles Co. Tipperary	14/08/2025	

Total: 31

***** 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 11/08/2025 To 17/08/2025**

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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 11/08/2025 To 17/08/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60808	Golden Dale Unlimited Company	P		15/08/2025	F	the erection of lighting on existing gallop incorporating lights mounted on poles along the side of the gallop, together with all associated site development works including installation of service ducting and a generator, on lands in the townlands of Clashalaher, Rathmacarthy West, Ballydoyle and Rosegreen Cashel Co. Tipperary
24/61014	Sean Mockler	P		15/08/2025	F	the construction of a residential development consisting of five two-storey detached dwellings plus one single storey detached dwelling, each dwelling to be served by individual waste water treatment systems, a new site entrance plus all associated site services, site enclosures and site works Fussough Co. Tipperary

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 11/08/2025 To 17/08/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/61076	Maurice Regan	P		13/08/2025	F	<p>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</p> <p>Newtownanner, Killaloan Lower Clonmel Co. Tipperary</p>

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 11/08/2025 To 17/08/2025**

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24/61111	Pratum BST	P		13/08/2025	F	advanced building solution consisting of office and light industrial/production spaces. Permission is also sought for vehicular/pedestrian entrance, signage, car parking, cycle shelters, landscaping, underground water storage tank, independent ESB substation & switch room building, central utility building, external plant compound, access road and all associated site works Ballingarrane Business, Science & Technology Campus Ballingarrane Clonmel Co. Tipperary
24/61133	EirGrid Plc.	P		15/08/2025	F	refurbishment works to 24.3 km of overhead line, 9 no. steel towers and 121 no. wooden polesets within County Tipperary. These lie between the existing Cahir Substation in the townland of Ballyhenebery, and the border with County Cork in the townland of Coolapreavan, crossing the County Tipperary townlands of: Ballyhenebery, Monaraha, Ballymacadam West, Killeenbutler, Garnavilla, Ballybrada, Cranna, Roosca (Hickey), Roosca (Burke), Crannavone, Killinure, Ballyhohan, Ballygarrane, Derravoher, Burges West, Curraghatoor, Kilroe, Kilbeg, Inchnamuck, Ballysheehan, Shanbally, Knockaarum, Cullenagh South, Carriganroe, Coolantallagh, Carrigavisteal, Dangan, Cooladerry, Knocknagapple and Coolapreavan. The development also includes 3 no. temporary construction compounds in the townlands of Killeigh, Garnavilla and Knockaarum. The works in County Tipperary will consist of: the replacement ("restringing") of the existing overhead line (OHL) circuit conductor wires; replacement of 5 no. towers and 35 no. polesets with similar dimensions and heights as the existing; installation of replacement parts on towers and polesets; foundation refurbishment / strengthening and recapping / clearing of shear blocks; all associated site development works, including temporary works areas; clearance of shear block bases; vegetation

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 11/08/2025 To 17/08/2025**

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						<p>maintenance works; ancillary site preparation works, site clearance and levelling at the 3 no. temporary construction compounds, temporary works to existing tracks and new temporary access routes to each structure; and all associated works required to facilitate the Proposed Development. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application</p> <p>Between the existing Cahir Substation in the townland of Ballyhenebery, Co. Tipperary and Knockraha Substation in the townland Ballynanelagh, Co. Cork (full townland list provided in PECR)</p>
24/61137	Patrick Pfister-Rau	P		14/08/2025	F	<p>the extension of existing dormer bungalow to provide a sunroom on the west side, a utility, garage and enclosed swimming pool to the rear of the house, and an office, enlarged landing area and hot-press at 1st floor level; the erection of ground mounted solar panels area of approx. 35m2 towards the rear of the site; the drilling of a well and all ancillary works</p> <p>Garranmore Newtown Nenagh, Co. Tipperary E45PD70</p>
25/119	Paul Barnaville	R		13/08/2025	F	<p>existing domestic building containing home gym, home office, store and a separate domestic garage/garden store both at rear of dwelling</p> <p>Fennor Gortnahoe Co. Tipperary</p>
25/60019	Roadstone Limited	P		11/08/2025	F	<p>1. An overall planning application site area of c. 6.3 hectares consisting of a proposed bio-renewables production facility, buffer</p>

