

PLANNING APPLICATIONS**PLANNING APPLICATIONS RECEIVED FROM 10/11/2025 To 16/11/2025**

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25/226	John Carew	R	10/11/2025	1) a domestic extension to the rear of the existing dwelling and including all associated alterations to external facades and to the roof, 2) a pergola attached to the side of dwelling, 3) a detached glasshouse, and including all associated site development works 6 Air Hill Clonmel Co. Tipperary		N	N	N
25/227	Laura Jean Hanlon	R	11/11/2025	(a) alterations from as granted dormer dwelling, plan and elevational changes, (b) change of position on site of aforementioned dormer dwelling (previous planning reference 04510546) and (c) detached single storey garage including all associated site works Cloonagh Roscrea Co. Tipperary E53 KH34		N	N	N
25/228	Bradley Pereira and Therese Mannion Pereira	P	12/11/2025	to build addition and alterations to existing dwelling house, install effluent treatment unit with soil polishing filter and all ancillary site works Curraghglass Lorrha Co Tipperary		N	N	N

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25/229	Michael Slattery	E	13/11/2025	1. a new car showroom with part mezzanine for ancillary offices and a workshop repair area with ancillary rooms (total area 1500 sq m). 2. a new single storey valeting/repairs building to the rear of proposed showroom/workshop (total area 325 sq m). 3. a new roadside totem sign. 4. new boundary treatments. 5. New set back vehicular entrance from Limerick Road (R445). 6. New car-parking and car storage areas for new and used vehicles. 7. Storm water attenuation and waste percolation systems, 8. Relocation of existing open drain and associated ground works and all associated site works Tullaheady Nenagh Co Tipperary		N	N	N
25/61134	Clerihan Community Council Limited	R	10/11/2025	1) construction of single storey building comprising changing rooms and multipurpose community rooms, 2) construction advanced waste water treatment system and percolation area, 3) all associated site developments works -the development is situated adjacent to TRPS1725, a protected structure Clerihan Community Park Knockeevan, Ballyclerihan Clonmel, Co. Tipperary E91CR33		Y	N	N

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25/61135	Avril & Ger Jones	P	10/11/2025	the demolition of existing single-story sunroom, the demolition of internal walls and reconfiguration of internal layouts, the construction of a two story extension, upgraded entrance canopy and all associated site works Tooreenbrien Upper, Lackamore Newport Co. Tipperary V94YHC3		N	N	N
25/61136	Limekin Construction (Galway) Limited	P	10/11/2025	demolition of 2 no. house sub-structures and the construction of 4 no. two-storey semi-detached dwelling houses, site entrances and ancillary site works Rosehill Estate, Clonbealy Newport Co. Tipperary		N	N	N
25/61137	Holycross FC	R	10/11/2025	change of use of rear pitch from agricultural to playing field, PERMISSION is also sought for the erection of 3 no. ball catching nets, construction of storage shed, together with all associated site works Glenbane Lower Holycross Co. Tipperary		N	N	N

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25/61138	Thomas Ryan	P	10/11/2025	a traditional dormer style dwelling house, domestic garage, septic tank, percolation area, entrance and ancillary site works Gortderryboy Roscrea Co Tipperary E53 AD79		N	N	N
25/61139	Ann & Martin Carey	R	10/11/2025	modifications to an existing garage, alterations to the front porch of the dwelling, revisions to the rear elevation of the dwelling, and amendments to the driveway layout, together with all associated site works Tullow Newport Co. Tipperary V94 P2K8		N	N	N
25/61140	Padraig Byrne Brigitta Nolan	P	11/11/2025	a new domestic garage with all associated site works Coolnamuck Road Carrickbeg Carrick-on-Suir Co. Tipperary		N	N	N

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25/61141	Pat Cummins	P	11/11/2025	works on the existing estate road to include, changes to kerbing, widening of road, adjustments to parallel parking bays, provision of bollards, removal of ramps, new white lining, provision of priority controlled junctions to include stop sign and lining, provision of new ramps / table tops including one at entrance to estate on the R497, new drainage gullies to accommodate adjustments Drummin Village Borrisokane Road Nenagh, Co. Tipperary E45TK66		N	N	N
25/61142	Killenaule Community Enhancement Group	P	11/11/2025	construction of lighting to the previously approved pedestrian walkway (granted under planning reference no. 2560604) and all associated site development works Killenaule Community Field Pike Street, Killenaule Co. Tipperary		N	N	N

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25/61143	Premier Excel Ltd	P	12/11/2025	a). develop 11 houses consisting of five no. 4-bed houses and six no. 3-bed houses with sheds, 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
25/61144	Rachel and Bridget Hannigan	P	12/11/2025	a single storey side extension to house and new treatment system including all associated site works Ballingeary East Clonmel Co. Tipperary E91TK66		N	N	N

