

P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS RECEIVED FROM 24/11/2025 To 30/11/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
25/234	Katarzyna Malik and Piotr Mazurczak	C	26/11/2025	the construction of a new dwelling, wastewater treatment system, entrance and all associated site works and permission to extend existing garage Birdhill Co Tipperary		N	N	N
25/235	Roisin O'Sullivan & Evan Harvey	P	27/11/2025	the reconstruction and extension of the dwelling house, the extension is a single storey to the northern side of the house, and all associated works 16 Fernville Ballyclerahan Co. Tipperary E91XF78		N	N	N
25/236	John Burns	R	27/11/2025	existing dwelling extension and existing domestic store at rear of dwelling, as constructed and for permission to erect a new domestic extension to rear of same dwelling Main Street Cloughjordan Co Tipperary		N	N	N

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25/237	Francis Conlon	P	27/11/2025	upgrading the wastewater treatment system serving the house. The work will include decommissioning the existing wastewater treatment system and installing a new wastewater and filtration system together with alterations to surface water drainage and construction of a new soakpit Poulatar Ardfinnan Clonmel Co. Tipperary		N	N	N
25/238	Martin Harty	E	28/11/2025	1) construction of 4 no detached two-storey dwelling houses, 2) construction of 6 no. semi-detached two-storey dwelling houses, 3) including connections to existing services and 4) all associated works Carrig Derg Ballycommon Nenagh, Co. Tipperary		N	N	N
25/61208	Niall O'Farrell	R	24/11/2025	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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25/61209	Kevin O' Keefe & Siobhan Fahey	P	24/11/2025	change of house type to that previously granted under planning application no. 211388, together with all associated site works Graigaheesha Urlingford Thurles Co. Tipperary		N	N	N
25/61210	Byron Distributors Ltd David Byron	P	24/11/2025	change of use of existing hair salon to be integrated into existing shoe shop retail outlet and associated site works Slievenemon Road Thurles Co Tipperary E41 F7D2		N	N	N
25/61211	Thomas & Carmel Byrne	P	24/11/2025	extending an existing dwelling and all associated site development works 6 Glenconnor Clonmel Co. Tipperary E91YW96		N	N	N
25/61212	Coalquay Leisure Limited	P	24/11/2025	the change of use of the existing commercial shop unit on ground floor to gaming centre together with the provision of ancillary storage space on first floor, alterations to existing front elevation and erection of associated signage 90 Silver Street Nenagh Co, Tipperary E45KR90		N	N	N

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25/61213	John Costigan & Jennifer Mullally	P	25/11/2025	construction of a detached dwelling house, septic tank and percolation area, entrance and associated site works Borrisnoe - Coolgarra Killea Templemore, Co. Tipperary		N	N	N
25/61214	William and Shane Delahunt	P	25/11/2025	1) an extension to an existing livestock shed, 2) a silage base, 3) a buffer feeding area with underground effluent collection tank and 4) to relocate the existing yard entrance, including all associated siteworks Corraduff & Killeen (ED Riverstown), Rathcabbin Roscrea R42 C443		N	N	N
25/61215	James Stokes	P	25/11/2025	the construction of (i) two chicken houses with meal bins & rain water tank, (ii) chick shed, (iii) storage shed with canteen, kitchen, office, shower room, changing room and toilet, (iv) wastewater treatment system and percolation area, (v) manure area with effluent tank, (vi) hardcore area and car parking area and all associated site works Killeennagallive Pallasgreen Co. Tipperary		N	N	N

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25/61216	Paul Slattery	P	25/11/2025	(1) new slatted and cubicle bovine animal accommodation shed with slatted waste storage and (2) mass concrete manure pit and all associated site works Kilcolman Newtown Nenagh, Co. Tipperary E45VX79		N	N	N
25/61217	Rory O'Regan	P	26/11/2025	a new dwelling house, alteration of entrance from previously granted planning reference no. 2560354 to include re-routing of truck entrance and to form a new domestic entrance, new wastewater treatment system and all associated site works Knockroe Thurles Co. Tipperary		N	N	N
25/61218	Tara Moroney	R	26/11/2025	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, Co. Tipperary E32 KW88		N	N	N