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 11/08/2025 To 17/08/2025**

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					screening, ancillary facilities and site access via the existing permitted quarry entrance. 2. The proposed bio-renewables production facility (incorporating anaerobic digestion) compound will cover an area of c. 4 hectares. The production facility will convert feedstocks to end of line co-products, namely bio-methane (gas), compressed bio-methane (bio-CNG), carbon dioxide (CO ₂), electricity (green), organic fertilisers (pelleted) and water, with integrated solar energy generation. The adjacent Roadstone Killough Quarry plant will utilise the electricity, bio-methane and water. Pelletised fertiliser will be available for supply to local agriculture and traders off-site. CNG and CO ₂ will be pressurised and stored for ongoing draw-off by tankers to points of re-use off-site. Demolition of existing quarry store building (c. 158m ²) to facilitate the proposed development. 3. The facility will consist of the following elements to be constructed: a) two-storey administration building with (gross floor area 664m ² and 8.15m in height) to accommodate reception and storage areas, canteen, laboratory, first aid room, control room/electrical switch room, storage room, toilets, offices, conference room, training room and kitchenette, and roof solar panels 315m ² ; b) dry matter reception building (gross floor area 5,215m ² and 12.7m in height) with roof solar panels 4,000m ² ; c) workshop building (gross floor area 122.1m ² and 8.9m in height) to accommodate workshop and internal gantry crane, store and office at ground level and office at mezzanine level; d) bio-conversion building (gross floor area 3,257m ² and 12.5m in height) with roof solar panels 2,400m ² ; e) pre-treatment, equalisation and gas upgrading building (gross floor area 5,685m ² and 12m in height) to accommodate pre-treatment & equalisation area (3,527m ²), utilities area (376m ²), heat recovery plant area (361m ²), water treatment recovery area (316m ²), and gas upgrading facility (1,105m ²) with roof solar panels 3,850m ² ; f)
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PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 11/08/2025 To 17/08/2025**

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digestate handling building (gross floor area 692m² and 8.6m in height) to accommodate palletiser station/packing station area (150m²), solid dryer/vacuum evaporator area (392m²) and nutrient adjustment facility (150m²); g) warehouse storage building (gross floor area 158m² and 11.2m in height); h) bio-filling station building (gross floor area 300m² and 9.75m in height) with canopy overhang area of 134m², and externally located biomethane (CH₄) storage tank (Ø 3m x 11.5m height) and bio-carbon dioxide (CO₂) storage tank (Ø 2.4m x 9.75m height) to southern elevation; i) odour abatement and pumping station building (gross floor area 448m² and 11.25m in height) to accommodate odour abatement system area (412m²) and pumping station (36m²) with emissions stack (Ø 2.6m x 17.5m height); j) linear generator building (gross floor area 233m² and 5.82m in height) with emissions stack (Ø 1m x 17.5m height); k) ESB sub-station building (gross floor area 47.4m² and 3.2m in height); l) wheelwash (18m x 4.5m) with associated water top-up sump (6m x 1.25m); m) weighbridge (16.4m x 4.6m); n) surface water storage pond (1,900m² x 6m depth) and fire water storage pond (2,800m² x 6m depth); o) external boundary paladin fencing (2.28m in height); p) 1 no. water storage tank (internal size Ø 9.4m x 11.23m height and volume 800m³); q) 3 no. silage feed soil/mixing tanks (internal size Ø 8.54m x 12.63m height and volume 770m³); r) 2 no. fire water supply tanks (internal size Ø 21.35m x 14m height and volume 5,020m³); s) 2 no. treated water storage tanks (internal size Ø 27.32m x 14m height and volume 8,230m³); t) 3 no. bio-rest tanks (internal size Ø 17.1m x 14m height and volume 3,220m³); u) 1 no. cattle manure/slurry silo (internal size Ø 7.5m x 10m height); v) 1 no. pot ale/spent grain material tank/silo (internal size Ø 5.5m x 3m height); w) 1 no. maize silo (internal size Ø 5.5m x 7m height); x) 1 no. chicken litter silo (internal size Ø 5.5m x 10m height); y) 2 no. precast concrete units (below ground) for surface

