

**P L A N N I N G   A P P L I C A T I O N S****PLANNING APPLICATIONS RECEIVED FROM 20/10/2025 To 26/10/2025**

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<b>FILE NUMBER</b>	<b>APPLICANTS NAME</b>	<b>APP. TYPE</b>	<b>DATE RECEIVED</b>	<b>DEVELOPMENT DESCRIPTION AND LOCATION</b>	<b>EIS RECD.</b>	<b>PROT. STRU</b>	<b>IPC LIC.</b>	<b>WASTE LIC.</b>
25/217	Andy Leahy	R	22/10/2025	1) a domestic extensions to the existing dwelling and including all associated alterations to external facades, 2) two domestic storage sheds, 3) amendments to original vehicular access, and including all associated site development works Ballycurrane Thurles Co. Tipperary		N	N	N
25/218	Bin An Fheadain Limited	E	23/10/2025	construction of 16 semi-detached, three-bedroom, 2-storey houses and 8 three-bedroom, two-storey terraced houses, 8 two-bedroom apartments over four storeys, new entrance gates and access road to existing holiday homes and associated site works Castleway Dublin Road Nenagh Co. Tipperary		N	N	N
25/61047	Michael & Colm Gleeson	P	20/10/2025	the construction of (i) cubicles shed extension with slatted tank, (ii) extension for two existing slatted tank and all associated site works Ballyvaughan Portroe Nenagh Co. Tipperary		N	N	N

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25/61048	Kathleen Pomfret	R	20/10/2025	an extension to the side of existing dwelling house, comprising a granny flat and domestic shed Drombane Upper Drombane Thurles, Co. Tipperary E41E3V6		N	N	N
25/61049	Donal Ryan	R	20/10/2025	the alterations to an extension previously granted under planning reference PLC/11426; an additional extension to the rear of the original dwelling house; alterations to the front elevation of the dwelling house; and domestic sheds No. 4 Kevins Park Littleton Thurles, Co. Tipperary E41 A973		N	N	N
25/61050	Anne & Kevin Sayers	R	20/10/2025	1) entrance walls and gates to existing residential entrance , 2) demolished two-storey section to North East elevation of the existing dwelling house, 3) walls to courtyard at rear of house, 4) installation of PV panels to rear of domestic shed, 5) outdoor decking area and associated work Woodville House, Woodville Templemore Co. Tipperary E41CA40		Y	N	N

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25/61051	The Board of Management of Saint Mary's Secondary School	P	20/10/2025	the construction of a new extension to the southeast of the existing school building, to the rear of the existing sports hall. The extension will be part single and part two storey and will be attached to the existing school building. The additional accommodation will include a 2 class base special education needs unit, graphics room, 2 no. science laboratories, home economics room, 3 no. general classrooms, staff office, sanitary accommodation, ancillary rooms, plant and stores. Minor works are proposed to the existing building to facilitate the new extension to include façade and layout changes in the vicinity of the connection to the new extension. The works will include the provision of landscaped courtyard and play spaces adjoining the new extension, amendments to the existing road and landscape layouts to support the new extension, 6 no. additional carparking spaces and all ancillary works Church Road Newport Co. Tipperary V94 RY18		N	N	N

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25/61052	The Board of Management Ardfinnan National School	P	20/10/2025	a single storey extension to existing school building including removal of existing prefabricated buildings, demolition of existing corridor and toilets at the rear of the building and including all ancillary associated site works Ardfinnan National School Ardfinnan, Clonmel Co. Tipperary E41FY66		N	N	N
25/61053	Joe O'Neill & Siobhan Dermody	P	20/10/2025	the demolition of a part of existing derelict dwelling house structure, to demolish part of outhouse attached to dwelling house, to demolish shed to form new entrance to site, for a replacement dwelling house, installation of a new sewage system, provision of new entrance and including all necessary site works Kilcash Wood Kilcash Clonmel, Co. Tipperary E91 VY63		N	N	N
25/61054	Certa Ireland Limited	R	21/10/2025	fuel sales in existing office /storage structure, various freestanding and wall mounted signage elements, 1no above ground plastic HVO tank & dispenser, and lubricant/fuel forecourt displays. Certa Clonmel Thomas Street Clonmel, Co Tipperary. E91TY81		N	N	N