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25/61145	Hi-volt Ireland Ltd	P	12/11/2025	construction of (i) commercial storage shed (ii) wastewater treatment system upgrade and all associated site works. RETENTION PERMISSION of (i) commercial storage building with office structure within comprising of ground floor toilets, hall and offices. First floor containing, storage area, hall, canteen, and offices (ii) two commercial storage building (iii) weighbridge (iv) container office (v) two oil storage tanks (vi) water storage tank (vii) two storage containers (viii) wastewater treatment system with percolation area. EPA Waste Licence (Reg. No. W0267-01) Piercetown Thurles Co. Tipperary		N	Y	Y
25/61146	Catherine Yeung	P	12/11/2025	construction of an extension to the side of dwelling with all associated siteworks 49 Ikerrin Court Thurles Co. Tipperary. E41PK30		N	N	N
25/61147	Angela Martin	R	13/11/2025	an attic loft at an existing dwelling house Curragh Portroe Nenagh, Co. Tipperary E45 DT78		N	N	N

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25/61148	Evan Burke	P	13/11/2025	demolition of existing cottage and construction of a new partial two storey, partial single storey dwelling with packaged waste water treatment system and associated site boundary and site development works Clogharden Grange Clonmel, Co. Tipperary E91 FX08		N	N	N
25/61149	Christopher Burke	P	13/11/2025	dwelling, effluent treatment system, entrance and all associated site works Ballynomasna Ballylooby Co. Tipperary		N	N	N
25/61150	Orla & Johnathan Sutton	P	13/11/2025	construction of a single storey extension to the east side of the existing dwelling house and associated site works Dangan Clonakenny, Roscrea Co. Tipperary E53 DA58		N	N	N

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25/61151	Niall Fitzpatrick	P	13/11/2025	maintenance works to the Kilmastulla River proximate to the Parteen Weir. The works will consist of the removal of sediment and debris built up in river, along with repair work to the river embankment, which is shared with the Parteen Dam embankment Kilmastulla River Townland of Coolnadornory Birdhill, Co. Tipperary V94 C7PN	Y	N	N	N
25/61152	Lorna Healy and Stephen Lillis	P	13/11/2025	a new dwelling with garage, entrance, septic tank and percolation area with all associated siteworks Leigh Two Mile Borris Thurles Co Tipperary		N	N	N
25/61153	Denise McCarthy	P	13/11/2025	change of the design of my dwelling house previously granted under Ref. Planning Number 2560521 Grange Road Ballina Co Tipperary		N	N	N

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25/61154	Rokrush Ltd	P	14/11/2025	the change of use of an existing domestic garage to a community dwelling house for persons with disabilities, ancillary to the existing community dwelling house on site. The proposal includes alterations to the elevations to provide additional windows and doors, the installation of roof lights, and the construction of a canopy/awning, together with the upgrading of the existing wastewater treatment system to accommodate both dwellings and all associated site works Adelong Longstone Cullen, Co. Tipperary E34 TY31		N	N	N
25/61155	Michael & Mary Healy	R	14/11/2025	as built first floor and a single storey extension to the rear of existing dwelling with associated site works Cois Teallaigh The Green Fethard. Co.Tipperary E91XT82		N	N	N

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25/61156	The Commissioners for Public Works in Ireland (OPW)	P	14/11/2025	(a) change of use from visitor centre/museum to café in the ground floor of the annex building, (b) internal alterations in the annex building, (c) reopening a previous window on the west elevation of the annex building, (d)reopening two former internal doors at first floor and second floor of the main Damer House, and (e) associated minor works and services. Damer House is a Protected Structure and is recorded on the Tipperary County Council record of protected structures (RPS No. TRPS924) Damer House Castle Street Roscrea E53 F652		Y	N	N
25/61157	Brendan and Rachel Vaughan	P	14/11/2025	extensions and alterations to an existing dwelling and all ancillary works Byrne's Cottage Townfields, Cloughjordan Co. Tipperary E53 DP96		N	N	N
25/61158	Padraic Carroll	P	14/11/2025	a 90m ² single story side extension to the existing house providing an additional Kitchen/Living/Dining room, 2 bedrooms, a store/office, shower room and utility Oldcastle Clonakenny Roscrea Co. Tipperary, E53 V577		N	N	N

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25/61159	Glenpatrick Spring Water Company Limited	P	14/11/2025	a 10-year planning permission for a solar energy development with a total site area of 15.9 hectares comprising (i) photovoltaic solar panels on mounting frames; (ii) electrical transformer stations; (iii) underground electrical and communications cabling; (iv) upgraded and new on-site access tracks; (v) security fencing and gates; (vi) pole-mounted security cameras; and (vii) all associated and ancillary site development, landscaping and reinstatement works. The operational lifetime of the proposed development is 35-years. The planning application is accompanied by an Appropriate Assessment Screening Report Powerstown Demesne and Burgagery Lands-East Clonmel Co. Tipperary E91 W6X3		N	N	N
25/61160	Sonas Asset Holdings Ltd.	P	14/11/2025	the construction of an extension to the front of existing nursing home, comprising of a new entrance lobby and day room, internal alterations and the addition of a window to the side (West) elevation, together with all associated site development works Sonas Nursing Home Waterford Road, Carrickbeg, Carrick-on-Suir, Co. Tipperary E32 D681		N	N	N

