

PLANNING APPLICATIONS**PLANNING APPLICATIONS RECEIVED FROM 08/09/2025 To 14/09/2025**

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25/187	Tony Ahern	P	08/09/2025	change use of portion of existing domestic store to residential use, with modifications, including new windows and door and to erect new ancillary residential extension to same, to form a one bedroom detached residential unit Black Road Newport Co Tipperary		N	N	N
25/188	Liam and Sinead Ryan	R	08/09/2025	a converted domestic garage and an attached log cabin for living accommodation and also to install a new effluent treatment system and to use an existing site entrance as a shared entrance Greenhills Birdhill Co. Tipperary		N	N	N
25/189	Brendan Carroll	P	09/09/2025	construction of silage slab and installation of 15,000 litre rainwater harvesting tank Coolbaun Nenagh Co. Tipperary		N	N	N

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25/190	Aidan Moloney & Helena Thompson	P	10/09/2025	a new two storey house complete with a domestic garage, effluent treatment system and a new site entrance Shower Newport Co Tipperary		N	N	N
25/191	Remcoll Capital	E	11/09/2025	A - residential development of 37 no. two-storey detached dwelling houses to complete the existing partially complete 'Kilnarnagh Manor' residential development, B - demolition and removal of various existing partially constructed dwelling structures, concrete bases etc on the site C - decommissioning of the existing non-operational foul treatment plant, reed bed and pumping station D - construction of a new foul water pumping chamber and foul water rising main E - connection of the existing foul water network, serving existing dwellings 01-13 Kilnarnagh Manor, to the new foul network F - surface water attenuation tank and outfall to stream G - removal of the existing temporary access, currently used by residents of No's 10 to 13 Kilnarnagh Manor, and for the provision of a new site entrance along with site landscaping, boundary treatments and all necessary and ancillary site works to complete the development Dundrum Co. Tipperary		N	N	N

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25/192	James Noel Burke & Fiona Cunningham-Burke	R	11/09/2025	kitchen, rear dormer window and front roof lights 56 O'Brien Street Tipperary Town Co. Tipperary E34 Y006		N	N	N
25/193	Martin & Siobhan Shelley	P	11/09/2025	a single storey extension to existing dwelling house, consisting of two bedrooms, bathroom and entrance porch, carry out internal alterations and associated site works on our lands Graystown Killenaule Co. Tipperary		N	N	N
25/60879	Better Value Unlimited Company	P	08/09/2025	a) the amalgamation of shop units 3 & 4 to create a single shop unit with a total floor area of c.140 sqm. b) the installation of a new glazed shop front. c) the provision of a new shopfront sign. d) all associated site works, and ancillary works necessary to complete the development, for which planning permission is sought Unit 3 & 4 Oakville Shopping Centre Kickham Park, Clonmel Co. Tipperary		N	N	N

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25/60880	James and Mary Kennedy	R	08/09/2025	an existing log cabin on site and full planning permission for; a) new septic tank and percolation area and permission to decommission the existing septic tank on site; b) permission for a treatment system and polishing filter and all associated siteworks Lisaroon Ballycahill Co Tipperary		N	N	N
25/60881	Patricia Leahy	R	08/09/2025	the alterations and extension to dwelling house Killeenagallive Emly Co. Tipperary V94 Y5XY		N	N	N
25/60882	Gary Loughnane	P	08/09/2025	change of use of existing ground floor from barber shop/retail to living accommodation and all associated site works - Protected Structure Reference Number RPS 18 Parnell Street Thurles Co. Tipperary		Y	N	N

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25/60883	Rory Kennedy	P	08/09/2025	the construction of a dwelling house, garage, entrance, waste water treatment system & percolation area and all ancillary site work Traverston Dolla Nenagh Co. Tipperary		N	N	N
25/60884	Nicole O'Brien & Liam Moore	P	08/09/2025	a storey & a half dwelling with entrance, garage, septic tank and percolation area with all associated siteworks and ancillary works Beakstown Thurles Co. Tipperary.		N	N	N
25/60885	Frank & Caroline O Keeffe	P	08/09/2025	the construction of a new extension to the side of the 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