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

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25/61055	Colman Smyth	P	21/10/2025	the construction of a 2 storey dwelling and single storey garage and carport, with septic tank and percolation area, new entrance and boundary hedge set back, and all associated landscaping and site works Grangebarry Fethard Clonmel Co. Tipperary		N	N	N
25/61056	Annaholty Green Energy Limited	P	21/10/2025	RED III a period of 10 years for the construction and operation of a biogas renewable energy facility comprising of 2 no. primary anaerobic digesters (height c. 18.5m); 1 no. secondary digester/storage tank (dome height c. 16.5m); 1 no. digestate storage tank (dome height c. 16.5m); 2 no. manure reception tanks (dome height c. 12m); 1 no. desulphurisation unit (Ground Floor Area (GFA) c.13m2, height c.3.3m), 1 small tank (height c. 3.2m) and 2 larger tanks (height c 9.8m & c 11.8m); 2 no. pasteurization tanks (height c. 5.6m) and 2 no. cooling tanks (height c. 5.6m); 1 no. external Solid Input Device (SID); 1 no. pump room (GFA 300m2, height 3.1m); these components will be located within a containment bund (height c. 1.5m).  The proposed development will also consist of: 1 no. feedstock reception hall (GFA 1,800m2, height c.15m) with air filtration unit (stack height c. 20.5m), 1 no. underground mixing tank (diameter c.16m, height c. 4m), 1 no. SID, offices, and workshop; 5 no. silage clamps (GFA 8,640m2, height c. 5m); 1 no. storage shed (GFA 228m2, height c. 5m); 1 no. rainwater harvesting tank (height c. 6m); 1 no. fire water storage tank (height c. 5.5m); 1 no. plant room (GFA c. 90m2,	Y	N	Y	N

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				height c. 5.3m); 2 no. CHP units and chillers (GFA 44m2 each, maximum height c.7.5m to flue); 1 no. bunded biofuel tank (length c. 6.2m, height c. 2.3m); and diesel tank (length c. 4m, height 2.5m); 1 no. dewatering storage building (GFA c. 263m2, height c. 5.5m) with air filtration unit (stack height c. 9.5m); 1 no. ESB substation building (GFA c. 65m2, height c. 3.8m); 1 no. biomethane upgrade unit (GFA c. 235m2; height c. 13.2m); 1 no. carbon dioxide capture unit (GFA c. 885m2, height c. 16.7m); 1 no. two storey admin building containing offices, laboratories, and welfare facilities (GFA 228m2, height c. 8.2m); 1 no LPG compound (GFA 98m2) with bunded wall (height c. 2.5m) containing 2 no. propane tanks (diameter c. 1.5m, length c. 4.8m); 1 no. emergency flare (height c. 7.7m); 1 no. Gas Networks Ireland ('GNI') compound ('Biomethane Network Entry Facility') kiosk (GFA c. 24m2, height c. 5.1m (antenna)); firewater retention pond (c. 1,750m3); Infiltration Basin (c. 2300m3); underground silage clamp tank, (c. 3,725m3), boundary treatments and ancillary works that will include: tree felling to facilitate construction and operation of the proposed development; new site entrance off the L94451, security gates and fencing; access roads and yards; 1 no. weighbridge; 2 no. wheel washes; bunding; surface water drainage system; foul wastewater holding tank and equipment; vehicular parking with charging (HGV, cars and bicycles); landscaping, planting (c. 3.65 ha) of broadleaf woodland, and berms (height c 1-3 m); lighting and all ancillary works. Servicing arrangements will include the provision of potable water mains, Gas Networks Ireland ('GNI') gas connection via the GNI compound; ESB substation & transformer			
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				Thornhill and Annaholty Birdhill Co, Tipperary				
25/61057	Ardcroney Community Field Committee	P	21/10/2025	the erection of two pedestal type EV fast dual charger units, including associated siteworks Ardcroney Nenagh Co. Tipperary E45V242		N	N	N
25/61058	Premier Excel Ltd.	P	21/10/2025	a) develop 11 houses consisting of five no. 4-bed houses and six no. 3-bed houses, b) develop four no. 2-bed apartments, c) develop car-parking areas, provide new roads and compacted gravel footpaths, d) provide public lighting, e) develop a swale with overflow to percolation area, f) develop open spaces and an active recreational area, g) develop site boundaries, h) provide connection to public sewerage system, i) develop landscaping and all associated site works Carrick Road Mullinahone Co. Tipperary		N	N	N
25/61059	John Delaney	R	21/10/2025	(i) the increase in ridge height of dwelling; (ii) rear extension to dwelling; (iii) boiler house structure and (iv) modifications to the pre-existing entrance Ballinahow Tipperary Co. Tipperary E34 DX73		N	N	N

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25/61060	Eoin Conway	P	21/10/2025	dwelling, garage, effluent treatment system, entrance and all associated site works Suttonrath Cahir Co. Tipperary		N	N	N
25/61061	Thomas Fitzgerald	R	22/10/2025	new entrance, retention permission for extensions to front, side and rear of existing house; retention permission for domestic sheds to side and rear of house; retention permission for bird aviaries and for all associated site works 10 Ashbury Roscrea Co. Tipperary E53 AF50		N	N	N
25/61062	Bernard and Ursula Brennan	P	22/10/2025	construction of 20 semi-detached two storey dwelling houses (consisting of 8 no. 4 beds units, 10 no. 3 bedroom units and 2 no. 2 bedroom units) and all associated site development works and underground services, non-exhaustively including new access, roadways, footpaths, foul sewer, rising main, pump station, surface water sewer, watermains and new boundaries Ballyclerihan Clonmel Co. Tipperary		N	N	N



