

P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS RECEIVED FROM 22/09/2025 To 28/09/2025**

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25/200	Cloonyhea Farms Ltd	P	22/09/2025	the development of silage base with aprons and channels, for cattle house incorporating slatted tank and all associated works on the lands Ballyvarra Mullinahone Thurles Co. Tipperary		N	N	N
25/201	Michael Walton	P	22/09/2025	an agricultural slatted shed, demolition of old silage slab and construction of new silage slab with side walls and associated site works Rossaguile Newport Co Tipperary		N	N	N
25/202	Brian & Jennifer Condon	P	24/09/2025	the construction of a glamping area with 3 no. glamping pods, construction of an amenity area, including shower room and drying area attached to existing agricultural building, 3 no. parking spaces, bicycle parking, revised entrance, effluent treatment system with raised bed tertiary filter and associated site works Knockballiniry Td Ardfinnan Co. Tipperary		N	N	N

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25/203	Tony, Marie & Stephen Kenny	E	26/09/2025	construction of (I) cubicle shed with underground effluent tank & feeding aprons, (II) Silage pit extension, (III) Calf shed and all associated site works. Demolition of open tank also required Rochestown Ardfinnan Co. Tipperary		N	N	N

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25/60940	Lightsource Renewable Energy Ireland Limited	P	22/09/2025	a Battery Energy Storage System (BESS) development to consist of a new site entrance and access track, site security fencing including a noise acoustic barrier, access gates, BESS enclosures, a BESS intake substation, MV skid, a back-up generator, a monitoring house, an auxiliary transformer, spares containers, CCTV, an onsite toilet, carparking, a temporary construction stage compound area, landscaping and all associated ancillary development services and works, all to be provided within a total overall application boundary of 2.69 ha. Permission is sought for the proposed BESS development for a period of 10 years with an operational period of 40 years. An Appropriate Assessment Screening Report (AASR) and Natura Impact Statement (NIS) has been prepared for this development and submitted with this planning application. A separate application will be submitted to An Coimisiún Pleanála to obtain permission for a 110kV substation on site Ballygammane and adjacent to the existing Thurles 110kV substation Thurles Co. Tipperary	Y	N	N	N

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25/60941	Claire and Eamonn Cooney	P	22/09/2025	(i) the demolition of an existing front porch canopy, (ii) construction of a new single storey extension to the north east elevation (rear), (iii) construction of a new porch to the south west elevation (front), (iv) widening of the existing concrete driveway to the south west and associated site boundary and site development works 8 Glenoaks Close Clonmel Co. Tipperary E91 P9C6		N	N	N

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25/60942	Uisce Éireann	P	22/09/2025	upgrades to the existing Roscrea WwTP and storm management system to comprise of 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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25/60943	Adda & Dan Barry	P	22/09/2025	the increase of the height of the ground floor flat roof extension and to incorporate a new roof light, to increase the height of the two-storey extension and to change the roof from a pitched roof to a flat roof, alterations to side and rear elevations and all associated works 7 Park View East Templemore Co. Tipperary E41 H985		N	N	N
25/60944	Sean Madigan	P	23/09/2025	the following development: to demolish outbuilding and construct a side extension to the existing dwelling house together with all associated works 14 Marian Road Templemore Co. Tipperary E41 WR62		N	N	N
25/60945	Patrick Fitzgerald & Sinead Carberry	R	23/09/2025	redevelopment of existing dormer cottage to a 4-bedroom 2-storey dormer house, including all associated external works Bishopswood Dundrum Co. Tipperary E34VY29		N	N	N

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25/60946	Tara Moroney	R	23/09/2025	an existing single storey extension to the rear of the existing dwelling and retention of single storey steel shed at the rear of the property 3 Beech Avenue Green Hill Village Carrick On Suir, Tipperary E32 KW88		N	N	N
25/60947	Knockroe Windfarm Limited	P	23/09/2025	works relating to the Turbine Delivery Route for the consented Knockroe Wind Farm (ACP Ref: 315176). The works will take place in the townlands of Ballagroe, Ballycullin, Ballyduggan, Ballyhomuck, Ballywalter, Cappaghmore, Cappoge, Grangemockler, Gurteen (Bryan), Kilburry East, Kilburry West, Kilnagranagh, Kilvemnon, Mullinoly and Ninemilehouse, County Tipperary. The proposed development will consist of temporary road widening works, the construction of temporary sections of stoned tracks and other associated accommodation works at the locations noted below. The works consist of: - Temporary works within GAA grounds adjacent to the R692 road in the townland of Kilburry West to include; temporary removal of a section of the boundary wall and entrance gates; temporary removal of block walls within GAA grounds; temporary removal of scoreboard; pitch grass to be covered with protective Aluminium Trackway mats. All temporary works to be reinstated to their existing condition including reinstatement of existing boundary arrangements and treatments following delivery of turbine components. - Tree trimming at Ballycullin Bridge on the R692 road in the townland of Ballycullin. - Temporary widening of section of the R692 road in the		N	N	N

