

P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS RECEIVED FROM 25/08/2025 To 31/08/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
25/171	David Parr	R	25/08/2025	a slatted cattle house with underground slurry accommodation and ancillary concrete yard Aghsmear Roscrea Co Tipperary		N	N	N
25/172	Cornelius Cleary	P	25/08/2025	demolition of an old slatted cattle house and kennel houses and construction of a new calf house on the same site over the existing slatted tank and all associated site works Magheraghnenagh Ardcroney Nenagh Co Tipperary		N	N	N
25/173	Jane de Roquancourt	P	25/08/2025	the conversion of disused farm structures to 7 no. apartments; conversion of disused outhouse to an apartment; construction of a new 15x11x4.7m high barn, RETENTION PERMISSION for conversion of disused farm structure to 4 no. apartments; new foul sewer serving new apartment discharging to existing wastewater treatment plant and to existing septic tank; new pumping and rising main serving outhouse apartment to new sewer collection system. This is within the curtilage of protection structures Springhouse Bansha Co. Tipperary		Y	N	N

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25/174	Jemma Troy and David Egan	P	26/08/2025	a two storey dwelling, domestic outbuilding, proposed septic tank and percolation area, all associated site works, boundary treatments including a proposed site entrance and shared access road as previously approved planning ref 07511102 Caherhoereigh Carrig Birr, Co. Tipperary		N	N	N
25/175	Michael Bergin	P	26/08/2025	the construction of a 5 bay slatted beef unit, incorporating underground slurry storage tank, easy feeding system, including all associated site works Kilcooley Road Gortnahoe Thurles Co. Tipperary		N	N	N
25/176	Moran Family Farm Partnership	P	28/08/2025	machinery shed and all associated site works - proposed development is located adjacent to a protected structure, S542 Coorevin Borrisokane Co. Tipperary		Y	N	N

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25/177	Ward and Ward Ltd.	P	28/08/2025	the construction of an office extension to a warehouse and office unit Annaholty Birdhill Co Tipperary		N	N	N
25/178	James Noel Burke & Fiona Cunningham-Burke	R	29/08/2025	kitchen, dormer window and roof lights 56 O'Brien Street Tipperary Co. Tipperary E34 Y006		N	N	N
25/60825	Seamus & Cecile Mulcahy	P	25/08/2025	1. Demolition of existing garage and plant room 2. Single storey extension to the side of existing dwelling 3. Shed to the rear of Single Storey extension linking it with carport 4. The development will include all associated drainage, site development and landscaping Ballyheens Cashel Co Tipperary E25HF97		N	N	N

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25/60826	PJ & Ann Barrett	P	25/08/2025	a first floor extension to existing premises comprising of a 1 bedroom apartment, permission is also sought for the change of use and alterations to existing store to provide 2 no. 1 bedroom apartments along with associated bin storage, bicycle parking and all associated site works 17 Friar Street Thurles Co. Tipperary E41 DE08		N	N	N
25/60827	Richard Neary Farming Ltd	P	25/08/2025	the construction of cattle underpass, effluent storage tank, access roads and cow roadways and all ancillary site works Modeshill Mullinahone Co. Tipperary		N	N	N
25/60828	Gary Loughnane	P	25/08/2025	change of use of existing ground floor from barber shop/retail to living accommodation and all associated site works Parnell Street Thurles Co Tipperary		N	N	N

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25/60829	Carradale Trading Company Ltd.	R	25/08/2025	a silage pit, and PLANNING PERMISSION to construct a new silage pit with effluent storage tank and all associated site works Curraghscarteen Fethard Co. Tipperary		N	N	N
25/60830	James and Muriel Cummins	R	25/08/2025	development consisting of the extension of a concrete yard, alterations to building wall details, alterations to boundary treatments (including fencing) and landscaping (all comprising revisions to the development previously permitted under planning permission reference 0994). Permission is sought for development comprising a change of use and operation of the building from an ancillary warehouse / light industrial building to an independent warehouse/ light industrial building separate to the neighbouring warehouse / light industrial building; an extension of its operating hours (both of which comprise amendments to the operation / use of the development as previously permitted and conditioned under planning permission reference 20859, 0994 and 06297); and associated site development works Ballypadeen Cashel Tipperary		N	N	N