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25/60886	High Hopes Preschool Limited	R	08/09/2025	change of use of an existing building from a community hall to a pre-school and after school childcare service and full planning permission for the change of use to remain in place going forward and all associated siteworks. Protected Structure reference Number TRPS1892 Donaskeigh Community Hall, Donaskeigh Co. Tipperary		Y	N	N

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25/60887	Uisce Éireann	P	09/09/2025	upgrades to the existing Roscrea WwTP and storm management system. This will comprise the construction of a new inlet chamber (5.2m x 2.5m) and associated ducting, cable draw pits, control panels, realignment of existing boundary wall ground works and the provision of a PV Solar Array (36m2) on the existing sludge dewatering house, all at the existing Roscrea WwTP; decommissioning of 2 no. existing pipe bridges and construction of 4 no. pipe bridges (450mm diameter) across the River Bunow, construction of a retaining wall and ancillary works at Beechwalk; the decommissioning of an existing pipe and the construction of a gravity sewer at Beechwalk (66m); the decommissioning of the Storm Water Overflow, reuse of an existing pipe (14m) and the construction of a gravity sewer (205m) between Beechwalk and Cois Aglish connecting to the existing network; creation of a temporary entrance off the R491 to facilitate access to the proposed temporary construction compound adjacent to the existing Roscrea WwTP and all ancillary and associated temporary works to facilitate the development at the construction stage. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application Roscrea Wastewater Treatment Plant (WwTP) Beechwalk and lands adjacent to Cois Aglish within the townlands of Townparks and Clybanane, Co. Tipperary	Y	N	N	N

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25/60888	Edmund Keevan	P	10/09/2025	demolition of an existing 12 m2 shed and to construct a new 126.08 m2 one and a half storey extension to the North-West side of the existing dwelling, and all associated site works Grawn, Garranacool Ballingarry Co. Tipperary E41A378		N	N	N
25/60889	Tadhg Campion	P	10/09/2025	the change of use from a single residential dwelling and a commercial unit to 3 one bed apartments and a commercial unit and installation of a new window to the north facing façade at first floor level The Valley Roscrea Co. Tipperary E53 XK73		N	N	N

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25/60890	Gordon Bryan	P	10/09/2025	<ul style="list-style-type: none"> • A new bus shelter and seating to replace the existing, • New Paving, kerbs, timetable signage and road resurfacing to the front of the railway station building to accommodate a new accessible bus stop, • Revised car parking layouts, footpaths and accessible set down area, • A new pedestrian crossing within the site, • New steps and ramp with balustrade within the site leading from the station to Thomas Street, • A new pedestrian crossing at Thomas Street • New bicycle stands, • New lighting along with • All required ancillary works to facilitate the above. Clonmel Railway Station is a protected structure Clonmel Railway Station Thomas Street, Clonmel Co. Tipperary E91N9C4		Y	N	N
25/60891	Jim & Rita Nugent	R	10/09/2025	1. to retain the extensions to existing dwelling house, 2. to retain the second entrance, 3. to retain the revisions to site boundaries, with all associated siteworks Lacken, Ardfinnan Clonmel Co. Tipperary E91K036		N	N	N

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25/60892	Maurice & Gillian Moroney	P	11/09/2025	Domestic Extension, alterations and all ancillary works 15 Fernhill Cullenagh, Ballina Co, Tipperary V94 A3Y5		N	N	N
25/60893	Catriona Meagher	P	11/09/2025	increasing the number of children catered for at any given time from 40 as per planning ref: 16600165 to 44 in total Little Scholars Benedine Nenagh, County Tipperary E45 XW77		N	N	N
25/60894	Michael Ryan	R	11/09/2025	the vehicular access and dwellinghouse as constructed. Planning permission is also being sought for the construction of a single storey extension to both the rear and to the side of existing dwelling house, revised site boundaries, new upgraded Wastewater treatment system with polishing filter together with all associated site works Ardkeen, Drom Templemore Co. Tipperary E41 N8R9		N	N	N