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			<p>townland of Kilvemnon. Works to include construction of temporary section of stoned track; and temporary removal of hedging. All temporary works to be reinstated to their existing condition, including reinstatement of hedging following delivery of turbine components.</p> <p>- Construction of a temporary section of stoned track at the R690 - R692 road junction in the townland of Mullinoly. Works to include removal of boundary wall sections and installation of temporary access gates; and hedge trimming. All temporary works to be reinstated to their existing condition, including reinstatement of boundary wall following delivery of turbine components.</p> <p>- Construction of a temporary section of stoned track at the R690 road in the townland of Kilvemnon. Works to include trimming and removal of hedges and trees and removal of a section of wall along the field boundary and installation of temporary access gates. All temporary works to be reinstated to their existing condition, including reinstatement of hedging following delivery of turbine components.</p> <p>- Temporary section of road widening at the N76 - R690 junction in the townland of Ninemilehouse. Works to include temporary removal of a section of wooden post and rail fencing and crash barrier following delivery of turbine components</p> <p>The N76, R690 and R692 roads in the townlands of Ballagroe, Ballycullin, Ballyduggan, Ballyhomuck, Ballywalter, Cappaghmore, Cappoge, Grangemockler, Gurteen (Bryan), Kilburry East, Kilburry West, Kilnagranagh, Kilvemnon, Mullinoly and Ninemilehouse, County Tipperary. (Note: Please see separate</p>			
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				POI Coordinates document for Grid Refs of all POIs)				
25/60948	Tommy Slattery	P	23/09/2025	the development of a shed Garryduff East Dundrum Co. Tipperary		N	N	N
25/60949	Fethard GAA Club	P	23/09/2025	a) the construction of a new 2-storey clubhouse facility comprising of 2 no. changing rooms, showers, toilet facilities, a referees' room, a meeting room, a medical/store room and multi-purpose room; b) demolition of existing spectator stand; c) construction of new spectator stand; d) installation of new hurling wall; e) installation of a footpath and low-level perimeter fencing around the existing GAA pitch; f) relocation of the existing electric scoreboard; g) all associated site development works Fethard GAA Park Saint Patrick's Place, Fethard Co. Tipperary E91 XV34		Y	N	N
25/60950	Jack Looby	P	23/09/2025	dwelling, garage, effluent treatment system and entrance Garden Grove Cahir Co. Tipperary		N	N	N

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25/60951	High Hopes Preschool Limited	R	23/09/2025	the change of use of an existing building from a community hall to a pre-school and after school childcare service and all associated siteworks. Protected Structure reference Number TRPS1892 Donaskeigh Community Hall Donaskeigh Co. Tipperary		Y	N	N
25/60952	Ellie Cullen on behalf of Gurtagarry Community Garden	R	23/09/2025	of a stand alone prefabricated garden lounge and all associated site works and PERMISSION for construction of a community garden with a polytunnel, stand alone prefabricated storage container and all associated site works Blakefield Toomevara, Nenagh Co. Tipperary E45W440		N	N	N
25/60953	Vantage Towers Limited	P	24/09/2025	the erection of a 30 metre high lattice tower with antennas, dishes and associated telecommunications equipment, including equipment cabinets at ground level all enclosed by security fencing Mill River Business Park Carrick on Suir Co. Tipperary		N	N	N

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25/60954	Vantage Towers Limited	P	24/09/2025	erection of a 30 metre high lattice tower with antennas, dishes and associated telecommunications equipment, including equipment cabinets at ground level all enclosed by security fencing and with an extension to the existing access track Knockuragh Drangan Co. Tipperary E41 T951		N	N	N
25/60955	Jiafeng Chen	R	24/09/2025	the change of use from café/commercial use to residential use at ground floor and comprises a three bedroom apartment, alterations to front and rear ground floor elevations and ancillary related works Main Street Golden Co. Tipperary E25 Y677		N	N	N
25/60956	Forge Stud	P	24/09/2025	construction / installation of a wastewater treatment unit and percolation area and connection to the existing staff welfare building (former Forge) and all associated site works Corbally Clonoulty Cashel, Co. Tipperary E25 NH60		N	N	N

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25/60957	Linley Investments	P	24/09/2025	the demolition of 3no existing farm buildings and for the erection of 2no bovine housing units with slatted waste storage and cattle handling area, plant room and toilet, 2no walled silage pits, 1no haybarn and all associated site works including site road, yards, underground effluent storage tank, septic tank and percolation area Curraghtarsna Fethard Co. Tipperary		N	N	N
25/60958	Marie McCormack & Joseph Campion	P	24/09/2025	construction of a new dwelling, a new garage, a new entrance and a new well, with a new effluent treatment system and all associated siteworks Graiguepadeen Gortnahoe, Co Tipperary		N	N	N
25/60959	Tomás & Aisling Hamill	P	25/09/2025	the construction of a new house, garage, entrance and waste water treatment system with all associated site works Killea Templemore Co.Tipperary		N	N	N