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25/60831	Linda Corbet	P	26/08/2025	the construction of an extension to existing dwelling including associated siteworks Liscahill Cottage, Liscahill Thurles Co. Tipperary E41 KR79		N	N	N
25/60832	Stephen Foran	P	26/08/2025	to demolish existing dwelling and construct new dwelling, garage, Effluent Treatment System, modification of existing entrance and all associated site works Edenmore Cahir Co Tipperary		N	N	N
25/60833	Richard Neary Farming Ltd	P	26/08/2025	the construction of cattle underpass, effluent storage tank, access roads and cow roadways and all ancillary site works Modeshill Mullinahone Co. Tipperary		N	N	N

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25/60834	Eddie Smyth	R	26/08/2025	the change of use from garage to temporary living accommodation from previous planning application reference number 19600031, change of design and scale of the existing temporary accommodation with connection to existing septic tank and PERMISSION to revert the building back to a garage on completion of the construction of the proposed extension to the existing cottage and all associated siteworks The Cottage Ballymureen Littleton, Thurles Co. Tipperary		N	N	N
25/60835	Michael Quinlan	P	26/08/2025	a new extension to the rear of the existing dwelling and RETENTION PERMISSION for a new vehicular entrance to the front of the property and all associated site works 10 Butler Avenue Thurles Co. Tipperary		N	N	N
25/60836	Padraig McDaid	P	26/08/2025	renovation and extension of existing dwelling house and to modify existing entrance along with all ancillary site works 99 Árd Coillte Ballina Co. Tipperary V94P8N9		N	N	N

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25/60837	Frank & Caroline O'Keeffe	P	27/08/2025	the construction of a new extension to the side of our existing dwelling with a new domestic garage and some minor changes to the existing elevations to the existing dwelling and all associated siteworks Ballincur Dolla Nenagh Co. Tipperary		N	N	N
25/60838	Monica Murphy	P	27/08/2025	refurbishment of existing dwelling consisting of part demolition, part extension to front, rear and side elevations, installation of new septic tank, percolation area and associated site works Adamstown Templemore Co. Tipperary E41NY10		N	N	N
25/60839	Victoria Anne Murray	R	28/08/2025	the two extensions to dwelling, pitched roof on front porch, open storage area, open canopy, septic tank, upgrade of septic tank to waste water treatment system and soil polishing filter and associated site works Rathkea Tipperary Co. Tipperary E34XV83		N	N	N

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25/60840	Sharon and Robert Noonan	P	28/08/2025	new vehicular entrance to farm with all associated site works Milestown Cloneen Co Tipperary E91DH95		N	N	N
25/60841	Joe Morris	P	28/08/2025	the construction of cattle underpass, effluent storage tank, access roads and cow roadways and all ancillary site works Modeshill Mullinahone Co. Tipperary		N	N	N
25/60842	Gerry MaGuire	R	28/08/2025	a) 2 no. calf rearing sheds and roofless cubicles, and PERMISSION for b) demolition of an existing overground slurry storage tank, c) construction of silage pits, d) construction of an underground soiled water tank e) construction of a cubicle shed with an underground slurry storage tank and all associated site works Liskeveen Littleton Thurles, Co. Tipperary E41PW96		N	N	N