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25/61063	Colman Smyth	P	23/10/2025	the construction of a two storey dwelling and single storey garage and carport, with septic tank and percolation area, new entrance and boundary hedge set back, and all associated landscaping and site works Grangebarry Fethard Clonmel Co. Tipperary		N	N	N
25/61064	Robert & Jennifer McEniry	P	22/10/2025	subdivision of an existing site & for the construction of a new dwelling, installation of a wastewater treatment system and polishing filter, new site entrance & all associated site works Clashdrumsmith Emly Co. Tipperary		N	N	N
25/61065	David Sheehan & Jane McGrath	P	22/10/2025	the renovation of an existing dwelling and the construction of a new dwelling extension, installation of a wastewater treatment system and polishing filter, new site entrance and boundaries & all associated site works Duncummin Emly Co. Tipperary		N	N	N

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25/61066	Peter Creedon	P	23/10/2025	construction of all-weather sports facilities to the rear of the school including the following; a) a 400-meter athletic running track, with a 100-meter sprint track, b) An all-weather pitch for soccer and GAA games, c) track and field sports including long jump, high jump, shot put, boules, miniature-golf course, d) a perimeter walkway/running track with low level lighting around the existing amenities e) Flood-lighting to the main all-weather pitch and track and field sports f) two new paddle courts with flood lighting and associated fencing, g) ancillary structures such as a small retaining wall between the all-weather pitch and the existing grass pitch, steps, seating fencing and gates. The works include all landscaping, drainage and ancillary works and services Colaiste Dun lascaigh Cashel Road Co. Tipperary E21 NV38		N	N	N
25/61067	Stephanie Ryan & Robert Cronin	P	23/10/2025	the construction of a new domestic garage with all associated site works Garrenroe Thurles Co.Tipperary		N	N	N

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25/61068	Kieran McGrath & Niamh Ryan	P	23/10/2025	construction of 2 storey detached house with attached garage and attic accommodation above garage located on the east elevation, a single-storey extension with sunroom to the west elevation , proposed porch to the north elevation, the proposed skylights to the west elevation, proposed timber post and rail fencing along site boundaries, proposed wastewater treatment system, construction of a masonry boundary wall and installation of metal gates at the proposed site access, provision of a new driveway to access the garage and all associated site works Coolagarranroe Burncourt Cahir, Co. Tipperary		N	N	N
25/61069	Patrick Condon	P	23/10/2025	the construction of a slatted shed with loose area, crush area and all associated site works Curraghatoor Ballylooby Co. Tipperary		N	N	N

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25/61070	Philomena Grayden	P	23/10/2025	a new extension to the side and rear of existing dwelling along with some minor changes to the existing dwelling and demolition of existing domestic garage and all associated site works 9 Church View Littleton Thurles, Co. Tipperary		N	N	N
25/61071	Padraig Fogarty & Rebecca Wade	P	23/10/2025	the construction of a new dwelling, with a new garage, a new entrance, along with a new well and a new treatment plant system and percolation area and all associated site works Shragh Capparoe Nenagh Co. Tipperary		N	N	N
25/61072	Conor Looby and Rachel Darcy	P	24/10/2025	dwelling house, domestic garage, septic tank treatment system, percolation area, new site entrance and all associated site works Ballincurra Templederry Nenagh, Co. Tipperary		N	N	N

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25/61073	Paul Cahalan	R	24/10/2025	a hard surfaced yard area for vehicle parking and equipment storage. PERMISSION is sought to construct a storage shed, to carry out improvement works to an existing private access road and entrance from the site to the connection with R494, the formation of access onto private road, the removal of the existing storage silo's and a section of internal roadway, including associated site works Gorteenakilla Newtown Nenagh Co. Tipperary		N	N	N
25/61074	Conor Aherne	R	23/10/2025	hall and utility room extension to the rear of dwelling and PERMISSION to demolish hall and utility room extension and to extend and renovate existing dwelling, de-commission existing septic tank and install waste water treatment system and percolation area and associated site works Solloghobeg Tipperary Co. Tipperary E34CD85		N	N	N

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25/61075	Brendan & Anne Hyland	P	24/10/2025	reconfiguration of the internal layout of the apartments, amalgamation of 3 studio apartments into a single 3 bed apartment, adding a small dormer extension to the rear of the property along with an additional roof light, installing PVs to the roof at the rear of the property, new high-level window to the rear courtyard gable wall. RETENTION PERMISSION is sought for the existing archway infill commercial unit Luttrell House Castle St Roscrea E53 CX77		N	N	N
25/61076	Jim Fogarty	P	23/10/2025	backyard log cabin for use as a workspace Eastwood Templemore Co. Tipperary E41DR12		N	N	N
25/61077	Tipperary Educations & Training Board	P	24/10/2025	the conversion of a portion of the existing ball alley building for use as a canteen & gym, installation of a new second floor and associated internal alterations, new windows, together with all associated incidental and site works Newport College, Black Road Newport Co. Tipperary V94A3W4		N	N	N