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25/60960	Liam Judge	P	25/09/2025	construction of 2 no. semi detached bungalows together with all associated site works No. 2 Windsor Grove Mill Road Thurles, Co. Tipperary		N	N	N
25/60961	Crystal Halley	P	25/09/2025	the renovation of a cottage, the construction of a single storey glass connector, a storey and a half extension to rear of cottage and the installation of a septic tank Iffa and Offa West Flemmingstown Clogheen Co. Tipperary		N	N	N
25/60962	Ken O'Connell	R	25/09/2025	dog kennels, sheds housing dos and ancillary site development works - the site currently has permission for dog runs and sheds of a similar nature gained through a previous application Monaquill Ballinaclough Nenagh, Co Tipperary E45 CH22		N	N	N

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25/60963	Gavin McAvinchey on behalf of the estate of Elizabeth McAvinchey	R	25/09/2025	1) the extension to rear of house & conversion of garage to living area, 2) a domestic garage and storage sheds on site and planning permission for new site boundaries Moanfin Kilruane Nenagh, Co Tipperary E45DE27		N	N	N
25/60964	Kieran & Louise Ryan	P	26/09/2025	refurbishment, conversion, and adaptation of a Vernacular Farm Building (former Coach House) to a four bedroom two-storey dwelling house including all associated site works Knockeevan Ballyclerihan Co. Tipperary		N	N	N
25/60965	Elizabeth Robertson	R	26/09/2025	the alterations to dwelling house and construction of garage on site Tyone Nenagh Co. Tipperary E45FH75		N	N	N
25/60966	SWG Hayes Farming Ltd	P	26/09/2025	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

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25/60967	Claire Griffin & Josh Lane	P	26/09/2025	the construction of a single-storey rear & side extension to the existing dwelling house, installation of 2 no. roof lights to existing rear roof slope and all associated site works Gortnaveigh Newtown Nenagh Co. Tipperary		N	N	N

Total: 32

*** END OF REPORT ***

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/60952	Ashley Park House Limited	R	07/11/2024	licensed events/functions/weddings facilities with overnight/short term letting guest accommodation and staff accommodation (totalling 3,231.7 sq m gross floor space), retention permission for associated services and site development works (incl. existing wastewater treatment arrangements), permission for development of enhanced wastewater treatment arrangements (incl. new tertiary drip dispersal soil polishing filter facility), and permission for development to enhance the existing site access arrangements from the L1103 Local Road, all comprising/within/part of the curtilage of Protected Structure Ref. No.: TRPS14 (Ashyleypark House), at this site of approximately 7.6412 hectares.The development to be retained consists of: A single storey noise insulated marquee pavilion and ancillary structures used as licensed events/functions/weddings facility, incl. entrance, main event space/hall, kitchen and serving areas, toilets, associated services above and below ground level, plant and equipment (incl. air-to-water heat recovery system plant), and 5 no. associated storage structures (totalling 653.1 sq m). Change of use of Ashley Park House (Protected Structure Ref. No.: TRPS14, Ashyleypark House, of 862 sq m gross floor space and ranging in height	24/09/2025	