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25/60843	Edward Joyce	P	28/08/2025	the removal of two existing roof lights to the rear of the dwelling at first floor level and the installation of a new dormer window in their place, together with all ancillary site works 2 Lakeside Cottages Cullenagh, Ballina Co. Tipperary V94YX6R		N	N	N
25/60844	Lorna and Michael Greene	P	28/08/2025	new entrance porch, replace the existing side entrance door with a bi-fold door, relocate the rear access door and erect a glazed veranda to the rear and all associated works 39 Rockfield Glennconnor Clonmel, Co. Tipperary E91WC89		N	N	N
25/60845	Dan Ryan	P	28/08/2025	the construction of (i) extension to cubicles shed with cubicle shed and slatted tank, (ii) walled silage slab and all associated site works Mocklershill Fethard Co. Tipperary		N	N	N

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25/60846	Mark Young and Rebecca Purcell	R	29/08/2025	the change of use of existing building to holiday home and for a storage shed and PERMISSION for a new treatment system including all associated site development works Murphys Cottage Killurney, Ballypatrick, Clonmel, Co. Tipperary E91H7P8		N	N	N
25/60847	Liam Carroll	P	29/08/2025	a two-storey dwelling house on zoned residential backlands to Slievenamon Road, Clongower (townland), access via existing access lane to/from 'The Willows' residential estate, Slievenamon Road, Thurles, Co. Tipperary comprising: (a) upgrade to existing access road (bitmac finish road, concrete footpaths, lighting), (b) site services, (c) boundary treatment and landscaping, (d) waste water pumping station (macerator, duty and standby pumps) with 63mm outside diameter MDPE rising main discharging to existing Uisce Éireann foul manhole in 'The Willows' road network adjacent to the site, (e) landscaping and all other associated ancillary works Slievenamon Road Clongower (townland) Thurles Co. Tipperary		N	N	N
25/60848	Lightsources Renewable Energy Ireland Limited	P	29/08/2025	Battery Energy Storage System (BESS) development which will consist of a new site entrance and access track, site security fencing including a noise acoustic barrier, access gates, BESS enclosures, a BESS intake substation, MV skid, a back-up generator, a monitoring house, an auxiliary transformer, spares containers, CCTV, an onsite toilet,	Y	N	N	N

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			<p>carparking, a temporary construction stage compound area, landscaping and all associated ancillary development services and works, all to be provided within a total overall application boundary of 2.69 ha. Permission is sought for the proposed BESS development for a period of 10 years with an operational period of 40 years.</p> <p>The development is covered by the provisions of the Renewable Energy Directive III (Directive (EU) 2023/2413) and will be subject to a completeness check under Section 34D of the Planning and Development Act, 2000, as amended. When a notice issues in accordance with section 34D(b), the provisions of article 26A of the Planning and Development Regulations 2001 to 2025 shall apply.</p> <p>An Appropriate Assessment Screening Report (AASR) and Natura Impact Statement (NIS) has been prepared for this development and submitted with this planning application.</p> <p>A separate application will be submitted to An Coimisiún Pleanála to obtain permission for a 110kV substation on site. Ballygammane and adjacent to existing Thurles 110kV substation Thurles Co. Tipperary</p>				
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25/60849	Glenpatrick Spring Water Company Limited	P	29/08/2025	a 10-year planning permission for a solar energy development with a total site area of 15.9 hectares comprising (i) photovoltaic solar panels on mounting frames; (ii) electrical transformer stations; (iii) underground electrical and communications cabling; (iv) upgraded and new on-site access tracks; (v) security fencing and gates; (vi) pole-mounted security cameras; and (vii) all associated and ancillary site development, landscaping and reinstatement works. The operational lifetime of the proposed development is 35-years. The planning application is accompanied by an Appropriate Assessment Screening report Powerstown Demesne and Burgagery Lands-East Clonmel Co. Tipperary E91 W6X3		N	N	N
25/60850	Sean Greally	R	29/08/2025	(1) additional windows and roof lights at attic level of house and extension to rear of house, (2) garage as constructed, (3) boundary wall as constructed and (4) relocation of septic tank and percolation area Knockannamohilly Newtown Nenagh, Co. Tipperary E45CP57		N	N	N