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25/61161	Michael O'Keeffe & Stacey Shaw	P	14/11/2025	construction of a dwelling house, domestic garage, effluent treatment system and percolation area, entrance, access drive and all other associated site works Greenmount Newcastle Clonmel Co. Tipperary		N	N	N
25/61162	Adrian Kennedy	P	14/11/2025	demolition of existing agricultural structures and the construction of an agricultural storage building including associated site works Bantis Cloughjordan Co Tipperary E53R996		N	N	N
25/61163	Niall O'Farrell	R	14/11/2025	a development at this site Martyr's Road, Nenagh, Co Tipperary. The development will consist of - for Material Change of Use from Religion Service area and associated Office Use to Sport Recovery/Cafe Shop and alterations to the Shopfront and placement of Signage and all ancillary works Martyr's Road Nenagh Co Tipperary E45 XA97		N	N	N

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25/61164	Isaac & Eilish Shields	R	14/11/2025	second entrance and PERMISSION to demolish the existing rear/side extension and to construct a new extension, to make alterations to the existing elevations and all associated works Roscrea Road Templemore Co. Tipperary E41 X938		N	N	N
25/61165	Orla & Johnathan Sutton	P	14/11/2025	construction of a single storey extension to the east side of the existing dwelling house and associated site works Dangan Clonakenny, Roscrea Co. Tipperary E53 DA58		N	N	N
25/61166	Ann and Martin Carey	R	14/11/2025	modifications to an existing garage, alterations to the front porch of the dwelling, revisions to the rear elevation of the dwelling, and amendments to the driveway layout, together with all associated site works Tullow Newport Co. Tipperary V94 P2K8		N	N	N

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25/61167	Barry Grogan	P	15/11/2025	demolition of existing dwelling and outhouses and construct new replacement dwelling, new effluent treatment system and entrance along with all associated site works Coolgort Bansha Co. Tipperary E34 TV04		N	N	N

Total: 38***** END OF REPORT *****

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24/61035	Robert Ryan, Anne Heraty & Garret Roche	P	04/12/2024	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	13/11/2025	
25/93	John and Geraldine Forristal	P	30/05/2025	the extension of an existing commercial building and to erect new boundary fencing along the Sergeants Lane Boundary, complete with ew 7.0m long sliding gate. PERMISSION FOR RETENTION for an existing window ope in commercial building facing onto Sergeants Lane measuring 1.2m wide x 900m high and permission to glaze same along with any necessary ancillary site works 1-4 Sergeants Lane Irishtown Clonmel Co. Tipperary	11/11/2025	

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25/152	Micheal Fitzgerald & Kellie Lewis	P	29/07/2025	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	11/11/2025	
25/197	Michael O'Dwyer	P	19/09/2025	a change of house design from that granted under planning reference No: 22222 and for a new domestic garage on the same site Knockancullenagh Newport Co Tipperary	12/11/2025	
25/199	Aidan Moloney and Helena Thompson	P	19/09/2025	a new two storey house complete with a domestic garage, effluent treatment system and a new site entrance Shower Newport Co. Tipperary	12/11/2025	

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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	11/11/2025	
25/207	Tesco Ireland Limited	P	03/10/2025	the construction of a sheltered canopy (c. 57 sq.m) over 2 no. dedicated van parking spaces in the service yard and all ancillary site services and site development works Borrisokane Road Nenagh Co Tipperary E45R237	14/11/2025	
25/60028	A & G Thomond Builders Ltd.	P	20/01/2025	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	12/11/2025	
25/60526	Uisce Éireann	P	09/06/2025	upgrades to the existing Kilsheelan Wastewater Treatment Plant comprising new inlet works; decommissioning the existing Storm Water Overflow (SWO); an upgrade of existing secondary treatment process; upsizing of sections of the inlet	11/11/2025	