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				from 1-3 storeys) to licensed events/functions/weddings facilities with overnight/short term letting guest accommodation and staff accommodation (licensed events/functions/weddings facilities, associated facilities and 1 no. bedroom overnight/short term letting guest accommodation at ground floor of 353 sq m; 5 no. bedroom staff accommodation and associated facilities at lower ground floor of 259 sq m; and 6 no. bedroom overnight/short term letting guest accommodation and associated facilities at first floor of 250 sq m). Change of use to overnight/short term letting guest accommodation of 2 no. Gate Lodges (2 storey Castle Lodge of 113.2 sq m with associated facilities at ground floor and 3 no. bedrooms at first floor; Lake Lodge ranging in height from 1-2 storeys of 152.9 sq m with 3 no. bedrooms and associated facilities at ground floor, and 2 no. bedrooms at first floor), and 1 no. Garden Cottage ranging in height from 1-2 storeys of 49.1 sq m with associated facilities at ground floor and 1 no. bedroom at first floor (incl. external storage with water-to-water heat recovery system plantroom). Internal conversion works, external elevation and roof works (doors, windows and reinstatement/maintenance) and associated services above and below ground level, of 4 no. outbuildings with		
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				storage/plant room/workshop areas (totalling 1,136.9 sq m Gross Floor Space) and change of use to overnight/short term letting guest accommodation, comprising of: Building A Dove House: Ranging in height from 1-2 storeys of 172.3 sq m with 3 no. bedrooms and associated facilities (incl. external storage with water-to-water heat recovery system plant room) at ground floor, and 1 no. bedroom and associated facilities at part first floor; Building B Coach House 1: Single storey of 152.8 sq m with 5 no. bedrooms and associated facilities (incl. external storage with air-to-water heat recovery system plant); Building C Coach House 2: Single storey of 135.5 sq m with 4 no. bedrooms and associated facilities (incl. external workshop and external storage with water-to-water heat recovery system plant room); and Building D Coach House 3: Ranging in height from 1-2 storeys of 676.3 sq m with 11 no. bedrooms and associated facilities (incl. external storage, and external storage with water-to-water heat recovery system plant rooms) at ground floor, and 11 no. bedrooms and associated facilities at part first floor. Internal conversion works, external elevation and roof works (doors, windows and reinstatement/maintenance) of boat house structure and change of use to civil ceremony room (99.3 sq m). Caretaker Lodge: 2 storey staff	
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				accommodation of 39.5 sq m with 1 no. bedroom and associated facilities at ground floor, 2 no. mezzanine loft storage areas at first floor, and associated services above and below ground level. Hard and soft landscaping (incl. renovated Glass House conservatory of 49.8 sq m within the walled garden and 2 no. polytunnel structures totalling 59.6 sq m to the east outside the walled garden), ornamental garden features, storage container structure (16.3 sq m), internal vehicular roads and pedestrian walkways, wayfinding signage, vehicle circulation and 2 no. courtyard parking areas, existing wastewater treatment system (incl. raising main foul sewer lines, foul sewers with grease traps from kitchens, 3 no. foul pump stations, 1 no. existing septic tank connected to 2 no. foul holding tanks below ground and existing reed bed foul treatment facility and soakaway arrangement), water supply reticulation, surface/storm water drainage, and all other ancillary and associated site development services and works above and below ground level (incl. air-to-water heat recovery system, and water extraction and water-to-water heat recovery system). The development for which permission is sought consists of: Enhancement of existing wastewater treatment system through the provision of additional foul sewer and foul rising main lines,	
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				<p>upgrading of the Garden Cottage wastewater service provision through the decommissioning of the existing septic tank system and replacement with new two chamber septic tank and pumping station connecting to a new foul rising main, the decommissioning of the existing soakaway that receives discharge from the existing reedbed and the construction of a new pumped tank and tertiary drip dispersal soil polishing filter facility (4,410 sq m) located west of the walled garden. Revision and enhancement of the existing primary site entrance/access arrangements to the development from the L1103 Local Road, by removal and replacement of entrance piers and walls, set back to achieved improved sight lines; Construction of 2 no. new vehicle passing bays along the primary access road to the development from the from the L1103 Local Road; and all other ancillary and associated site development works above and below ground level Ashley Park House Townland of Ashleypark, Ardcroney Nenagh, Co. Tipperary E45 RW32</p>	
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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/96	Tom Sweeney	P	04/06/2025	proposed cubicle house incorporating slatted tanks, cubicle beds and scraper passages, robot milking area for two milking robots, including cow crush area, straw calving area, cubicle separation area, also change of use from part of cattle house no. 2 to bulk tank area and extend outbuilding, solar panels on to buildings no. 5 & 6 for own on farm use and all associated works on the land Killeatin Clogheen Clonmel Co. Tipperary	25/09/2025	
25/155	Christopher Doughan	P	05/08/2025	a slatted suckler house with underground slurry accommodation, calf creep area, ancillary concrete and all associated site works Ballyknockane Cloughjordan Co Tipperary	25/09/2025	

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25/157	Alan Perren and Teresa Charles	R	05/08/2025	amendments to addition and alterations to dwelling house previously granted permission under planning reference 19600786 to include increased floor area of addition, alteration to windows/door opes, change to design of rear roof from "A" roof to hip roof and covered rear porch area Ballaghgar Carrig Co. Tipperary	25/09/2025	
25/60215	Maura Peters	R	18/03/2025	the existing storage shed/garage as constructed Balygibbon Nenagh Co. Tipperary E45PF70	26/09/2025	
25/60220	Simon & SORCHA O'Meara	P	19/03/2025	renovation and extension of existing vacant property, new driveway and associated ancilliary works Coolderry Farm Coolderry Norwood, Nenagh Co. Tipperary	25/09/2025	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 22/09/2025 To 28/09/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60268	JSF Property Holding Ltd.	P	01/04/2025	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	23/09/2025	
25/60449	Adah Larkin & Dean Waters	P	20/05/2025	construction of a part single storey, part dormer style dwelling, garage/store, wastewater treatment system, percolation area, splayed entrance and all ancillary site works Kilcash Clonmel Co. Tipperary	24/09/2025	