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25/60851	Caitlin Dolan	P	29/08/2025	the construction of a side extension to the existing dwelling house, to include a proposed replacement septic tank and percolation area, to decommission the existing septic tank and soak pit, to relocate the existing site entrance, reuse the existing bored well water supply and all associated site works Lelagh Rathcabbin Co.Tipperary R42 X015		N	N	N
25/60852	Colin Fitzgerald & Irita Puzane	P	29/08/2025	construction of a dwelling, garage, entrance treatment, services connections and all associated works Site D, The Crescent Boherlahan Cashel Co. Tipperary		N	N	N
25/60853	Shauna Madden Murphy	P	29/08/2025	the construction of an extension to the rear of the existing dwelling house, carry out alterations to the existing house, to demolish existing domestic garage and to construction a proposed new domestic garage, to include connection to the existing services on site and all associated site works No. 2 Aglish Roscrea Co. Tipperary E53 XY06		N	N	N

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25/60854	David Kinane	P	30/08/2025	internal and external refurbishment works to the existing dwelling, a new single storey extension to the rear of the existing dwelling, a new double garage, upgrade works to the existing vehicular entrance and provision of a new driveway and new wastewater treatment system and polishing filter together with all associated site development works Parkstown, Horse and Jockey Thurles Co. Tipperary		N	N	N
25/60855	Mary B. Reddan	P	31/08/2025	the renovation of existing fire damaged dormer dwelling previously granted under planning ref. no PLC/14205, including internal and elevational changes to same and permission for the construction of 2 minor extensions to rear of same. Permission is also sought for removal of existing septic tank and installation of treatment system, coconut filter & percolation area including all ancillary site works Coolaholloga Tld, Coolaholiga Nenagh Co. Tipperary E45 XK71		N	N	N

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Tipperary Co. Co.

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Total: 39

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24/198	Michael Tobin & Rebecca Kerin	P	02/09/2024	the construction of a single storey dwelling, domestic garage, a septic tank and percolation area, a new site entrance and all associated site works and services Oldgrange TD. Clonmel Co. Tipperary	26/08/2025	
24/270	Viara Guentcheva	R	29/11/2024	the fences erected at the property Grallagh Ballinure Thurles Co. Tipperary	27/08/2025	

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25/60125	Coolross Homes Ltd.	P	21/02/2025	a) the alterations to previously approved planning permission register reference 20/1172 in respect of the Block No. 10 only; b) the alterations relate to the general redesign and alteration to the floor area of the Block including the ground floor creche and also the replacement of 2no. 2-bed apartments at first floor level with 2no. 3-bed apartments at first floor level; c) new connections to utilities; d) all associated site works Lands to the north of Mitchel Street Thurles Townparks and Bohernamona Thurles Co. Tipperary	29/08/2025	
25/60541	Kathleen & Michael O'Connell	P	12/06/2025	the change of use from commercial to residential use with minor internal works together with all associated site works at 'Ashlea', which is a protected structure (TRPS2518) 'Ashlea' Slievenamon Road Thurles, Co. Tipperary E41CP82	26/08/2025	

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25/60638	John Halpin	P	03/07/2025	(i) the use of the existing building for the sale of coffee for consumption off the premises in addition to the existing established uses within the premises (ii) for new window pod extension (iii) for material alterations to the existing elevations of the existing building (iv) for new signage and all associated site works Barnora Cashel Road Cahir Co. Tipperary	26/08/2025	
25/60641	Brogan Capital Ventures Limited	R	04/07/2025	an existing modern low height single storey temporary steel and metal clad structure providing weather protection to the existing below ground plant rooms adjacent the main hotel buildings. The period of temporary use shall be agreed by the authority as part of this application Dundrum House Hotel Dundrum Co. Tipperary E34R768	27/08/2025	

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25/60642	Brogan Capital Ventures Limited	R	04/07/2025	a modern existing standalone single storey water softener out building in the existing car parking area and associated works Dundrum House Hotel Dundrum Co. Tipperary E34R768	27/08/2025	
25/60663	Noel Maloney & Deirdre McDonnell	P	10/07/2025	the 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 works Fawnlough, Ballygraique Road Nenagh Co. Tipperary E45 XK25	29/08/2025	