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 11/08/2025 To 17/08/2025

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					<p>water and effluent tanks (internal size Ø 5.5m x 7m height); z) 1 no. below ground precast elliptical concrete sewage collection tank (3.2m x 6m height and 8,000 gallon capacity); aa) 1 no. gas storage balloon facility (Ø 30.6m x 16m height); bb) 1 no. flare (10m height); cc) Associated and ancillary works including 22 no. staff and visitor parking spaces (16 no. standard, 4 no. EV charging and 2 no. disabled parking spaces with EV charging points); bike storage for 10 no. bikes); HGV parking area adjacent to workshop; 2 no. hydrocarbon interceptors; wastewater treatment equipment; bunding and surface treatments; boundary treatments; lighting; services; drainage; landscaping; and all associated ancillary works. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) will be submitted to the Planning Authority with the planning application. An EPA-Industrial Emissions Directive (IE) licence will be applied for to facilitate the operation of the proposed development</p> <p>Killough Quarry Gaile Townland Holycross, Co. Tipperary E41 T622</p>
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PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 11/08/2025 To 17/08/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60105	Joe Mulqueen	R		12/08/2025	F	a) the as constructed single storey extension to rear (south side) of the property for use as a dining area; b) the material change of use of part of the premises from domestic use to use as a public house/restaurant; c) the alterations and extension to the main building and the flat roof section to the south east side together with installation of extraction and ventilation infrastructure on the roof of the flat roof section and full planning PERMISSION for a new fire escape gangway over the flat roof section and new external stair leading from same with all associated siteworks 23 Sarsfield Street Nenagh Co. Tipperary E45 YP30

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 11/08/2025 To 17/08/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60141	Carrig Tidy Towns	P		13/08/2025	F	<p>the following development which is in the original curtilage of a Protected Structure (Record of Protected Structures No.TRPS526, Postbox, within the Tipperary County Development Plan 2022 – 2028). The establishment of a new community park which will consist of: a) a new pedestrian bridge and partial removal of stone wall to facilitate bridge access to the park; b) new park entrance with paving, stone walls, steel arches and community notice board; c) a nature based play space incorporating site furniture, play elements, grass mounds and planted areas; d) a new gravel car park area; e) a pedestrian gravel pathway throughout the site; f) external lighting between carpark and park entrance; g) a bio-retention swale; h) tree planting, planting, landscaping throughout the site and any ancillary site development works</p> <p>Carrig Birr Co.Tipperary R42 KD27</p>

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 11/08/2025 To 17/08/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60267	Tipperary Education and Training Board (ETB)	P		11/08/2025	F	the demolition/removal of external stairs and detached buildings to build an extension to the rear of the building with car parking and new access. The extension will consist of a part single part two storey building. It will be located to the north of the existing college and will have a flat roof. It will include classrooms and ancillary uses at ground level, a new entrance foyer, fire escape stairs, lift and will also include fire escape from the existing building and staff facilities at first floor level. The development will include a new car park and entrance to the rear (North) with access from St. Nicholas Park. The existing vehicular entrance will be widened. The development will include all associated site works, landscaping and services. The landscaping will include soft and hard surfaces, ramps and steps, a new deck area to the west of the existing building, a new courtyard area with a podium adjacent to the new entrance and covered bicycle parking Ballyrichard Carrick-on-Suir Co. Tipperary E32AN26
25/60309	Michael Slattery	P		11/08/2025	F	a new dwelling, entrance, new wastewater treatment unit & polishing filter and all associated site works Carneybeg, Carney Nenagh Co. Tipperary

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 11/08/2025 To 17/08/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60353	Abbey View Quin Property Development Ltd	P		13/08/2025	F	the construction of 4 no. two-storey semi-detached dwelling houses, site entrances and ancillary site works Rosehill Estate, Clonbealy Newport Co. Tipperary
25/60363	Georgina Kelly	P		11/08/2025	F	a single storey pitched roof 3 bedroom house and garden shed. The development will include a new entrance & driveway, waste water treatment system & soil polishing filter, external landscaping & sundry other minor works Chadville Cappawhite Co. Tipperary
25/60363	Georgina Kelly	P		14/08/2025	F	a single storey pitched roof 3 bedroom house and garden shed. The development will include a new entrance & driveway, waste water treatment system & soil polishing filter, external landscaping & sundry other minor works Chadville Cappawhite Co. Tipperary

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 11/08/2025 To 17/08/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60477	Sam Ryan	P		17/08/2025	F	the construction of a new two storey dwelling house, domestic garage, new entrance, septic tank and percolation area and all associated works Ballincor Lisronagh Clonmel, Co. Tipperary
25/60556	Michael Kennedy	P		13/08/2025	F	construction of a dwelling house, garage, entrance, waste water treatment system & percolation area and all other ancillary site works Mountsack Carrigatogher Nenagh Co. Tipperary
25/60559	Donal & Sharon Leenane	P		15/08/2025	F	the construction of a detached dwelling house, connection to public foul water sewer, site entrances and all ancillary site works thereto Terryglass Nenagh Co. Tipperary
25/60579	John Kennedy Motors Ltd	P		15/08/2025	F	the change to the front and side elevations, new signage on the building and provision of 3 no. new stand-alone signs, including all associated site development works Cashel Road Clonmel Co. Tipperary E91Y274