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25/60458	Mary Clarke	R	22/05/2025	existing site boundary and location of existing septic tank and percolation area as constructed under Planning Grant 04511553 and all associated site works, as constructed Elmhill Ballymackey Nenagh, Co Tipperary E45XN67	26/09/2025	
25/60492	Liam & Helen Cleary	P	30/05/2025	change of house type to that granted under PA2460191, permission is also sought to construct a domestic storage shed together with all associated site works Brickendown Cashel Co. Tipperary	25/09/2025	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 22/09/2025 To 28/09/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60580	Patrick and Brid Ryan	P	19/06/2025	the construction of a rear extension and make internal and external alterations and modifications to existing dwelling house, construction of a domestic garage, alterations to existing site entrance, and installation of wastewater treatment system and percolation area and all associated site works Springhouse Kilshane Co. Tipperary E34NH27	26/09/2025	
25/60743	The Estate of the late Mary Keane	R	30/07/2025	the single storey extension to the side and rear of dwelling house, and alterations to detached domestic garage incorporating alterations to front elevation and construction of pitched roof, and for PLANNING PERMISSION to demolish existing out-building and to carry out alterations to existing site entrance Kilburry West Cloneen Clonmel, Co. Tipperary E91 F599	22/09/2025	

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25/60744	Roscrea CRSS Ltd.	R	30/07/2025	existing on site totem signage and advertisement as constructed on site and also PERMISSION for revisions to planning app granted ref: 2460775 , revisions to include relocation / construction of EV charging area and canopy over, along with relocation of new jet wash area to accommodate new EV charge location and air / water services also to include all associated site works and services required Roscrea CRSS Ltd., Centra / Circle K Carrig Road Service Station, Roscrea Co. Tipperary E53 RD76	22/09/2025	
25/60746	Brian & Mary Egan	P	30/07/2025	the demolition of existing single storey shed to North gable with replacement proposed single storey kitchen, utility and bathroom extension to north gable including all associated elevational modifications and site works Shannon Lane Terryglass Nenagh Co. Tipperary, E45Y754	22/09/2025	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 22/09/2025 To 28/09/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60747	Kathleen Ryan	P	31/07/2025	the construction of a slatted agricultural livestock unit, an underground slurry storage tank and all associated site works Clonbrick Oola Co. Tipperary	23/09/2025	
25/60748	Hallclon Properties Limited (in Receivership) c/o Deloitte Ireland LLP, Receivers: Andrew Byrne & James Anderson.	R	31/07/2025	8no residential units and permission to complete 8no residential units comprising of; 4 no. two-storey, three-bedroom semi-detached houses and 4 no. two-storey, three-bedroom terraced/end-of-terrace houses (previously approved under Planning Ref. PL52.227298 / 06550157, now expired). The development includes all associated site works and infrastructure services Prior Park Grove Clonmel Co. Tipperary	23/09/2025	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 22/09/2025 To 28/09/2025**

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25/60749	John & Fianna Hickey	R	31/07/2025	the existing single storey sunroom to rear of dwelling, retention permission is also sought for the construction of a domestic garage and two timber storage sheds together with all associated site works Camus Cashel Co. Tipperary E25 P773	23/09/2025	
25/60750	Muintir na Tire Community Hall Committee	R	31/07/2025	completion for the installation of an electronic gateway and fencing and retention of on-site surface water drainage works and all associated site works Muintir na Tire Community Hall, Chapel Lane, Roscrea Co. Tipperary E53AH34	23/09/2025	
25/60751	John O'Flaherty & Maria Hogan	P	31/07/2025	the construction of a vehicular entrance, dwelling house, domestic garage, proprietary wastewater treatment system with polishing filter together with all associated site works Garraanmore, Newtown Nenagh Co. Tipperary	23/09/2025	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 22/09/2025 To 28/09/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60754	Aidan Doherty Transport Ltd.	P	01/08/2025	an extension to existing warehouse building together with all associated site works Knockanrawly Tipperary Town Co. Tipperary	24/09/2025	
25/60755	Patricia Loughnane	R	01/08/2025	the existing single storey extension to side of dwelling along with retention for existing front porch. Retention permission is also sought for the as-built location of the dwelling on the site together with all associated site works Ballydavid Littleton Co. Tipperary E41RF77	25/09/2025	
25/60756	Linda Harney	P	01/08/2025	a) Roof Horse Walker, b) Farmyard Manure Pit and Effluent Tank and, c) All associated site works Manna South Templemore Co. Tipperary E41R1H1	25/09/2025	

PLANNING APPLICATIONS

PLANNING APPLICATIONS GRANTED FROM 22/09/2025 To 28/09/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60759	Padraig Carew & Aedin Hogan	P	02/08/2025	a two storey house, domestic garage, treatment tank, percolation area and entrance Glenough Lower Rossmore Cashel Co. Tipperary	25/09/2025	