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25/60895	Better Value Unlimited Company	P	11/09/2025	a) the amalgamation of shop units 3&4 to create a single shop unit with a total floor area of c.140 sqm, b) the installation of a new glazed shop front, c) the provision of a new shopfront sign, d) all associated site works, and ancillary works necessary to complete the development, for which planning permission is sought Unit 3 & 4 Oakville Shopping Centre Kickham Park, Clonmel Co. Tipperary		N	N	N
25/60896	Brian and Lucy Martin	P	11/09/2025	change of use of an existing garage and workshop to residential use to accommodate an integrated granny flat and storage; alterations of existing roof structures; demolition of existing structure and proposed construction of a single-storey connecting lobby to existing dwelling and all other associated site development works including connection to previously approved (as per planning ref. 2460689) upgraded wastewater treatment system Toor Kilcash Clonmel E91 V342		N	N	N

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25/60897	Gavin McAvinchey on behalf of the estate of Elizabeth McAvinchey	R	11/09/2025	(1) extension to rear of house & conversion of garage to living area (2) domestic garage and storage sheds on site and PLANNING PERMISSION FOR new site boundaries Moanfin Kilruane Nenagh, Co Tipperary E45DE27		N	N	N
25/60898	John Richardson	P	12/09/2025	the construction of a dwelling house, septic tank and percolation area, entrance and all ancillary site works Ballynilard Tipperary Town Co. Tipperary		N	N	N
25/60899	Michael Hayes	P	12/09/2025	erection of a farm building comprising of a cubicle house with slurry tanks and calving area and all associated work Deerpark Lattin Co. Tipperary		N	N	N
25/60900	Patrick Ryan & Katie Farrell	P	12/09/2025	a two-storey dwelling, domestic garage, effluent treatment tank and percolation system, entrance and all associated ancillary works Ballymore Goolds Cross Cashel, Co Tipperary		N	N	N

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25/60901	Martin Okurowska	P	12/09/2025	a new shop front to replace existing shop front 3 Mitchel Street Nenagh County Tipperary E45YX65		N	N	N
25/60902	Kathy Quirke & Declan Foley	P	12/09/2025	to renovate and extend an existing two storey bungalow to the sides and rear, a new wastewater treatment system and all associated site development works Poulacapple East Co Tipperary R95 P7D2		N	N	N
25/60903	PJ & Rachel Flanagan	P	12/09/2025	the renovation of existing dwelling consisting of relocation of front door alterations to existing layout, to construct a single story extension to the rear and roadside of dwelling, 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		N	N	N

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25/60904	Frank Flannery	R	13/09/2025	the renovation and extension to an existing livestock shed, incl. the provision of an underground effluent storage tank within the structure Richmond Nenagh Co Tipperary		N	N	N
25/60905	Thomas Hannon	P	14/09/2025	the construction of a proposed new domestic garage and all ancillary site works to complete the development Ballyloughnane Riverstown Co. Tipperary		N	N	N

Total: 34***** END OF REPORT *****

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24/60808	Golden Dale Unlimited Company	P	24/09/2024	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	10/09/2025	
24/61111	Pratum BST	P	18/12/2024	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	08/09/2025	

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24/61137	Patrick Pfister-Rau	P	20/12/2024	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 Garraanmore Newtown Nenagh, Co. Tipperary E45PD70	10/09/2025	
25/139	Michael Walton	P	17/07/2025	to construct a calf shed and associated site works Rossaguile Newport Co Tipperary	09/09/2025	
25/141	Ciara Gleeson	P	18/07/2025	a cubicle shed and slatted tank and all associated works Aughnagomaun Ballytarsna Cashel Co. Tipperary	10/09/2025	

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25/60107	Paul Ryan & Marie O'Connell	P	18/02/2025	the construction of a new two-storey dwelling house, domestic garage, entrance, waste water treatment and disposal system and associated site works Drom Templemore Co. Tipperary	12/09/2025	
25/60353	Abbey View Quin Property Development Ltd	P	24/04/2025	the construction of 4 no. two-storey semi-detached dwelling houses, site entrances and ancillary site works Rosehill Estate, Clonbealy Newport Co. Tipperary	08/09/2025	
25/60361	Padraig Gleeson	P	27/04/2025	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	12/09/2025	

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25/60477	Sam Ryan	P	27/05/2025	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	12/09/2025	
25/60556	Michael Kennedy	P	15/06/2025	construction of a dwelling house, garage, entrance, waste water treatment system & percolation area and all other ancillary site works Mountsack Carrigatogher Nenagh Co. Tipperary	08/09/2025	
25/60559	Donal & Sharon Leenane	P	16/06/2025	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	10/09/2025	