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25/61219	Damien Ryan	P	26/11/2025	change of use of existing ground floor from retail/commercial use to residential use, with changes to the front and side elevations of the existing building with all associated siteworks at the corner of Westgate and Croke Street Thurles Co. Tipperary		N	N	N
25/61220	Michael Campbell	P	27/11/2025	construction of a 1.5-storey private dwelling, utilising the existing permitted vehicular entrance onto Stradavoher Road (Reg. Ref. 19601054), connection to the public water supply and public foul sewer, provision of SuDS-compliant surface water drainage including soakaway, and all associated landscaping and site works Stradavoher Thurles Co. Tipperary		N	N	N
25/61221	Replay Sports t/a Futurefit	P	27/11/2025	works to an existing building that include: 1) installation of a new timber truss to match existing, 2) re-roofing with woodfibre sarking board, counterbattens, battens and reused natural slate, 3) new edge flashing at eave coated to match new gutters. The building is a protected structure Cloughjordan Granary Step Road Cloughjordan Co. Tipperary		Y	N	N

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25/61222	Conor & Aislinn Morrissey	P	27/11/2025	the construction of a two storey dwelling, with vehicle access / egress drive, foul water treatment plant and polishing filter complete with all ancillary site works and services Castlefogarty Ballycahill Thurles Co. Tipperary		N	N	N
25/61223	Paul Kiely	P	27/11/2025	construction of a two bedroom bungalow and for permission to use entrance granted under planning permission Ref. 2560326, permission to install waste water treatment system and percolation area and associated site works Collegelands Tipperary Town Co. Tipperary		N	N	N
25/61224	Claire Halpin	P	27/11/2025	the change of use of the ground floor of the vacant Former 'Dowlings Public house' (Class 12) to commercial/ Pilates Studio use (Class 2), together with all associated site works 'Former Dowlings Pub', Ground Floor, 39 Kenyon Street Corner of Kenyon & Stafford Street, Nenagh Co. Tipperary E45 AY98		N	N	N

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25/61225	John & Moira Johnston	P	28/11/2025	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		N	N	N
25/61226	Em Tobin Farm Ltd	R	28/11/2025	(i) milking parlour (ii) calf shed and Permission to construct cubicles shed with slatted tanks and all associated site works Killeenasteena Cashel Co. Tipperary		N	N	N
25/61227	Iarfhlaith O'Brien	P	28/11/2025	the construction of a storey and half dwelling house, domestic garage, waste water treatment and disposal system, well and associated site works Gorthderryboy Roscrea Co. Tipperary		N	N	N
25/61228	Damien Creamer	O	28/11/2025	construction of dwelling house, domestic garage and storage shed, entrance and all ancillary site works Portroe Nenagh Co. Tipperary		N	N	N

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25/61229	John Purcell	P	29/11/2025	change of use from domestic dwelling to bed and breakfast (a protected structure) 9 John Street and William Street Cashel Co. Tipperary		Y	N	N
25/61230	John O'Malley	P	29/11/2025	conversion of existing outbuilding into self-contained 2 bedroom apartment, associated alterations to elevations, installation of onsite wastewater treatment system, connection to necessary services together with all associated incidental and site works Lackenavea (Dunalley) Birdhill Co Tipperary V94Y61H		N	N	N
25/61231	Eoin Pollard	P	29/11/2025	the construction of a dwelling, garage, effluent treatment system, entrance and all associated site works Ballydrinan Ardfinnan Clonmel Co. Tipperary		N	N	N

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25/61232	Luke Caplice	R	30/11/2025	for the as-built existing dwelling which is different to that granted under planning reference number 22293 as well as PLANNING PERMISSION for new exterior finishes to the facades of the existing as built dwelling and all other unauthorised ancillary site development works. Knockane (Nash) Ballylooby Cahir Co. Tipperary		N	N	N
25/61233	Colin Buckley	P	30/11/2025	the construction of a granny flat extension, permission to de-commission existing septic tank and permission to instal waste water treatment system and percolation area. RETENTION PERMISSION is also sought for extensions to dwelling as constructed, retention of open storage bay at rear of domestic garage, retention of glass porch to side of domestic garage and permission to retain door and window positions in domestic garage granted under planning ref. 011091 and associated site works Cappagh Cappawhite Co. Tipperary. E34ND88		N	N	N