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				and outlet pipes; a new interprocess pumping station; a new storm water management system, including a storm tank and associated infrastructure; provision of a new above ground sludge storage tank; a new gravity pipeline; the decommissioning and demolishing the existing septic tank currently serving the Poll an Choire estate; material widening of an existing entrance and a new access road; an upgrade of the existing control building, which will include a rainwater harvesting system; the construction of a new welfare building; Ancillary Mechanical Electrical Instrumentation Control and Automation (MEICA) works; the relocation of some existing infrastructure; the installation of a ground mounted solar photovoltaic (PV) array and associated ancillary works including siteworks. (A Natura Impact Statement (NIS) has been prepared for the proposed development, and an application will be submitted to the Environmental Protection Agency for a revision of the current Wastewater Discharge Licence Townland of Poulakerry Kilsheelan County Tipperary		
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25/60572	Conor Molloy & Sinead Cosgrave	P	17/06/2025	construction of a new single and two storey dwelling, carport and garage. The works will include for modification to an existing site entrance to provide access to this site and existing farm house, installation of new foul treatment system as well as all associated site works Rathronan Clonmel, Co. Tipperary	11/11/2025	
25/60653	Paul Shanahan & Caoimhe Bergin	P	08/07/2025	a single storey house, domestic garage, septic tank, percolation area and entrance Ballyboy Upperchurch Thurles Co. Tipperary, E41 KN76	12/11/2025	
25/60709	Robert Gloster	P	22/07/2025	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	12/11/2025	

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25/60717	Leo & Monica Dooley	P	23/07/2025	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	12/11/2025	
25/60785	Patricia Scullane	R	12/08/2025	the garage as constructed and velux roof lights to the rear of the house and PLANNING PERMISSION for the installation of two upstairs windows Parkmore Roscrea Co. Tipperary E53CY99	13/11/2025	
25/60795	Megan Duffy	P	14/08/2025	the construction of an entrance, dwelling house, domestic garage, waste water treatment system and percolation area and associated site works Rathkea Tipperary Co. Tipperary	11/11/2025	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 10/11/2025 To 16/11/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60806	Breen Farm Partnership	P	18/08/2025	a cattle underpass, slatted effluent tank and all associated site works Graigueheshia and Lisduff Urlingford Co. Tipperary E41VX62	12/11/2025	
25/60919	Brian & Lucy Martin	P	17/09/2025	change of use of an existing garage and workshop to residential use to accommodate an integrated granny flat and storage; alterations of existing roof structures and elevations; demolition of existing structure and proposed construction of a single-storey connecting lobby to existing dwelling, and all other associated site development works including connection to previously approved (as per planning ref. 2460689) upgraded wastewater treatment system Toor, Kilcash Clonmel Co. Tipperary E91 V342	11/11/2025	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 10/11/2025 To 16/11/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60926	Kestutis Satkaus & Ramune Satkauskine	P	18/09/2025	demolition of rear extension and permission to construct new extension to the rear of our property. Permission is also sought to retain front vehicular entrance and front boundary wall as constructed and associated site works 26 Sean Allen Terrace Tipperary Town Co. Tipperary E34T324	11/11/2025	
25/60927	Philip Purcell	R	18/09/2025	storage area, utility room, front porch, domestic garage as constructed, location of entrance to site, front boundary wall, change to site boundaries, location of existing septic tank . Permission for de-commission of existing septic tank and the installation of a waste water treatment system and percolation Mountbruis Tipperary Co. Tipperary E34RT29	11/11/2025	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 10/11/2025 To 16/11/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60931	Paul & Aoife O'Dwyer	P	18/09/2025	to erect a dormer type bungalow, domestic garage, effluent treatment tank and percolation system, entrance and all associated ancillary works Ballygriffin Golden Co. Tipperary	11/11/2025	
25/60937	Richard Austin	P	18/09/2025	a) the conversion of existing attic space to 1st floor to bedroom accommodation, b) new 1st floor dormer window to front southwest elevation, and c) all associated works 60 Springfort Meadows Shesheraghkeale Nenagh, Co Tipperary E45YC43	11/11/2025	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 10/11/2025 To 16/11/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
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	13/11/2025	
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	13/11/2025	
25/60965	Elizabeth Robertson	R	26/09/2025	the alterations to dwelling house and construction of garage on site Tyone Nenagh Co. Tipperary E45FH75	13/11/2025	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 10/11/2025 To 16/11/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
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	13/11/2025	
25/60987	John & Elaine Minogue	P	02/10/2025	1) demolition of existing flat roof annexes to the side (north west) and rear (north east), and existing chimney of existing dwelling house; 2) construction of a single-storey extension to rear (north east) of existing dwelling house; 3) modifications of internal walls and alterations of size, location and number of windows and door to external facades of existing dwelling house; 4) widening of existing site entrance gateway and access driveway, and all ancillary site works thereto St. Conlan's Road Nenagh Co. Tipperary E45 YA27	14/11/2025	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 10/11/2025 To 16/11/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60994	John Sheridan Captain of Nenagh Golf Club	R	03/10/2025	ball dispenser and ball washing unit as constructed and PERMISSION to complete same Graigue Nenagh Co. Tipperary	13/11/2025	
25/60996	Gavin and Mary Hannon	P	05/10/2025	alterations to previously granted permission reference 2560129 including conversion of existing shed which was to be demolished into part of the proposed extension and all associated site works Benamore Roscrea Co. Tipperary E53 N628	13/11/2025	

Total: 28***** END OF REPORT *****

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Tipperary Co. Co.