Total: 23

*** END OF REPORT ***

PLANNING APPLICATIONS**PLANNING APPLICATIONS REFUSED FROM 22/09/2025 To 28/09/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60737	Peter Farrell	P	29/07/2025	(a) a single storey extension to the existing single storey dwelling house inclusive of renovations of the existing house, (b) a new domestic wastewater treatment system, (c) upgrade of the existing vehicular entrance and d) associated site works Caddlestown Cahir Co. Tipperary	22/09/2025	
25/60764	Swiftcastle (Roscrea) Ltd.	P	05/08/2025	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	25/09/2025	

Total: 2

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

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 22/09/2025 To 28/09/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/272	David Quin & Kate Goodhue	P		25/09/2025	F	the construction of a first floor extension to side and dormer extension and rooflights to rear, to raise the existing chimney by 600mm and for internal alterations to existing dwelling Knockanglass Coalbrook Thurles Co. Tipperary
24/60874	Portroe GAA Club	P		25/09/2025	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
25/129	Morgan Claffey	P		22/09/2025	F	(a). The construction of a 2 bay extension with related signage to the existing garage and showroom (Previously permitted under Planning Ref No: 07/510824 and (b) All landscaping, boundary treatments and associated external site works Lehinch Lorrha Nenagh Co Tipperary

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 22/09/2025 To 28/09/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/140	Oliver & Kerry Fletcher	P		22/09/2025	F	the construction of a single/dormer type extension to the rear of existing bungalow and alterations to the existing bungalow, detached garage/household store, tertiary treatment system and infiltration/treatment area and all associated site works, instead of planning permission granted under reference no. 2260726 Moanmore Grange Co. Tipperary E91TK35
25/149	Michael Ryan	P		23/09/2025	F	slatted cattle house with underground slurry accommodation, cattle crush, ancillary concrete and all associated site works Baurroe Toomevara Co Tipperary
25/152	Micheal Fitzgerald & Kellie Lewis	P		26/09/2025	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
25/192	James Noel Burke & Fiona Cunningham-Burke	R		24/09/2025	F	kitchen, rear dormer window and front roof lights 56 O'Brien Street Tipperary Town Co. Tipperary E34 Y006

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60022	Brenda Campion	P		25/09/2025	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
25/60267	Tipperary Education and Training Board (ETB)	P		25/09/2025	F	the demolition/removal of external stairs and detached buildings to build an extension to the rear of the building with car parking and new access. The extension will consist of a part single part two storey building. It will be located to the north of the existing college and will have a flat roof. It will include classrooms and ancillary uses at ground level, a new entrance foyer, fire escape stairs, lift and will also include fire escape from the existing building and staff facilities at first floor level. The development will include a new car park and entrance to the rear (North) with access from St. Nicholas Park. The existing vehicular entrance will be widened. The development will include all associated site works, landscaping and services. The landscaping will include soft and hard surfaces, ramps and steps, a new deck area to the west of the existing building, a new courtyard area with a podium adjacent to the new entrance and covered bicycle parking Ballyrichard Carrick-on-Suir Co. Tipperary E32AN26

Date: 03/10/2025

Tipperary Co. Co.

TIME: 2:47:14 PM PAGE : 4

PLANNING APPLICATIONS

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60301	Subgero Ltd.	R		26/09/2025	F	the as constructed surface water infrastructure including attenuation tanks, pipework and manholes as laid, where they differ from the approved sewer layout; footpaths within the green area; boundary screen walls around the sides and rear of houses 18-22, which vary from the approved drawings; and PERMISSION for alterations to the approved site development works, namely increasing the approved width of footpaths & parking bays from 1.5m to 1.8m and general revisions to the public lighting layout, roads, paths & parking to improve the site layout Schoolhouse Row Portroe Co Tipperary
25/60399	Phoenix Tower Ireland III Limited	P		23/09/2025	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

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60481	Christopher Ryan	P		24/09/2025	F	1. the renovation and extension of an existing house, 2. the upgrade of the wastewater system, 3. the revised site boundaries along with driveway and all ancillary site works with access via entrance granted permission under PL Ref 2460667 Curragh Portroe Nenagh, Co Tipperary E45WY29
25/60483	Ballyporeen Football Club	P		26/09/2025	F	the construction of a spectator stand to serve existing playing field with all associated site development works Ballyporeen Co. Tipperary E21YP99
25/60605	Brid Walsh	P		24/09/2025	F	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
25/60613	Tom Shine	P		26/09/2025	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