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25/60579	John Kennedy Motors Ltd	P	18/06/2025	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	10/09/2025	
25/60676	Thomas Gleeson	R	15/07/2025	modifications to front of existing house along with storage sheds on site and full planning permission for new site boundaries Greenhall Ballinahinch Birdhill Co. Tipperary	08/09/2025	
25/60680	Georgina Morgan	R	16/07/2025	material change of use from a restaurant/cafe to barber shop/hairdressers and alterations to the shop front and placement of illuminated signage and ancillary features to the exterior of the building/shop front 76 Pearse St Nenagh Co. Tipperary	09/09/2025	

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25/60682	Catherine & Edward Bowe	P	16/07/2025	construction of loose shed and all associated site works Leigh Thurles Co Tipperary	09/09/2025	
25/60694	Yvonne Dowling	R	18/07/2025	existing garden room to front of house and Permission for renovation and extension of existing storey and a half detached dwelling to include, (a) demolition of existing sunroom side extension (b) construction of two storey front and side extensions (c) construction of first floor dormer to rear (d) window and door alterations, internal modifications and all associated site works and services Redmondstown Clonmel Co. Tipperary E91HY58	10/09/2025	

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25/60695	Michael Madden	P	18/07/2025	the change of use of existing premises from restaurant to restaurant and takeaway. The building is listed on the Register of Protected Structures (Number TRPS896) No. 1 Main Street Roscrea Co. Tipperary E53 K252	11/09/2025	
25/60696	Phoenix Tower Ireland III Limited	R	18/07/2025	1) Retention Permission to retain the existing 24m telecommunications support structure carrying antenna and dishes, communications cabinets and associated site works within a palisade fenced compound previously granted under planning permission File Ref No. 1065 AND, 2) Permission to install additional antenna, dish equipment to the support structure including ground equipment cabinets and associated site works Mullinoly Mullinahone Co. Tipperary	11/09/2025	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 08/09/2025 To 14/09/2025**

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
25/60697	Maeve & Michael Kilcourse	P	18/07/2025	a single storey dwelling, domestic garage, packaged waste water treatment system, tertiary treatment system and soil polishing filter, new entrance and all associated site works Ballynastick Coalbrook Thurles, Co. Tipperary E41NX22	11/09/2025	
25/60698	Phoenix Tower Ireland III Limited	R	18/07/2025	1) the existing 18m telecommunications support structure carrying antenna and dishes, communications cabinets and associated site works within a palisade fenced compound previously granted under planning permission File Ref No. 11510390 AND, 2) Permission to install additional antenna, dish equipment to the support structure including ground equipment cabinets and associated site works Redwood Rathcabbin Co. Tipperary	11/09/2025	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 08/09/2025 To 14/09/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60699	David Ryan & Aine Heffernan	P	18/07/2025	the construction of a new dwelling house, garage, entrance, effluent treatment system together with all associated site works Cloone Templemore Co. Tipperary	11/09/2025	
25/60702	James, Mary Jo and Joseph O'Grady	R	18/07/2025	a) a calf rearing shed; b) Planning permission for the dismantling of an existing straw storage shed; c) Planning permission for the construction of a dungstead; d) Planning permission for the construction of a calf rearing shed with straw storage and underground slurry storage tanks and all associated site works Cooleeney Moyne Thurles, Co. Tipperary E41P226	11/09/2025	
25/60706	Maire Brennan	R	20/07/2025	location and construction of the entrance to house Incha More Ballina Co. Tipperary V94 RP3K	12/09/2025	

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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 GRANTED FROM 08/09/2025 To 14/09/2025

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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Total: 23

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

PLANNING APPLICATIONS

PLANNING APPLICATIONS REFUSED FROM 08/09/2025 To 14/09/2025

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
25/119	Paul Barnaville	R	23/06/2025	existing domestic building containing home gym, home office, store and a separate domestic garage/garden store both at rear of dwelling Fennor Gortnahoe Co. Tipperary	09/09/2025	

P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS REFUSED FROM 08/09/2025 To 14/09/2025**

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
25/144	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	11/09/2025	

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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 08/09/2025 To 14/09/2025

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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Total: 2