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PLANNING APPLICATIONS

PLANNING APPLICATIONS REFUSED FROM 10/11/2025 To 16/11/2025

in deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations;

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60241	Willie Carrigan & Susan Maher	P	26/03/2025	the construction of a dwelling house, treatment system, driveway, entrance and all associated site development works Grange Clonmel Co. Tipperary	11/11/2025	

Total: 1

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

Date: 21/11/2025

Tipperary Co. Co.

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PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 10/11/2025 To 16/11/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/61077	Sarah and Liam Whyte	R		11/11/2025	F	a) the changes to the elevations of the house, b) an increase in the floor area of the house, c) the location of the wastewater treatment system, d) the entrance as constructed, and e) the landscaping treatments and site layout as constructed An Droichead Marlfield Clonmel, Co. Tipperary E91D3H1
24/61135	Upperchurch Drombane GAA Club	P		14/11/2025	F	1) the extension to existing clubhouse, 2) the spectator viewing stand and 3) the extension to existing ball wall and all weather playing pitch including lighting and all associated site works Ballynera Drombane Thurles, Co. Tipperary E41HH95
25/154	James O'Brien	P		14/11/2025	F	the development of permastore slurry storage tank with permadome PVC tank cover, also RETENTION PERMISSION for silage base and all associated works Rathkenny Drangan Thurles Co. Tipperary
25/165	Mike O'Brien	R		13/11/2025	F	(1) an existing altered and widened field entrance and gates, (2) new hardcore roadway down through field and all associated site works Rathkenny Drangan Thurles Co. Tipperary

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 10/11/2025 To 16/11/2025**

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25/181	Jer and Mary Cleary Farm Limited	P		12/11/2025	F	extension of existing slatted cow unit cubicle shed, incorporating two underground effluent storage tanks and all associated siteworks and PERMISSION for RETENTION of existing extensions to sheds/new sheds and over ground slurry storage tank Behamore (Smith) Cloughjordan Co. Tipperary
25/187	Tony Ahern	P		10/11/2025	F	change use of portion of existing domestic store to residential use, with modifications, including new windows and door and to erect new ancillary residential extension to same, to form a one bedroom detached residential unit Black Road Newport Co Tipperary
25/60019	Roadstone Limited	P		14/11/2025	F	1. An overall planning application site area of c. 6.3 hectares consisting of a proposed bio-renewables production facility, buffer screening, ancillary facilities and site access via the existing permitted quarry entrance. 2. The proposed bio-renewables production facility (incorporating anaerobic digestion) compound will cover an area of c. 4 hectares. The production facility will convert feedstocks to end of line co-products, namely bio-methane (gas), compressed bio-methane (bio-CNG), carbon dioxide (CO ₂), electricity (green), organic fertilisers (pelleted) and water, with integrated solar energy generation. The adjacent Roadstone Killough Quarry plant will utilise the electricity, bio-methane and water. Pelletised fertiliser will be available for supply to local agriculture and traders off-site. CNG and CO ₂ will be pressurised and stored for ongoing draw-off by tankers to points of re-use off-site. Demolition of existing quarry store building (c. 158m ²) to

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 10/11/2025 To 16/11/2025

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					facilitate the proposed development. 3. The facility will consist of the following elements to be constructed: a) two-storey administration building with (gross floor area 664m ² and 8.15m in height) to accommodate reception and storage areas, canteen, laboratory, first aid room, control room/electrical switch room, storage room, toilets, offices, conference room, training room and kitchenette, and roof solar panels 315m ² ; b) dry matter reception building (gross floor area 5,215m ² and 12.7m in height) with roof solar panels 4,000m ² ; c) workshop building (gross floor area 122.1m ² and 8.9m in height) to accommodate workshop and internal gantry crane, store and office at ground level and office at mezzanine level; d) bio-conversion building (gross floor area 3,257m ² and 12.5m in height) with roof solar panels 2,400m ² ; e) pre-treatment, equalisation and gas upgrading building (gross floor area 5,685m ² and 12m in height) to accommodate pre-treatment & equalisation area (3,527m ²), utilities area (376m ²), heat recovery plant area (361m ²), water treatment recovery area (316m ²), and gas upgrading facility (1,105m ²) with roof solar panels 3,850m ² ; f) digestate handling building (gross floor area 692m ² and 8.6m in height) to accommodate palletiser station/packing station area (150m ²), solid dryer/vacuum evaporator area (392m ²) and nutrient adjustment facility (150m ²); g) warehouse storage building (gross floor area 158m ² and 11.2m in height); h) bio-filling station building (gross floor area 300m ² and 9.75m in height) with canopy overhang area of 134m ² , and externally located biomethane (CH ₄) storage tank (Ø 3m x 11.5m height) and bio-carbon dioxide (CO ₂) storage tank (Ø 2.4m x 9.75m height) to southern elevation; i) odour abatement and pumping station building (gross floor area 448m ² and 11.25m in height) to accommodate odour abatement system area (412m ²) and pumping station (36m ²) with emissions stack (Ø 2.6m x 17.5m height); j) linear generator building (gross floor area
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PLANNING APPLICATIONS