Total: 8***** END OF REPORT *****

PLANNING APPLICATIONS**PLANNING APPLICATIONS REFUSED FROM 25/08/2025 To 31/08/2025**

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25/60626	John O'Leary	P	01/07/2025	development previously granted under Planning Reference 15/600824 consisting of: a) the provision of a new entrance, b) car and truck parking and c) the operation of development for truck stop and driver rest area including all associated site works, services and infrastructure Scartnaglorane Cahir Co. Tipperary	25/08/2025	
25/60647	Brendan & Terry Looby	P	07/07/2025	a dwelling, garage, effluent treatment system and entrance Garden Grove Cahir Co. Tipperary	29/08/2025	
25/60667	Nigel Flood	R	11/07/2025	the existing mobile homes on site, on a temporary basis, along with hard-standing and access road on the site. PERMISSION is also sought to construct a new dwelling house, entrance, effluent treatment system together with all associated site works Dromard Beg Clonmore Templemore Co. Tipperary	28/08/2025	

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Tipperary Co. Co.

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

PLANNING APPLICATIONS REFUSED FROM 25/08/2025 To 31/08/2025

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;

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

Total: 3

*** END OF REPORT ***

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 25/08/2025 To 31/08/2025

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	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60952	Ashley Park House Limited	R		28/08/2025	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-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

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 25/08/2025 To 31/08/2025

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					<p>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 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</p>
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PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 25/08/2025 To 31/08/2025

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					<p>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 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: 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>
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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 25/08/2025 To 31/08/2025

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						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 Ashley Park House Townland of Ashleypark, Ardcroney Nenagh, Co. Tipperary E45 RW32
25/132	David Parr	R		26/08/2025	F	a manure pit and permission to construct a slatted suckler house with underground slurry storage, creep area, ancillary concrete and all associated site works Aghsmear Roscrea Co. Tipperary
25/60022	Brenda Campion	P		26/08/2025	F	a) construction of a new single-storey detached dwelling; b) new detached garage; c) new site entrance; d) new connections to utilities; e) new waste-water treatment system and percolation area; f) all associated site works Rossestown Thurles 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 25/08/2025 To 31/08/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60220	Simon & SORCHA O'Meara	P		30/08/2025	F	renovation and extension of existing vacant property, new driveway and associated ancillary works Coolderry Farm Coolderry Norwood, Nenagh Co. Tipperary
25/60267	Tipperary Education and Training Board (ETB)	P		25/08/2025	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

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 25/08/2025 To 31/08/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60268	JSF Property Holding Ltd.	P		27/08/2025	F	development works comprising: replacement of the front elevation of The Auld Rogue, replacement of internal areas including the front bars and lounge, first floor and second floor levels, demolition of existing buildings to the rear, including courtyard and ancillary structures and construction of a new three-story building extension to the rear consisting of : ground Floor: bars, lounge, terrace area, toilets, cold room, storage facilities, stairs, and lift core, First Floor: function room, toilets, storage room, stairs, and lift core, Second Floor: 2 no. three-bedroom apartments, back-of-house office spaces, storage room, and stairs core 11-12 Kickham Street Carrick on Suir Co. Tipperary E32 CR63
25/60449	Adah Larkin & Dean Waters	P		29/08/2025	F	construction of a part single storey, part dormer style dwelling, garage/store, wastewater treatment system, percolation area, splayed entrance and all ancillary site works Kilcash Clonmel Co. Tipperary
25/60492	Liam & Helen Cleary	P		31/08/2025	F	change of house type to that granted under PA2460191, permission is also sought to construct a domestic storage shed together with all associated site works Brickendown Cashel Co. Tipperary