*** END OF REPORT ***

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PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 08/09/2025 To 14/09/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60874	Portroe GAA Club	P		12/09/2025	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
24/60925	Marie Costigan & Damien Condon	P		11/09/2025	F	the construction of a dwelling, entrance, waste water treatment system and all associated site development works Mortlestown Cahir Co. Tipperary
24/61014	Sean Mockler	P		08/09/2025	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 08/09/2025 To 14/09/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/17	Patrick Wixted	P		12/09/2025	F	demolition and reconstruction of existing derelict and structurally unsafe building to provide for a 3 bedroom town house, construct 2 no. 2 bed apartments, connection to existing services, provision of rainwater retention system and associated site development works Ivy House The Square Newport Co. Tipperary
25/49	Roadvac Limited	P		10/09/2025	F	demolition of buildings and construction of a new truck sales and service centre with 2 truck service bays, offices, meeting room, canteen, toilets, parts store, solar panels on the roof, signage, entrance, car parking, landscaping, connection to mains water and sewer and all associated works Dempsey and Harold Motors Borris Two Mile Borris Thurles, Co. Tipperary
25/93	John and Geraldine Forristal	P		11/09/2025	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

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 08/09/2025 To 14/09/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60022	Brenda Campion	P		12/09/2025	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
25/60028	A & G Thomond Builders Ltd.	P		08/09/2025	F	construction of 3 no. 2 storey detached dwellings and all necessary ancillary site development works, including entrances and connections to public water main and sewers Lakeview Heights Cullenagh Ballina, Co. Tipperary
25/60050	James Kelly, executor of estate of the late Patrick Kelly	R		10/09/2025	F	1) extension and modifications to existing dwelling which include a granny flat, 2) garage, storage shed and glass house onsite and PERMISSION to install a new window to front of abovementioned granny flat Killadangan Bridge Killadangan, Ballycommon Nenagh, Co. Tipperary E45 H284

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 08/09/2025 To 14/09/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60109	Gerard Val Gleeson	P		11/09/2025	F	the construction of a new dwelling house, entrance and ancillary works Ballyloughnane Riverstown Co. Tipperary
25/60399	Phoenix Tower Ireland III Limited	P		12/09/2025	F	installation of a 24m monopole type telecommunications support structure, carrying antenna and dishes enclosed within a 2.4 metre high palisade fenced compound together with associated ground equipment cabinets and associated site works and pedestrian access steps on the grounds of Nenagh AFC Nenagh AFC, Bulfin Road Nenagh North, Nenagh Co. Tipperary
25/60405	Linda McCormack	P		11/09/2025	F	a) new house, b) wastewater treatment system, c) entrance, and d) associated site works Dunguib Killenaule Co. Tipperary
25/60500	Whelan Food & Meat Processors Unlimited Company	P		11/09/2025	F	a new Wastewater Treatment Plant with sand polishing filterer & percolation area and all associated site works to replace existing septic tank system on site Colman Fethard Co Tipperary

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 08/09/2025 To 14/09/2025**

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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		11/09/2025	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
25/60596	James Flynn	R		08/09/2025	F	storage shed as constructed as well as retention of removal of part of rear garden fence and ancillary works Ballyneety Ardfinnan, Clonmel Co. Tipperary
25/60613	Tom Shine	P		08/09/2025	F	the construction of a new storage shed (circa 1350sqm and 13.6m high) and all associated site works Ballylegan Cahir Co. Tipperary E21 EK72

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 08/09/2025 To 14/09/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60653	Paul Shanahan & Caoimhe Bergin	P		08/09/2025	F	a single storey house, domestic garage, septic tank, percolation area and entrance Ballyboy Upperchurch Thurles Co. Tipperary, E41 KN76
25/60656	Coffitz Limited	P		08/09/2025	F	change of use of existing ground floor area from retail/commercial use to veterinary clinic with all associated siteworks Thomond Road Thurles Co. Tipperary
25/60690	Veronica Spicer	P		11/09/2025	F	reconstruction of existing barn as a detached extension to dwelling and construct a replacement waste water treatment plant and percolation system Garranlea House Cashel Co. Tipperary E25P449
25/60709	Robert Gloster	P		12/09/2025	F	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

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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 08/09/2025 To 14/09/2025