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					233m ² and 5.82m in height) with emissions stack (Ø 1m x 17.5m height); k) ESB sub-station building (gross floor area 47.4m ² and 3.2m in height); l) wheelwash (18m x 4.5m) with associated water top-up sump (6m x 1.25m); m) weighbridge (16.4m x 4.6m); n) surface water storage pond (1,900m ² x 6m depth) and fire water storage pond (2,800m ² x 6m depth); o) external boundary paladin fencing (2.28m in height); p) 1 no. water storage tank (internal size Ø 9.4m x 11.23m height and volume 800m ³); q) 3 no. silage feed soil/mixing tanks (internal size Ø 8.54m x 12.63m height and volume 770m ³); r) 2 no. fire water supply tanks (internal size Ø 21.35m x 14m height and volume 5,020m ³); s) 2 no. treated water storage tanks (internal size Ø 27.32m x 14m height and volume 8,230m ³); t) 3 no. bio-rest tanks (internal size Ø 17.1m x 14m height and volume 3,220m ³); u) 1 no. cattle manure/slurry silo (internal size Ø 7.5m x 10m height); v) 1 no. pot ale/spent grain material tank/silo (internal size Ø 5.5m x 3m height); w) 1 no. maize silo (internal size Ø 5.5m x 7m height); x) 1 no. chicken litter silo (internal size Ø 5.5m x 10m height); y) 2 no. precast concrete units (below ground) for surface water and effluent tanks (internal size Ø 5.5m x 7m height); z) 1 no. below ground precast elliptical concrete sewage collection tank (3.2m x 6m height and 8,000 gallon capacity); aa) 1 no. gas storage balloon facility (Ø 30.6m x 16m height); bb) 1 no. flare (10m height); cc) Associated and ancillary works including 22 no. staff and visitor parking spaces (16 no. standard, 4 no. EV charging and 2 no. disabled parking spaces with EV charging points); bike storage for 10 no. bikes); HGV parking area adjacent to workshop; 2 no. hydrocarbon interceptors; wastewater treatment equipment; bunding and surface treatments; boundary treatments; lighting; services; drainage; landscaping; and all associated ancillary works. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) will be submitted to the Planning Authority
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PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 10/11/2025 To 16/11/2025**

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						with the planning application. An EPA-Industrial Emissions Directive (IE) licence will be applied for to facilitate the operation of the proposed development Killough Quarry Gaile Townland Holycross, Co. Tipperary E41 T622
25/60244	De Lacy Clancy & Kent Ltd - Suirside Veterinary Clinic	P		11/11/2025	F	(1) change of use of attached dwelling to a store and offices for use as part of existing veterinary practice, (2) demolition of existing extension to the rear of existing attached dwelling, (3) erection of extensions to the rear of existing attached dwelling and existing veterinary practice building, (4) minor alterations to existing elevations, and (5) erection of an extension to existing kennels outbuilding and all associated site works Well Road Carrick On Suir Co. Tipperary E32H049
25/60269	Mark & Rachel Lenihan	R		11/11/2025	F	modification to existing dwelling house including single storey extension to west elevation, entrance porch to north elevation and replacement of two number windows with 2 number patio doors to south elevation and all ancillary site works Inchadrinagh Newport Co. Tipperary

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 10/11/2025 To 16/11/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60409	Paul & Claire Breen	P		11/11/2025	F	proposed two storey dwelling, domestic garage, packaged waste water treatment system and raised bed soil polishing filter, new entrance and all associated site works Shangarry Ballingarry Thurles Co. Tipperary
25/60474	Martin Delaney & Leona Bowe	P		12/11/2025	F	a two storey dwelling house, waste water treatment system, entrance, garage and all associated site works Clonbough Templetuohy, Thurles Co. Tipperary
25/60552	Christopher Ryan	P		12/11/2025	F	1. renovation and extension of existing stone cottage, 2. install wastewater system, 3. construct a garden shed along with driveway and all ancillary site works with access via entrance granted permission under PL Ref 2460667 Curragh Portroe Nenagh Co. Tipperary
25/60576	Michael Ryan & Kelly Murphy	P		14/11/2025	F	construction of a new house, garage, entrance and waste water treatment system with all associated site works Lisheen Lower Moyne Thurles Co. Tipperary