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25/61078	Kellie Quirke	P	24/10/2025	traditional two storey dwelling house, domestic garage, proprietary treatment tank, percolation area, entrance and ancillary site works Gorteennamona Rossmore Cashel Co. Tipperary, E251257		N	N	N

Total: 34

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

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24/60925	Marie Costigan & Damien Condon	P	29/10/2024	the construction of a dwelling, entrance, waste water treatment system and all associated site development works Mortlestown Cahir Co. Tipperary	21/10/2025	
25/142	Paddy Ryan	P	21/07/2025	construction of a farm machinery/produce store and all associated site works Ashleypark New Road, Ardcroney Nenagh Co. Tipperary	22/10/2025	
25/182	Patrick & Cora Buckley	R	03/09/2025	a slatted tank and PERMISSION FOR the construction of a cattle shed over existing slatted tank (to be retained) and ancillary works Ballyholahan East Emly Co. Tipperary	21/10/2025	



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25/186	Cornelius Cleary	P	05/09/2025	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	22/10/2025	

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25/60267	Tipperary Education and Training Board (ETB)	P	01/04/2025	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	22/10/2025	

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25/60415	Ellen Holloway	P	14/05/2025	construction of dormer dwelling with detached domestic garage, on-site sewerage treatment system, new entrance onto the public road and all associated works Ballyneill Carrick On Suir Co.Tipperary	21/10/2025	
25/60497	Rachelle Kennedy	P	30/05/2025	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	21/10/2025	
25/60605	Brid Walsh	P	25/06/2025	dwelling, garage, effluent treatment system and entrance, utilising the existing farm entrance from the public road, and all associated site works Roosca (Hickey) Cahir Co. Tipperary	20/10/2025	

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25/60686	Laura Purcell	P	16/07/2025	the removal of steel railings and low support wall to facilitate off street parking for two cars and to install matching paving brickwork in place of wall 1 Dallcassian Terrace Kickham Street Thurles E41A6X8	22/10/2025	
25/60730	Sharon Hunt	R	25/07/2025	a) changes to the house elevations, b) domestic entrance and c) PERMISSION to close an existing entrance d) and associated site works Chestnut Cottage Butlerstown Kilsheelan, Clonmel E91DP86	21/10/2025	
25/60732	Paddy O'Donnell	R	28/07/2025	the as-constructed roadway and access onto the local road (L2504) and PERMISSION for construction of a fence and gate Ballyboe Ballypatrick, Clonmel Co. Tipperary	20/10/2025	

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25/60752	Monika Gaubaite	R	31/07/2025	structure consisting of domestic storage shed & hobby space 37 The Close Drumin Village, Nenagh, Co Tipperary E45 FC95	21/10/2025	
25/60761	Shane O Dwyer & Cliona Ryan	P	05/08/2025	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	20/10/2025	
25/60781	Jake Mulcahy & Sinead Costello	P	09/08/2025	the demolition of an existing dwelling & septic tank and construct a replacement dwelling, effluent treatment system, modification of existing farm entrance and all associated site works Glassdrum Cappawhite Co. Tipperary E34 FF82	21/10/2025	

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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	20/10/2025	
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	20/10/2025	
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	20/10/2025	

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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	20/10/2025	
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	21/10/2025	
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	20/10/2025	

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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	20/10/2025	
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	21/10/2025	



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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 construct 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	21/10/2025	
25/60859	Padraic Kennedy	P	03/09/2025	a new covered slurry storage tower with all associated site works Ballycahill Templemore Co. Tipperary E41Y273	20/10/2025	
25/60862	Peter Hastings	P	04/09/2025	the change of dwelling house plans & garage to those previously approved under Planning Ref No: 2460323 and for all ancillary services and site works Gorteenashingaun Moneygall, Dunkerrin Co. Tipperary	21/10/2025	

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25/60865	Toomevara GAA Club	P	04/09/2025	the installation of 6 no. new 20m lighting columns complete with 5 no. LED pitch floodlights on each column to illuminate the training pitch and replace the current pitch lighting system on site. Permission is also sought for 13 no. streetlights on 6m lighting columns including associated civils to replace the existing perimeter walkway lighting system on site Toomevara GAA Club Main Street, Toomevara Nenagh, Co. Tipperary E45 KH48	21/10/2025	
25/60866	Sarah Abbott	P	04/09/2025	a storey and a half dwelling with entrance, garage, septic tank and percolation area with all associated siteworks and ancillary works Graigue Thurles Co. Tipperary	21/10/2025	
25/60868	Lucie McCormack	R	04/09/2025	additional bedroom at first floor level in place of a void shown on previous planning drawings (ref. 02/1256) and all associated site and ancillary works Lara Pinta Ballintemple, Dundrum Co. Tipperary E34 WV50	22/10/2025	

Date: 31/10/2025

Tipperary Co. Co.