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60730	Sharon Hunt	R		28/09/2025	F	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
25/60732	Paddy O'Donnell	R		25/09/2025	F	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
25/60761	Shane O Dwyer & Cliona Ryan	P		25/09/2025	F	the construction of a new extension to the side of the existing dwelling, permission to decommission the existing septic tank and permission to install a new septic tank and percolation area. RETENTION PERMISSION for a as constructed front extension to the existing dwelling and all associated siteworks Clareen, Ballycahill Thurles Co. Tipperary
25/60801	Robert Dower & Brid Murphy	P		25/09/2025	F	the construction of a dwelling house, entrance, driveway, treatment system and all associated site development works Rathkeevin Clonmel Co. Tipperary

PLANNING APPLICATIONS

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25/60812	Diarmuid Fogarty	P		25/09/2025	F	the construction of a vehicular entrance, dwelling house, domestic garage, proprietary waste water treatment system with polishing filter together with all associated site works Moyneard Moyne, Thurles Co. Tipperary

Total: 20

*** END OF REPORT ***

PLANNING APPLICATIONS
INVALID APPLICATIONS FROM 22/09/2025 To 28/09/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60910	Linley Investments Ltd	P	22/09/2025	the demolition of 3no existing farm buildings and for the erection of 2no bovine housing units with slatted waste storage and cattle handling area, plant room and toilet, 2no walled silage pits, 1no haybarn and all associated site works including site road, yards, underground effluent storage tank, septic tank and percolation area Curraghtarsna Fethard Co. Tipperary
25/60914	Rebecca Spelman	R	23/09/2025	change of use from general office to health centre to provide talking therapy, mental health diagnostic assessments (including neurodiversity assessments), psychiatry consultations, and GP consultations for GPs with a special interest in mental health and replacement of existing signage and all ancillary works Front Office Unit, The Hatchery Martry's Road, Nenagh Co. Tipperary E45 DH96
25/60918	Jia Fengchen	R	22/09/2025	change of use from Café/Commercial Use to Residential Use at ground floor and comprises a three bedroom apartment, alterations to front and rear ground floor elevations and ancillary related works Main Street Golden Co Tipperary E25Y677

PLANNING APPLICATIONS**INVALID APPLICATIONS FROM 22/09/2025 To 28/09/2025**

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25/60922	Stephen & Deirdre Hynes	R	23/09/2025	storage shed & storage unit and Planning Permission for new waste water treatment system Tullaheady Nenagh Co. Tipperary E45 VK76
25/60930	Ailish Cleary	P	23/09/2025	Subsivision and Change of use of portion of the former Rorer Factory unit at Lisbunny Industrial Estate , Lisbunny, Nenagh County Tipperary for use as a Community building to be Operated by the A-team . Permission is also sought for Internal alteration of the building, the provision of signage on the building , new pedestrian access gate from the public footpath along the Dublin road and Covered Bicycle storage area. Former Rorer Building Lisbunny Industrial Estate Lisbunny
25/60938	Thomas Kinane (hon sercetary)	R	25/09/2025	outdoor covered seating area built on the rear south east corner of existing clubhouse Kilcommon More (North) Cahir Co. Tipperary E21 AE29
25/60945	Patrick Fitzgerald & Sinead Carberry	R	24/09/2025	redevelopment of existing dormer cottage to a 4-bedroom 2-storey dormer house, including all associated external works Bishopswood Dundrum Co. Tipperary E34VY29
25/60947	Knockroe Windfarm Limited	P	24/09/2025	works relating to the Turbine Delivery Route for the consented Knockroe Wind Farm (ACP Ref: 315176). The works will take place in the townlands of

PLANNING APPLICATIONS
INVALID APPLICATIONS FROM 22/09/2025 To 28/09/2025

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				<p>Ballagroe, Ballycullin, Ballyduggan, Ballyhomuck, Ballywalter, Cappaghmore, Cappoge, Grangemockler, Gurteen (Bryan), Kilburry East, Kilburry West, Kilnagranagh, Kilvemnon, Mullinoly and Ninemilehouse, County Tipperary.</p> <p>The proposed development will consist of temporary road widening works, the construction of temporary sections of stoned tracks and other associated accommodation works at the locations noted below. The works consist of:</p> <ul style="list-style-type: none">- Temporary works within GAA grounds adjacent to the R692 road in the townland of Kilburry West to include; temporary removal of a section of the boundary wall and entrance gates; temporary removal of block walls within GAA grounds; temporary removal of scoreboard; pitch grass to be covered with protective Aluminium Trackway mats. All temporary works to be reinstated to their existing condition including reinstatement of existing boundary arrangements and treatments following delivery of turbine components.- Tree trimming at Ballycullin Bridge on the R692 road in the townland of Ballycullin.- Temporary widening of section of the R692 road in the townland of Kilvemnon. Works to include construction of temporary section of stoned track; and temporary removal of hedging. All temporary works to be reinstated to their existing condition, including reinstatement of hedging following delivery of turbine components.- Construction of a temporary section of stoned track at the R690 - R692 road junction in the townland of Mullinoly. Works to include removal of boundary wall sections and installation of temporary access gates; and hedge trimming. All temporary works to be reinstated to their existing condition, including reinstatement of boundary wall following delivery of turbine components.- Construction of a temporary section of stoned track at the R690 road in the townland of Kilvemnon. Works to include trimming and removal of hedges and trees and removal of a section of wall along the field boundary and installation of temporary access gates. All temporary works to be reinstated to their existing condition, including reinstatement of hedging following delivery
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PLANNING APPLICATIONS**INVALID APPLICATIONS FROM 22/09/2025 To 28/09/2025**