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 25/08/2025 To 31/08/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60497	Rachelle Kennedy	P		28/08/2025	F	the construction of a dwelling house, with access off existing entrance, driveway, wastewater treatment system and percolation area, and all associated site works, along with the installation of a mobile home for the duration of the build, and all associated site works Annfield Bouladuff Thurles Co. Tipperary

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PLANNING APPLICATIONS

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60526	Uisce Éireann	P		29/08/2025	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 25/08/2025 To 31/08/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60583	Watchtower Bible & Tract Society of Ireland	P		28/08/2025	F	the change of use from Montessori to a community bible educational facility owned and directed by Watchtower Bible and Tract Society of Ireland for their express purpose of holding meetings, workshops and classes; minor changes to external elevations; building signage; external lighting for health and safety purposes; new site entrance and closing of existing entrances; rearranged site layout to accommodate accessible and general parking spaces; removal of temporary outbuildings; new boundary treatment to west side Former Bright Sparks Montessori Rathmore Borrisokane, Co. Tipperary E45 PF98
25/60609	Aisling White & Shaun Walsh	P		26/08/2025	F	the construction of an entrance, dwelling house, domestic garage, waste water treatment system, percolation area and associated site works Cappauniac Bansha Co. Tipperary

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 25/08/2025 To 31/08/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60761	Shane O Dwyer & Cliona Ryan	P		26/08/2025	F	the construction of a new extension to the side of the existing dwelling, permission to decommission the existing septic tank and permission to install a new septic tank and percolation area. RETENTION PERMISSION for a as constructed front extension to the existing dwelling and all associated siteworks Clareen, Ballycahill Thurles Co. Tipperary

Total: 13

*** 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 25/08/2025 To 31/08/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60814	Paddy Fitzgerald and Sinead Carberry	R	26/08/2025	redevelopment of an existing dormer cottage to a 4-bedroom 2-storey dormer house including all associated external works Bishopswood Dundrum Co. Tipperary E34VY29
25/60818	Colin Fitzgerald & Irita Puzane	P	26/08/2025	a dwelling, garage, entrance, treatment, services connections and all associated works Site D, The Crescent Boherlahan, Cashel County Tipperary
25/60825	Seamus & Cecile Mulcahy	P	27/08/2025	1. Demolition of existing garage and plant room 2. Single storey extension to the side of existing dwelling 3. Shed to the rear of Single Storey extension linking it with carport 4. The development will include all associated drainage, site development and landscaping Ballyheens Cashel Co Tipperary E25HF97
25/60827	Richard Neary Farming Ltd	P	26/08/2025	the construction of cattle underpass, effluent storage tank, access roads and cow roadways and all ancillary site works Modeshill Mullinahone 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 25/08/2025 To 31/08/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60828	Gary Loughnane	P	28/08/2025	change of use of existing ground floor from barber shop/retail to living accommodation and all associated site works Parnell Street Thurles Co Tipperary
25/60830	James and Muriel Cummins	R	28/08/2025	development consisting of the extension of a concrete yard, alterations to building wall details, alterations to boundary treatments (including fencing) and landscaping (all comprising revisions to the development previously permitted under planning permission reference 0994). Permission is sought for development comprising a change of use and operation of the building from an ancillary warehouse / light industrial building to an independent warehouse/ light industrial building separate to the neighbouring warehouse / light industrial building; an extension of its operating hours (both of which comprise amendments to the operation / use of the development as previously permitted and conditioned under planning permission reference 20859, 0994 and 06297); and associated site development works Ballypadeen Cashel Tipperary
25/60837	Frank & Caroline O'Keeffe	P	29/08/2025	the construction of a new extension to the side of our existing dwelling with a new domestic garage and some minor changes to the existing elevations to the existing dwelling and all associated siteworks Ballincur Dolla 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