TIME: 12:24:49 PM PAGE : 12

**PLANNING APPLICATIONS**

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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	23/10/2025	

**Total: 29**

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

PLANNING APPLICATIONS

PLANNING APPLICATIONS REFUSED FROM 20/10/2025 To 26/10/2025

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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 20/10/2025 To 26/10/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60987	Dew Valley Foods	P		22/10/2025	F	a 10-year permission for the development which will consist of the phased extension of the existing food manufacturing facility comprising: 1) construction of an 11,267 m <sup>2</sup> extension to the existing food manufacturing facility, including: (a) cold storage areas; (b) two-storey office space, toilet block, and drivers' area; (c) new processing, packing, intake/dispatch areas; (d) electrical plant, maintenance rooms, and external steel access staircases; (e) new gas tanks, transformer compound, and pipe bridge; 2) construction of an 1,500 m <sup>3</sup> storage building for packaging and machinery; 3) extension of existing wastewater treatment plant (WWTP) buildings (primary: 107 m <sup>2</sup> , secondary: 250 m <sup>2</sup> ); 4) construction of an 110 m <sup>2</sup> waste collection building; 5) extension to the existing water treatment plant (WTP) building (70 m <sup>2</sup> ); 6) expansion of the high temperature (HT) plant room (64 m <sup>2</sup> ); 7) construction of 4 no. tanks; 8) installation of 3 no. bunded kerosene tanks (50,000 L each); 9) construction of a 16 m high boiler stack; 10) construction of new internal access roads (c. 8,825 m <sup>2</sup> ); 11) creation of a 520 m <sup>2</sup> internal courtyard area; 12) construction of a 630 m <sup>2</sup> external storage compound; 13) construction of a 3,120 m <sup>3</sup> stormwater attenuation pond and discharge line; 14) installation of a standby treated effluent discharge pipeline (1,490 m); 15) realignment and expansion of site boundary, including new boundary walls, fencing and planting; 16) provision of an additional 8 no. truck parking spaces; 17) relocation of the existing fuel tank and weighbridge; 18) expansion of the existing sprinkler pump house (24 m <sup>2</sup> ); 19) conversion of 22 no. existing car spaces including 1 no. accessible space to 22 no. EV car spaces as required and provision of 30 no. bicycle parking spaces; 20) installation of new site lighting; 21) demolition of existing buildings and structures (total 1,840 m <sup>2</sup> ); and

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						22) all ancillary site development works and services to facilitate the development including drainage, landscaping, temporary construction compound and utility connections. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) has been submitted to the planning authority with this application Dew Valley Foods Holycross Road, Thurles Co. Tipperary E41 CX29
24/61004	Nenagh Ormond RFC	R		20/10/2025	F	1. Change of use of portion of existing storage shed to club gym; 2. External signage to side of gym & storage shed; 3. 2 no additional floodlights servicing 4G pitch to rear and Planning Permission to extend above mentioned storage shed and club gym to include additional dressing rooms, referee room and treatment room with showers and toilet facilities along with external signage to side of proposed extension New Ormond Park, Tyone Nenagh, Co Tipperary E45 C965
24/61035	Robert Ryan, Anne Heraty & Garret Roche	P		20/10/2025	F	the construction of 3no. part two-storey detached dwelling houses on the footprint of former hostel building (now demolished), connection to existing wastewater treatment system, access roadway, site entrances and all ancillary site works within the curtilage of a recorded monument TN-006-025 Oldcourt, Terryglass, Nenagh Co. Tipperary E45 P278

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25/73	Philip Ryan	P		21/10/2025	F	demolition and removal of existing derelict store and construction of new two-storey townhouse on vacated site complete with ancillary works and services Church View Nenagh Co. Tipperary
25/152	Micheal Fitzgerald & Kellie Lewis	P		20/10/2025	F	the construction of a 2 storey dwelling, garage, septic tank with percolation area, the upgrade of an existing entrance and ancillary works Rathcloheen Golden Co. Tipperary
25/153	Jim Fanning	R		21/10/2025	F	construction of a single storey domestic garage and all associated site works Gaile Thurles Co. Tipperary
25/60028	A & G Thomond Builders Ltd.	P		24/10/2025	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

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25/60116	Bridget Duggan	P		24/10/2025	F	(a) change of use from commercial to residential, (b) amalgamation of properties 2 & 3 Sarsfield St, Nenagh to a single unit and create 3 no. apartments, (c) elevational changes including extension to front at 2nd floor level and (d) extension of existing properties to rear with all ancillary site works 2 & 3 Sarsfield Street Nenagh Co. Tipperary E45 YW31
25/60226	Evan Lonergan & Maria Moloney	P		22/10/2025	F	erection of a single storey dwelling, domestic garage, effluent treatment tank and percolation system, entrance and all associated ancillary works - the site is within the curtilage of a protected structure (Reference: TRPS1117) Ballyvada Golden Co. Tipperary
25/60397	Boston Scientific Limited	P		22/10/2025	F	a proposed single storey modular office building and link to the east of the existing facility, alterations to the existing façade, and to include all associated site works, drainage, alterations to existing site levels and ancillary site development works. All access to the site will be by way of the existing access roads off Cashel Road Lawlesstown, Ardgeeha Lower & Parnascaddane Cashel Road, Clonmel Co. Tipperary E91 T862