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60639	Julien and Rosie Fontaneau	P		15/08/2025	F	1) a dormer type extension to existing dwelling house, 2) part demolition of the existing house and the refurbishment of the remaining dwelling including revised fenestration, 3) domestic garage, 4) new wastewater system to replace existing septic tank, 5) upgrading of existing vehicular entrance, 6) RETENTION of a mobile home and completed site works (stone infill area) for the duration of the build and all proposed associated site works Rehill Ballylooby County Tipperary E21NW65
25/60786	David O'Mahony	P		13/08/2025	F	(i) milking parlour with collecting yard, slatted tanks, flow channel, meal bin, dairy, plant room, office, storage, (ii) two cubicle sheds with slatted tank, (iii) manure area and all associated site works and demolition of milking parlour and loose shed is also required Glenacunna Ballyporeen Co. Tipperary
25/60788	James Hickey	P		14/08/2025	F	demolition of loose shed and construction of a slatted shed with loose area and all associated site works Aughavehir Killoscully 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 11/08/2025 To 17/08/2025

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Total: 22

***** 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 11/08/2025 To 17/08/2025

The use of the personal details of planning applicants, including for marketing purposes, maybe unlawful under the Data Protection Acts 1988 - 2018 and may result in action by the Data Protection Commissioner, against the sender, including prosecution

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/156	Pat & Mary Fitzgerald	R	12/08/2025	1) existing private domestic garage, as constructed, 2) existing entrance, wing walls and piers, as constructed and 3) existing front boundary stone and sod fence and all associated site works Cragg Birdhill Co. Tipperary
25/164	Elizabeth Hackett Adrian Rochford	R	15/08/2025	to retain and complete partly constructed shed and all associated site works on our site Knockuragh Drangan Thurles Co. Tipperary
25/60772	John Eustace	P	11/08/2025	2 no. 3-bedroom bungalows with carparking, connection to services, bin storage and ancillary site works with a new shared entrance off Coille Bheithe Nenagh Co. Tipperary
25/60774	St Patricks GAA Club	P	12/08/2025	the construction of a synthetic grass playing pitch with associated goals, perimeter edge fencing and nets, floodlighting, ball-stop nets, relocation of existing ball wall, and all associated site development works Anner Park, Kilburry West Cloneen, Clonmel Co. Tipperary E91 YD99

P L A N N I N G A P P L I C A T I O N S
INVALID APPLICATIONS FROM 11/08/2025 To 17/08/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60787	Colm O hAonghusa	P	14/08/2025	the renovation and extension of an existing house to west and east along with all associated site works. Permission sought for proposed new waste water treatment system with percolation area along with all associated site works. RETENTION PERMISSION for height, door and window alterations to part of existing shed Lissatunny Thurles Road, Nenagh Co. Tipperary E45 D861
25/60793	PJ & Rachel Flanagan	P	14/08/2025	renovations to existing dwelling consisting of relocation of front door alterations to existing layout, permission also to construct a single storey 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 reference 256 Windy Ridge Gortlassobrian Ballina Co. Tipperary, V94 P2ER

Total: 6

***** 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 1 1 / 0 8 / 2 0 2 5 T o 1 7 / 0 8 / 2 0 2 5

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

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

PLANNING APPLICATIONS
EIAR - NIS REPORTS RECEIVED FROM 11/08/2025 To 17/08/2025

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

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

A N B O R D P L E A N Á L A
APPEALS NOTIFIED FROM 11/08/2025 To 17/08/2025

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 *****

Tipperary Co. Co.
AN BORD PLEANÁLA

APPEAL DECISIONS NOTIFIED FROM 11/08/2025 To 17/08/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
25/60099	Seamus McKeogh Ballycorrigan Ballina Co. Tipperary V94 EWW9	R	27/03/2025	the construction of stable building and associated site works; and PERMISSION for construction of an access lane with new entrance onto a private lane, and realignment of neighbouring roadside fencing to improve sightlines with associated ancillary works Ballycorrigan Ballina Co. Tipperary V94 EWW9	12/08/2025	CONDITIONAL

Total: 1

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