INVALID APPLICATIONS FROM 25/08/2025 To 31/08/2025

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Total: 7

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

PLANNING APPLICATIONS

EIAR - NIS REPORTS REQUESTED FROM 25/08/2025 To 31/08/2025

FILE NUMBER	APPLICANTS NAME	APP. TYPE	Request Date	Article Number	DEVELOPMENT DESCRIPTION AND LOCATION
25/60645	Glebo Farms Ltd	P	27/08/2025	177	the 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. Permissi ... Ballymackey Castle Ballymackey Nenagh, Co. Tipperary

Total: 1

*** END OF REPORT ***

PLANNING APPLICATIONS
EiAR - NIS REPORTS RECEIVED FROM 25/08/2025 To 31/08/2025

FILE NUMBER	APPLICANTS NAME	APP. TYPE	Received Date	Article Number	DEVELOPMENT DESCRIPTION AND LOCATION
25/60848	Lightsource Renewable Energy Ireland Limited	P	29/08/2025	177	Battery Energy Storage System (BESS) development which will consist of a new site entrance and access track, site security fencing including a noise acoustic barrier, access gates, BESS enclosures, a BESS intake substation, MV skid, a back-up genera ... Ballygammane and adjacent to existing Thurles 110kV substation Thurles Co. Tipperary

Total: 1

*** END OF REPORT ***

AN BORD PLEANÁLA

APPEALS NOTIFIED FROM 25/08/2025 To 31/08/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
25/60003	Marmoris Limited, trading as Killough Solar 36 Woodbrook Park Templeogue Dublin 16 D16 KD21	P	28/07/2025	C	a 10-year permission for the development of a solar farm on a site of 222.23 hectares consisting of the following: 745,168 sq. metres of solar photovoltaic panels on ground mounted steel frames; 23 no. inverter/transformer stations; underground power and communication cables and ducts; boundary security fencing; 1 no. Medium Voltage (MV) Ring Main Unit (RMU) Control Building; new internal access tracks and associated drainage infrastructure; continued use of existing site entrances off the L-4106 and L-13101 local roads; CCTV/Lighting posts; landscaping and all associated site services and works. The project will also include biodiversity enhancement and bat/bird and archaeological buffers within the site. The development is located proximate to Killough Castle and Tower House, which is a Protected Structure (TRPS 1029). Temporary works to the existing splayed entrance onto the L-4106 are proposed to accommodate construction works for the solar farm. The solar farm will be operational for 40 years Townlands of Killough Clohoge and Graigue Co. Tipperary	27/08/2025

Total: 1

*** END OF REPORT ***

Tipperary Co. Co.
A N B O R D P L E A N Á L A

APPEAL DECISIONS NOTIFIED FROM 25/08/2025 To 31/08/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
24/60367	John Fanning Glenreagh Mor, Holycross Co. Tipperary	P	20/11/2024	(1) the demolition of the existing shed and (2) the construction of 2 new sheds with underground slatted tank and feeding passage and all associated siteworks Glenreagh Mor Holycross Co. Tipperary	26/08/2025	CONDITIONAL

Tipperary Co. Co.
A N B O R D P L E A N Á L A

APPEAL DECISIONS NOTIFIED FROM 25/08/2025 To 31/08/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
24/60829	McDonald's Restaurants of Ireland Ltd. First and Second Floor Office Suites, 14/15/16 Mary Street, Dublin 1 D01 DH59	P	09/04/2025	the development of a single storey drive-thru restaurant including the ancillary sale of hot food for consumption off the premises with an associated corral area, elevational signage, modifications to existing vehicular access off the Thurles Relief Road, car parking including accessible parking spaces, grill bays, EV charging spaces, bicycle parking, a height restrictor, customer order points with associated canopies, totem signage, free-standing signage, banner frames and digital menu boards, ESB substation and kiosk, landscaping including outdoor furniture/seating area with parasols, boundary treatments, lighting, and all associated site and engineering works necessary to facilitate the development. A Natura Impact Statement (NIS) has been prepared and is submitted to the planning authority with the application Land at Slievenamon Road and Thurles Relief Road Thurles Co. Tipperary	26/08/2025	CONDITIONAL

Total: 2

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