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25/60653	Paul Shanahan & Caoimhe Bergin	P		22/10/2025	F	a single storey house, domestic garage, septic tank, percolation area and entrance Ballyboy Upperchurch Thurles Co. Tipperary, E41 KN76
25/60709	Robert Gloster	P		20/10/2025	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
25/60717	Leo & Monica Dooley	P		23/10/2025	F	the construction of a new extension the rear of the existing dwelling with a new front porch area and some changes to the elevations of the existing dwelling, a new secondary treatment system with a polishing filter and RETENTION PERMISSION for the relocated vehicular entrance to the property and permission to decommission the existing septic tank, and all associated siteworks Sheehane Roscrea Co. Tipperary
25/60806	Breen Farm Partnership	P		24/10/2025	F	a cattle underpass, slatted effluent tank and all associated site works Graigueheshia and Lisduff Urlingford Co. Tipperary E41VX62

**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 20/10/2025 To 26/10/2025**

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25/60822	Keith Breen	P		23/10/2025	F	the demolition of an existing dwelling to construction replacement dwelling house, with access off existing entrance, driveway, wastewater treatment system and percolation area, and all associated site works Newpark Dualla Co Tipperary
25/60822	Keith Breen	P		24/10/2025	F	the demolition of an existing dwelling to construction replacement dwelling house, with access off existing entrance, driveway, wastewater treatment system and percolation area, and all associated site works Newpark Dualla Co Tipperary
25/60824	Colm O hAonghusa	R		20/10/2025	F	height, door and window alterations to part of existing shed. Retention permission sought for portacabin. Planning permission sought to renovate and extend 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 Lissatunny Thurles Road, Nenagh Co Tipperary E45 D861

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25/60846	Mark Young and Rebecca Purcell	R		23/10/2025	F	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
25/60854	David Kinane	P		22/10/2025	F	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
25/60895	Better Value Unlimited Company	P		23/10/2025	F	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

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25/61042	Honeyvale Foods Limited	R		20/10/2025	F	Slicing Hall Extension, Equaliser Chill, Entrance Lobby, Smoker & Wash Room, Dispatch Chill, Staff Amenities, 3no. Plant Rooms, 2no. Electrical Rooms, 3no. Modular Offices, Forklift Charging Shed, Workshop, 2no. Storage Sheds, Temporary Wastewater Treatment Plant, Retention of change of use of 2no Buildings originally incorporating workshop, offices, storage and retail area to storage use incl. ancillary offices and all associated site works including retention of yard and car parking area and forklift access ramp Clogheen Road Cahir Co. Tipperary E21W135
25/61056	Annaholty Green Energy Limited	P		22/10/2025	F	RED III a period of 10 years for the construction and operation of a biogas renewable energy facility comprising of 2 no. primary anaerobic digesters (height c. 18.5m); 1 no. secondary digester/storage tank (dome height c. 16.5m); 1 no. digestate storage tank (dome height c. 16.5m); 2 no. manure reception tanks (dome height c. 12m); 1 no. desulphurisation unit (Ground Floor Area (GFA) c.13m2, height c.3.3m), 1 small tank (height c. 3.2m) and 2 larger tanks (height c 9.8m & c 11.8m); 2 no. pasteurization tanks (height c. 5.6m) and 2 no. cooling tanks (height c. 5.6m); 1 no. external Solid Input Device (SID); 1 no. pump room (GFA 300m2, height 3.1m); these components will be located within a containment bund (height c. 1.5m).  The proposed development will also consist of: 1 no. feedstock reception hall (GFA 1,800m2, height c.15m) with air filtration unit (stack height c. 20.5m), 1 no. underground mixing tank (diameter c.16m, height c. 4m), 1 no. SID, offices, and workshop; 5 no. silage clamps (GFA 8,640m2, height c. 5m); 1 no. storage shed (GFA 228m2, height c. 5m); 1 no. rainwater harvesting tank (height c. 6m);