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Total: 20

***** 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 08/09/2025 To 14/09/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/180	Aidan Moloney and Helena Thompson	P	09/09/2025	a new two-storey house complete with a domestic garage, effluent treatment system and a new site entrance Shower Newport Co. Tipperary
25/188	Liam and Sinead Ryan	R	11/09/2025	a converted domestic garage and an attached log cabin for living accommodation and also to install a new effluent treatment system and to use an existing site entrance as a shared entrance Greenhills Birdhill Co. Tipperary
25/189	Brendan Carroll	P	11/09/2025	construction of silage slab and installation of 15,000 litre rainwater harvesting tank Coolbaun Nenagh Co. Tipperary
25/190	Aidan Moloney & Helena Thompson	P	12/09/2025	a new two storey house complete with a domestic garage, effluent treatment system and a new site entrance Shower Newport 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 08/09/2025 To 14/09/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60784	John Eustace	P	12/09/2025	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
25/60842	Gerry MaGuire	R	12/09/2025	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
25/60857	John Doherty	P	12/09/2025	1) a loose bovine animal accommodation shed, 2) a new silage slab with walls, 3) RETENTION PERMISSION for existing roof on collecting yard and all associated site works Inane Roscrea Co. Tipperary E53T995

PLANNING APPLICATIONS
INVALID APPLICATIONS FROM 08/09/2025 To 14/09/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60858	Thomas Murray	P	09/09/2025	single storey dwelling house with a proposed shed including new on site proprietary waster water treatment system, percolation area, new vehicular entrance and all associated groundworks and landscaping Barnahown Araglin Kilworth
25/60860	Tadhg Campion	P	09/09/2025	change of use from a single residential dwelling and a commercial unit to 3 one bed apartments and a commercial unit and installation of a new window to the north facing façade at first floor level The Valley Roscrea Co. Tipperary E53 XK73
25/60872	Philip Purcell	R	10/09/2025	shed/storage area, separate domestic garage, utility room, front porch, change to site boundaries, location of septic tank and percolation area and location of entrance and front boundary wall and PERMISSION to upgrade existing septic tank to waste water treatment system Mountbruis Tipperary Co. Tipperary E34RT29

PLANNING APPLICATIONS
INVALID APPLICATIONS FROM 08/09/2025 To 14/09/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60874	Gavin McAvinchey on behalf of the estate of Elizabeth McAvinchey	R	10/09/2025	(1) extension to rear of house and conversion of garage to living area, (2) domestic garage and storage sheds on site and PERMISSION for new site boundaries Moanfin Kilruane Nenagh, Co Tipperary E45DE27
25/60875	Robbie Bradshaw	P	08/09/2025	agricultural entrance and all associated site works Ballinabarny South Avoca Arklow Co. Wicklow
25/60876	Joe O Neill and Siobhan Dermody	P	11/09/2025	demolition of part of existing derelict dwelling house structure, demolition of outhouse and for a replacement dwelling house, installation of a new sewage system and including all necessary site works Kilcash Wood Kilcash Clonmel, Co. Tipperary E91 VY63
25/60879	Better Value Unlimited Company	P	08/09/2025	a) the amalgamation of shop units 3 & 4 to create a single shop unit with a total floor area of c.140 sqm. b) the installation of a new glazed shop front. c) the provision of a new shopfront sign. d) all associated site works, and ancillary works necessary to complete the development, for which planning permission is sought Unit 3 & 4 Oakville Shopping Centre Kickham Park, Clonmel Co. Tipperary

PLANNING APPLICATIONS

INVALID APPLICATIONS FROM 08/09/2025 To 14/09/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60886	High Hopes Preschool Limited	R	11/09/2025	change of use of an existing building from a community hall to a pre-school and after school childcare service and full planning permission for the change of use to remain in place going forward and all associated siteworks. Protected Structure reference Number TRPS1892 Donaskeigh Community Hall, Donaskeigh Co. Tipperary