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60633	Margherita Dawson	P		11/11/2025	F	the construction of a new single storey dwelling, new vehicular entrance, and all associated site boundary and site development works Bridgeview Emly Co. Tipperary
25/60634	Ashbourne Meat Processors Unlimited Company	P		14/11/2025	F	development for 2 detached bungalows, new shared entrance and all associated site works Castleholding Dublin Road Roscrea Co. Tipperary
25/60704	Sean Murphy	P		14/11/2025	F	demolition of derelict cottage, 8 no. two storey town house dwellings arranged in two blocks with basement parking garage, modifications to Cascade Road junction and new site boundary walls, new site entrance to Dungarvan Road and all necessary associated site works, landscaping and services Cascade Dungarvan Road, Scrothea West Clonmel, Co. Tipperary

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 10/11/2025 To 16/11/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60716	Edward and Mary Clancy	P		14/11/2025	F	the following works; a) 4no. single storey detached dwellings; b) alterations to existing shed structure; c) removal of existing shed structure and storage containers; d) alteration to existing boundary to provide new site entrance, access road and footpath from the existing Leighton Manor estate; e) new site boundary treatments; f) new waste, water and utility service connections and all associated site works on the land to the rear of the existing dwelling Borris Two-Mile-Borris Thurles E41 XK61
25/60771	Josephine & Patrick Meaney	R		11/11/2025	F	a domestic storage shed and all associated site works Kilcaroon Ballyporeen Co. Tipperary
25/60816	Gerard Purcell Jnr.	P		10/11/2025	F	an agricultural shed for use for general farm storage, farm yards, alteration and extension to dwelling house, demolition works and PERMISSION FOR RETENTION of existing temporary log cabin for use as temporary accommodation during the construction of the aforementioned shed, yards and extension and all associated works Kilmore Lisonagh Clonmel, Co. Tipperary E91DK46

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 10/11/2025 To 16/11/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60822	Keith Breen	P		12/11/2025	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
25/60836	Padraig McDaid	P		13/11/2025	F	renovation and extension of existing dwelling house and to modify existing entrance along with all ancillary site works 99 Árd Coillte Ballina Co. Tipperary V94P8N9
25/60884	Nicole O'Brien & Liam Moore	P		11/11/2025	F	a storey & a half dwelling with entrance, garage, septic tank and percolation area with all associated siteworks and ancillary works Beakstown Thurles Co. Tipperary.
25/60889	Tadhg Campion	P		12/11/2025	F	the change of use from a single residential dwelling and a commercial unit to 3 one bed apartments and a commercial unit and installation of a new window to the north facing façade at first floor level The Valley Roscrea Co. Tipperary E53 XK73

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PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 10/11/2025 To 16/11/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60936	John Eustace	P		11/11/2025	F	the construction of 2 No 3-bedroom bungalows with carparking, connection to services, bin storage and ancillary site works with a new shared entrance off the Choille Bheithe estate road Coille Bheithe Nenagh Co. Tipperary
25/60981	Martin Bourke	P		13/11/2025	F	a) the construction of 8 no. dwelling units, consisting of 6 no. 1 bed and 2 no. 2 bed duplex apartments, b) site services including connection to previously granted public foul and surface water drainage system, c) all associated site works New Row, Kiltillane Templemore Co. Tipperary

Total: 25

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

PLANNING APPLICATIONS
INVALID APPLICATIONS FROM 10/11/2025 To 16/11/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/224	Katarzyna Malik and Piotr Mazurczak	C	10/11/2025	a new single storey dwelling, extend existing garage, new wastewater treatment system and all associated site works Birdhill Co Tipperary
25/61116	Padraig Byrne and Brigitta Nolan	P	10/11/2025	a new domestic garage with all associated site works Coolnamuck Road Carrickbeg Carrick-on-Suir, Co. Tipperary
25/61118	Michael O'Keeffe and Stacey Shaw	P	10/11/2025	a dwelling house, domestic garage, effluent treatment system and percolation area, entrance, access drive and all other associated site works Greenmount, Newcastle Clonmel Co Tipperary
25/61119	Hi-volt Ireland Ltd	P	10/11/2025	the construction of (i) commercial storage shed and all associated site works. RETENTION PERMISSION FOR (i) office structure within existing commercial storage building comprising of ground floor toilets, hall and offices, first floor containing, storage area, hall, canteen and offices (ii) four windows on the Eastern façade of existing commercial storage building (iii) weighbridge (iv) container office (v) oil storage tank (vi) water storage tank (vii) storage container Piercetown Thurles Co Tipperary