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 20/10/2025 To 26/10/2025

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					<p>1 no. fire water storage tank (height c. 5.5m); 1 no. plant room (GFA c. 90m2, height c. 5.3m); 2 no. CHP units and chillers (GFA 44m2 each, maximum height c.7.5m to flue); 1 no. bunded biofuel tank (length c. 6.2m, height c. 2.3m); and diesel tank (length c. 4m, height 2.5m); 1 no. dewatering storage building (GFA c. 263m2, height c. 5.5m) with air filtration unit (stack height c. 9.5m); 1 no. ESB substation building (GFA c. 65m2, height c. 3.8m); 1 no. biomethane upgrade unit (GFA c. 235m2; height c. 13.2m); 1 no. carbon dioxide capture unit (GFA c. 885m2, height c. 16.7m); 1 no. two storey admin building containing offices, laboratories, and welfare facilities (GFA 228m2, height c. 8.2m); 1 no LPG compound (GFA 98m2) with bunded wall (height c. 2.5m) containing 2 no. propane tanks (diameter c. 1.5m, length c. 4.8m); 1 no. emergency flare (height c. 7.7m); 1 no. Gas Networks Ireland ('GNI') compound ('Biomethane Network Entry Facility') kiosk (GFA c. 24m2, height c. 5.1m (antenna)); firewater retention pond (c. 1,750m3); Infiltration Basin (c. 2300m3); underground silage clamp tank, (c. 3,725m3), boundary treatments and ancillary works that will include: tree felling to facilitate construction and operation of the proposed development; new site entrance off the L94451, security gates and fencing; access roads and yards; 1 no. weighbridge; 2 no. wheel washes; bunding; surface water drainage system; foul wastewater holding tank and equipment; vehicular parking with charging (HGV, cars and bicycles); landscaping, planting (c. 3.65 ha) of broadleaf woodland, and berms (height c 1-3 m); lighting and all ancillary works. Servicing arrangements will include the provision of potable water mains, Gas Networks Ireland ('GNI') gas connection via the GNI compound; ESB substation &amp; transformer Thornhill and Annaholty Birdhill Co, Tipperary</p>
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Date: 31/10/2025

**Tipperary Co. Co.**

TIME: 12:25:37 PM PAGE : 10

## PLANNING APPLICATIONS

**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 20/10/2025 To 26/10/2025**

**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**

**Total: 22**

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

**PLANNING APPLICATIONS**  
**INVALID APPLICATIONS FROM 20/10/2025 To 26/10/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/194	Liam and Sinead Ryan	R	20/10/2025	a converted domestic garage and an attached log cabin for living accomodation, also for Permission to install a new effluent treatment system and to use an existing site entrance as a shared entrance Greenhills Birdhill Co Tipperary
25/211	Ian Ward	P	22/10/2025	filling the existing poor quality agricultural land with inert materials comprising of Class 5 and Class 6 material (topsoil, subsoil, soil, recovered concrete and stone) in order to raise the level of the ground, provision of a temporary wheel wash on site, utilising existing site entrance, including all ancillary site works at Ballyard Td, Birdhill, Co. Tipperary. The Assessment Screening Report and Natura Impact Statement will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, at the offices of Tipperary County Council, during its public opening hours. Ballyard Td Birdhill Co. Tipperary

**PLANNING APPLICATIONS**  
**INVALID APPLICATIONS FROM 20/10/2025 To 26/10/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/61040	Nua Healthcare Services	P	21/10/2025	conversion of the existing garage to a single-occupancy communal dwelling unit, including internal alterations and the provision of living, dining, and bathroom facilities for persons with an intellectual or physical disability, together with changes to the exterior elevations and all associated site works. The proposed development will have a gross floor area of 43.5 sq.m and will be located to the north side of the existing communal dwelling Coolkenedy Thurles Co. Tipperary E41KD81
25/61043	Patricks Rock Solar Ltd.	P	21/10/2025	the construction of a solar photovoltaic (PV) energy development with a total site area of 151 hectares. The proposed development includes for the erection of solar panels on ground-mounted galvanised steel frames, 17 no. transformer units, a permanent operations compound, inverters, underground cabling and ducting, security fencing, pole mounted closed circuit television (CCTV) cameras, upgrade of 5 no. existing site entrances, construction of 1 no. new site entrance, internal site access tracks, landscaping, 1 no. temporary construction compound, 4 no. satellite compounds, temporary laydown areas and all associated development works. The operational lifespan of the solar PV development will be 40 years. The proposed development will incorporate a grid connection which will be subject to a separate planning application at a later date. The planning application is accompanied by a Natura Impact Statement Monadreela, Boscabell, George's-Land, Brickendown, Rathordan, Kilscobin, Kilconnell, Mocklershill Cashel Co. Tipperary



PLANNING APPLICATIONS  
INVALID APPLICATIONS FROM 20/10/2025 To 26/10/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/61044	Patrick Condon	P	22/10/2025	slatted shed with loose area, crush area and all associated site works Curraghatoor Ballylooby Co. Tipperary
25/61050	Anne & Kevin Sayers	R	23/10/2025	1) entrance walls and gates to existing residential entrance , 2) demolished two-storey section to North East elevation of the existing dwelling house, 3) walls to courtyard at rear of house, 4) installation of PV panels to rear of domestic shed, 5) outdoor decking area and associated work Woodville House, Woodville Templemore Co. Tipperary E41CA40