PLANNING APPLICATIONS
INVALID APPLICATIONS FROM 08/09/2025 To 14/09/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60887	Uisce Éireann	P	10/09/2025	upgrades to the existing Roscrea WwTP and storm management system. This will comprise the construction of a new inlet chamber (5.2m x 2.5m) and associated ducting, cable draw pits, control panels, realignment of existing boundary wall ground works and the provision of a PV Solar Array (36m2) on the existing sludge dewatering house, all at the existing Roscrea WwTP; decommissioning of 2 no. existing pipe bridges and construction of 4 no. pipe bridges (450mm diameter) across the River Bunow, construction of a retaining wall and ancillary works at Beechwalk; the decommissioning of an existing pipe and the construction of a gravity sewer at Beechwalk (66m); the decommissioning of the Storm Water Overflow, reuse of an existing pipe (14m) and the construction of a gravity sewer (205m) between Beechwalk and Cois Aglish connecting to the existing network; creation of a temporary entrance off the R491 to facilitate access to the proposed temporary construction compound adjacent to the existing Roscrea WwTP and all ancillary and associated temporary works to facilitate the development at the construction stage. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application Roscrea Wastewater Treatment Plant (WwTP) Beechwalk and lands adjacent to Cois Aglish within the townlands of Townparks and Clybanane, Co. Tipperary

Total: 16

*** END OF REPORT ***

PLANNING APPLICATIONS

EIAR - NIS REPORTS REQUESTED FROM 08/09/2025 To 14/09/2025

FILE NUMBER	APPLICANTS NAME	APP. TYPE	Request Date	Article Number	DEVELOPMENT DESCRIPTION AND LOCATION
25/60713	Sean & Catherine O Halloran	P	11/09/2025	177	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 w ... The Bridge House Persse's Lot Golden, County Tipperary E25PK79

Total: 1

*** END OF REPORT ***

PLANNING APPLICATIONS
EIAR - NIS REPORTS RECEIVED FROM 08/09/2025 To 14/09/2025

FILE NUMBER	APPLICANTS NAME	APP. TYPE	Received Date	Article Number	DEVELOPMENT DESCRIPTION AND LOCATION
25/60887	Uisce Éireann	P	09/09/2025	177	upgrades to the existing Roscrea WwTP and storm management system. This will comprise the construction of a new inlet chamber (5.2m x 2.5m) and associated ducting, cable draw pits, control panels, realignment of existing boundary wall ground works an ... Roscrea Wastewater Treatment Plant (WwTP) Beechwalk and lands adjacent to Cois Aglish within the townlands of Townparks and Clybanane, Co. Tipperary

Total: 1

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

AN BORD PLEANÁLA
APPEALS NOTIFIED FROM 08/09/2025 To 14/09/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
24/60922	O'Ceallaigh Westfield Ltd The Coachyard Westfield Castletown Portlaoise Co Laois	P	12/08/2025	C	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	09/09/2025

Total: 1

*** END OF REPORT ***

A N B O R D P L E A N Á L A

APPEAL DECISIONS NOTIFIED FROM 08/09/2025 To 14/09/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
24/60705	Luizshire Limited Old Post Office Church Road Newtownmountkennedy, Wicklow	P	16/04/2025	1) the construction of 72 no. residential units comprising: a) 4 no. 2-bed houses, b) 40 no. 3-bed houses, c) 24 no. 4-bed houses, d) 2 no. 2-bed duplex units, e) 2 no. 1-bed duplex units; 2) the provision of a new pedestrian and vehicular access to Cregg Road (R697) and the provision of a shared access laneway; 3) the provision of all associated surface water and foul drainage services, provision of an attenuation tank and sustainable drainage solutions (SuDS), connections and sewer upgrade works and all associated site works and ancillary services; 4) the provision of communal open space, private open space, site landscaping and boundary treatments, public lighting, resident and visitor car parking, bicycle parking, pedestrian, cycle, and vehicular links throughout the development, and all other associated site development works Knocknaconnery Cregg Road Carrick on Suir, Co. Tipperary	09/09/2025	CONDITIONAL
24/60790	Melclon Unlimited Company Academy House Fethard Co. Tipperary	P	16/04/2025	demolition of existing derelict buildings together with all associated site development works Parkville Clonmel Co. Tipperary	11/09/2025	REFUSED

Date: 9/19/2025 12:38:41 PM

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A N B O R D P L E A N Á L A

TIME: 12:38:41 PM PAGE : 2

APPEAL DECISIONS NOTIFIED FROM 08/09/2025 To 14/09/2025

Total: 2

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