PLANNING APPLICATIONS
INVALID APPLICATIONS FROM 10/11/2025 To 16/11/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/61120	Angela Martin	R	10/11/2025	an attic loft Curragh Portroe Nenagh E45 DT78
25/61125	John & Moira Johnston	P	10/11/2025	the construction of a new single storey extension to the side elevation of the existing part single storey, part two storey, detached dwelling and all associated site works Kilmore, Gooldscross Cashel Co. Tipperary E25XP86
25/61129	Denise McCarthy	P	11/11/2025	the change the design of my dwelling house previously granted under Ref. Planning Number 2560521 Grange Road Ballina Co Tipperary
25/61135	Avril & Ger Jones	P	12/11/2025	the demolition of existing single-story sunroom, the demolition of internal walls and reconfiguration of internal layouts, the construction of a two story extension, upgraded entrance canopy and all associated site works Tooreenbrien Upper, Lackamore Newport Co. Tipperary V94YHC3

PLANNING APPLICATIONS
INVALID APPLICATIONS FROM 10/11/2025 To 16/11/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/61139	Ann & Martin Carey	R	12/11/2025	modifications to an existing garage, alterations to the front porch of the dwelling, revisions to the rear elevation of the dwelling, and amendments to the driveway layout, together with all associated site works Tullow Newport Co. Tipperary V94 P2K8
25/61141	Pat Cummins	P	14/11/2025	works on the existing estate road to include, changes to kerbing, widening of road, adjustments to parallel parking bays, provision of bollards, removal of ramps, new white lining, provision of priority controlled junctions to include stop sign and lining, provision of new ramps / table tops including one at entrance to estate on the R497, new drainage gullies to accommodate adjustments Drummin Village Borrisokane Road Nenagh, Co. Tipperary E45TK66
25/61143	Premier Excel Ltd	P	14/11/2025	a). develop 11 houses consisting of five no. 4-bed houses and six no. 3-bed houses with sheds, 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

PLANNING APPLICATIONS
INVALID APPLICATIONS FROM 10/11/2025 To 16/11/2025

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

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/61150	Orla & Johnathan Sutton	P	14/11/2025	construction of a single storey extension to the east side of the existing dwelling house and associated site works Dangan Clonakenny, Roscrea Co. Tipperary E53 DA58
25/61151	Niall Fitzpatrick	P	14/11/2025	maintenance works to the Kilmastulla River proximate to the Parteen Weir. The works will consist of the removal of sediment and debris built up in river, along with repair work to the river embankment, which is shared with the Parteen Dam embankment Kilmastulla River Townland of Coolnadornory Birdhill, Co. Tipperary V94 C7PN

Total: 13

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

PLANNING APPLICATIONS
EIAR - NIS REPORTS REQUESTED FROM 10/11/2025 To 16/11/2025

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

*** END OF REPORT ***

Date: 21/11/2025

Tipperary Co. Co.

TIME: 11:44:47 AM PAGE : 1

P L A N N I N G A P P L I C A T I O N S
E I A R - N I S R E P O R T S R E C E I V E D F R O M 10/11/2025 T o 16/11/2025

FILE NUMBER	APPLICANTS NAME	APP. TYPE	Received Date	Article Number	DEVELOPMENT DESCRIPTION AND LOCATION
25/61151	Niall Fitzpatrick	P	13/11/2025	177	maintenance works to the Kilmastulla River proximate to the Parteen Weir. The works will consist of the removal of sediment and debris built up in river, along with repair work to the river embankment, which is shared with the Parteen Dam embankment Kilmastulla River Townland of Coolnadornory Birdhill, Co. Tipperary V94 C7PN
24/61135	Upperchurch Drombane GAA Club	P	14/11/2025	177	1) the extension to existing clubhouse, 2) the spectator viewing stand and 3) the extension to existing ball wall and all weather playing pitch including lighting and all associated site works Ballynera Drombane Thurles, Co. Tipperary E41HH95

Total: 2

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

AN BORD PLEANÁLA
APPEALS NOTIFIED FROM 10/11/2025 To 16/11/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
24/61152	Simon and Merle Phelan Roosca Cahir Co. Tipperary E21NR50	P	02/10/2025	C	(1) an extension to the side of dwelling house with minor alterations to existing elevations, (2) an extension to garage, (3) a new vehicular entrance and access drive and to reduce the existing vehicular entrance to form a pedestrian entrance with all other with associated site works Roosca Cahir Co. Tipperary E21NR50	11/11/2025

Total: 1

*** END OF REPORT ***

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

APPEAL DECISIONS NOTIFIED FROM 10/11/2025 To 16/11/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
24/60858	Michael Guiry 23 / 44 The Quay Waterford Waterford	R	27/11/2024	a two storey, 3-bedroom end of terrace house. Works completed include foundations, external walls and the roof. Planning permission is being sought for the completion of a two storey, 3-bedroom end of terrace house to include windows, all internal works, vehicular access and site works 15 Connolly Park Clonmel Co. Tipperary E91 FP82	11/11/2025	CONDITIONAL

Total: 1

*** END OF REPORT ***