**P L A N N I N G   A P P L I C A T I O N S**  
**INVALID APPLICATIONS FROM 20/10/2025 To 26/10/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/61051	The Board of Management of Saint Mary's Secondary School	P	21/10/2025	the construction of a new extension to the southeast of the existing school building, to the rear of the existing sports hall. The extension will be part single and part two storey and will be attached to the existing school building. The additional accommodation will include a 2 class base special education needs unit, graphics room, 2 no. science laboratories, home economics room, 3 no. general classrooms, staff office, sanitary accommodation, ancillary rooms, plant and stores. Minor works are proposed to the existing building to facilitate the new extension to include façade and layout changes in the vicinity of the connection to the new extension. The works will include the provision of landscaped courtyard and play spaces adjoining the new extension, amendments to the existing road and landscape layouts to support the new extension, 6 no. additional carparking spaces and all ancillary works Church Road Newport Co. Tipperary V94 RY18
25/61055	Colman Smyth	P	22/10/2025	the construction of a 2 storey dwelling and single storey garage and carport, with septic tank and percolation area, new entrance and boundary hedge set back, and all associated landscaping and site works Grangebarry Fethard Clonmel Co. Tipperary

**PLANNING APPLICATIONS**  
**INVALID APPLICATIONS FROM 20/10/2025 To 26/10/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/61066	Peter Creedon	P	24/10/2025	construction of all-weather sports facilities to the rear of the school including the following; a) a 400-meter athletic running track, with a 100-meter sprint track, b) An all-weather pitch for soccer and GAA games, c) track and field sports including long jump, high jump, shot put, boules, miniature-golf course, d) a perimeter walkway/running track with low level lighting around the existing amenities e) Flood-lighting to the main all-weather pitch and track and field sports f) two new paddle courts with flood lighting and associated fencing, g) ancillary structures such as a small retaining wall between the all-weather pitch and the existing grass pitch, steps, seating fencing and gates. The works include all landscaping, drainage and ancillary works and services Colaiste Dun Iascaigh Cashel Road Co. Tipperary E21 NV38

**Total: 9**

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

PLANNING APPLICATIONS

EIAR - NIS REPORTS REQUESTED FROM 20/10/2025 To 26/10/2025

FILE NUMBER	APPLICANTS NAME	APP. TYPE	Request Date	Article Number	DEVELOPMENT DESCRIPTION AND LOCATION
25/183	Nathan Croke & Lorraine Murphy	P	21/10/2025	177	the erection of a 2-storey dwelling house, detached domestic double garage, on site wastewater system, entrance and all associated site works Milltown Britton Lisronagh Fethard Co. Tipperary

Total: 1

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

**PLANNING APPLICATIONS**  
**EIAR - NIS REPORTS RECEIVED FROM 20/10/2025 To 26/10/2025**

FILE NUMBER	APPLICANTS NAME	APP. TYPE	Received Date	Article Number	DEVELOPMENT DESCRIPTION AND LOCATION
25/61056	Annaholty Green Energy Limited	P	21/10/2025		RED III a period of 10 years for the construction and operation of a biogas renewable energy facility comprising of 2 no. primary anaerobic digesters (height c. 18.5m); 1 no. secondary digester/storage tank (dome height c. 16.5m); 1 no. digestate sto ... Thornhill and Annaholty Birdhill Co, Tipperary

Total: 1

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

AN BORD PLEANÁLA  
APPEALS NOTIFIED FROM 20/10/2025 To 26/10/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
25/60268	JSF Property Holding Ltd. Carrick Business Park Carrick on Suir Co. Tipperary E32 AE33	P	23/09/2025	C	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	20/10/2025
25/60737	Peter Farrell Springfield House, Springfield Clerihan Co. Tipperary E91K510	P	22/09/2025	R	(a) a single storey extension to the existing single storey dwelling house inclusive of renovations of the existing house, (b) a new domestic wastewater treatment system, (c) upgrade of the existing vehicular entrance and d) associated site works Caddlestown Cahir Co. Tipperary	22/10/2025

**A N B O R D P L E A N Á L A**  
**APPEALS NOTIFIED FROM 20/10/2025 To 26/10/2025**

25/60764	Swiftcastle (Roscrea) Ltd. Quality Hotel Redbarn Youghal, Co. Cork P36 NR25	P	25/09/2025	R	alterations/extensions to the existing Direct Provision Accommodation Centre to consist of a) a single-storey kitchen extension to the side of the existing building and b) a three-storey bedroom wing extension to the side of the existing building, comprising of 60 no. bedrooms, all with associated and ancillary site works Racket Hall Roscrea Co. Tipperary E53 WV00	24/10/2025
24/61133	EirGrid Plc. The Oval 160 Shelbourne Road Dublin	P	08/10/2025	C	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 maintenance works; ancillary site preparation works, site clearance	23/10/2025

AN BORD PLEANÁLA  
APPEALS NOTIFIED FROM 20/10/2025 To 26/10/2025

					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 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)	
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Total: 4

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



**A N B O R D P L E A N Á L A**  
**APPEAL DECISIONS NOTIFIED FROM 20/10/2025 To 26/10/2025**

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

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