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				<p>of turbine components.</p> <p>- Temporary section of road widening at the N76 - R690 junction in the townland of Ninemilehouse. Works to include temporary removal of a section of wooden post and rail fencing and crash barrier following delivery of turbine components</p> <p>The N76, R690 and R692 roads in the townlands of Ballagroe, Ballycullin, Ballyduggan, Ballyhomuck, Ballywalter, Cappaghmore, Cappoge, Grangemockler, Gurteen (Bryan), Kilburry East, Kilburry West, Kilnagranagh, Kilvemnon, Mullinoly and Ninemilehouse, County Tipperary. (Note: Please see separate POI Coordinates document for Grid Refs of all POIs)</p>
25/60948	Tommy Slattery	P	24/09/2025	<p>the development of a shed</p> <p>Garryduff East</p> <p>Dundrum</p> <p>Co. Tipperary</p>
25/60949	Fethard GAA Club	P	24/09/2025	<p>a) the construction of a new 2-storey clubhouse facility comprising of 2 no. changing rooms, showers, toilet facilities, a referees' room, a meeting room, a medical/store room and multi-purpose room; b) demolition of existing spectator stand; c) construction of new spectator stand; d) installation of new hurling wall; e) installation of a footpath and low-level perimeter fencing around the existing GAA pitch; f) relocation of the existing electric scoreboard; g) all associated site development works</p> <p>Fethard GAA Park</p> <p>Saint Patrick's Place, Fethard</p> <p>Co. Tipperary</p> <p>E91 XV34</p>

PLANNING APPLICATIONS
INVALID APPLICATIONS FROM 22/09/2025 To 28/09/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60954	Vantage Towers Limited	P	26/09/2025	erection of a 30 metre high lattice tower with antennas, dishes and associated telecommunications equipment, including equipment cabinets at ground level all enclosed by security fencing and with an extension to the existing access track Knockuragh Drangan Co. Tipperary E41 T951
25/60961	Crystal Halley	P	26/09/2025	the renovation of a cottage, the construction of a single storey glass connector, a storey and a half extension to rear of cottage and the installation of a septic tank Iffa and Offa West Flemmingstown Clogheen Co. Tipperary

Total: 12

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

PLANNING APPLICATIONS
EIAR - NIS REPORTS REQUESTED FROM 22/09/2025 To 28/09/2025

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

*** END OF REPORT ***

PLANNING APPLICATIONS
E.I.A.R - NIS REPORTS RECEIVED FROM 22/09/2025 To 28/09/2025

FILE NUMBER	APPLICANTS NAME	APP. TYPE	Received Date	Article Number	DEVELOPMENT DESCRIPTION AND LOCATION
25/60940	Lightsource Renewable Energy Ireland Limited	P	22/09/2025	177	a Battery Energy Storage System (BESS) development to consist of a new site entrance and access track, site security fencing including a noise acoustic barrier, access gates, BESS enclosures, a BESS intake substation, MV skid, a back-up generator, a ... Ballygammane and adjacent to the existing Thurles 110kV substation Thurles Co. Tipperary
25/60942	Uisce Éireann	P	22/09/2025	177	upgrades to the existing Roscrea WwTP and storm management system to comprise of 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 ... Roscrea Wastewater Treatment Plant (WwTP) Beechwalk and lands adjacent to Cois Aglish within the townlands of Townparks and Clybanane, Co. Tipperary

Total: 2

*** END OF REPORT ***

AN BORD PLEANÁLA
APPEALS NOTIFIED FROM 22/09/2025 To 28/09/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
25/60667	Nigel Flood Dromard Clonmore Templemore Co. Tipperary	R	28/08/2025	R	the existing mobile homes on site, on a temporary basis, along with hard-standing and access road on the site. PERMISSION is also sought to construct a new dwelling house, entrance, effluent treatment system together with all associated site works Dromard Beg Clonmore Templemore Co. Tipperary	23/09/2025

Total: 1

*** END OF REPORT ***

A N B O R D P L E A N Á L A
APPEAL DECISIONS NOTIFIED FROM 22/09/2025 To 28/09/2025

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 *****