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25/61234	Michael and Mary Healy	R	30/11/2025	as built first floor extension and permission for 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

Total: 32

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24/61004	Nenagh Ormond RFC	R	22/11/2024	1. Change of use of portion of existing storage shed to club gym; 2. External signage to side of gym & storage shed; 3. 2 no additional floodlights servicing 4G pitch to rear and Planning Permission to extend above mentioned storage shed and club gym to include additional dressing rooms, referee room and treatment room with showers and toilet facilities along with external signage to side of proposed extension New Ormond Park, Tyone Nenagh, Co Tipperary E45 C965	26/11/2025	
25/221	Tadhg & Geraldine Nevin	E	29/10/2025	an existing incomplete dwelling house with domestic garage and outbuildings previously granted permission under Planning Ref. 05/510759 and permission to complete dwelling house, garage and out building add extension to rear of incomplete dwelling house and new waste water treatment system and all ancillary site works and services Bredagh Lorrha Nenagh Co. Tipperary	28/11/2025	

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25/60500	Whelan Food & Meat Processors Unlimited Company	P	02/06/2025	a new Wastewater Treatment Plant with sand polishing filterer & percolation area and all associated site works to replace existing septic tank system on site Colman Fethard Co Tipperary	26/11/2025	
25/60563	Patrick Ryan	P	16/06/2025	the construction of a new first floor extension to the rear of an existing dwelling, with changes to existing floor plan and elevations and all associated siteworks 21 Butler Avenue Thurles Co. Tipperary	28/11/2025	

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25/60583	Watchtower Bible & Tract Society of Ireland	P	20/06/2025	the change of use from Montessori to a community bible educational facility owned and directed by Watchtower Bible and Tract Society of Ireland for their express purpose of holding meetings, workshops and classes; minor changes to external elevations; building signage; external lighting for health and safety purposes; new site entrance and closing of existing entrances; rearranged site layout to accommodate accessible and general parking spaces; removal of temporary outbuildings; new boundary treatment to west side Former Bright Sparks Montessori Rathmore Borrisokane, Co. Tipperary E45 PF98	28/11/2025	
25/60835	Michael Quinlan	P	26/08/2025	a new extension to the rear of the existing dwelling and RETENTION PERMISSION for a new vehicular entrance to the front of the property and all associated site works 10 Butler Avenue Thurles Co. Tipperary	24/11/2025	

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25/60854	David Kinane	P	30/08/2025	internal and external refurbishment works to the existing dwelling, a new single storey extension to the rear of the existing dwelling, a new double garage, upgrade works to the existing vehicular entrance and provision of a new driveway and new wastewater treatment system and polishing filter together with all associated site development works Parkstown, Horse and Jockey Thurles Co. Tipperary	28/11/2025	
25/60855	Mary B. Reddan	P	31/08/2025	the renovation of existing fire damaged dormer dwelling previously granted under planning ref. no PLC/14205, including internal and elevational changes to same and permission for the construction of 2 minor extensions to rear of same. Permission is also sought for removal of existing septic tank and installation of treatment system, coconut filter & percolation area including all ancillary site works Coolaholloga Tld, Coolaholiga Nenagh Co. Tipperary E45 XK71	24/11/2025	

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25/60864	Michael G, Julie & Michael J Tobin	P	04/09/2025	(i) Loose shed with slatted tank and cubicles (ii) proposed shed over existing slatted tank and all associated site works Belle Vue Park New Inn Cashel, Co. Tipperary	26/11/2025	
25/60980	Tamara Murphy	P	01/10/2025	a) proposed new single storey extension to the existing dwelling; b) associated alterations to existing dwelling external elevations to accommodate proposed new extension & internal layout; c) new wastewater treatment system and percolation area; d) all associated site works Rathmoley Killenaule Thurles E41P231	24/11/2025	
25/60992	Sean Carew & Veronica Ryan	P	03/10/2025	change of house type to that granted under PA2460713 together with all associated site works Ballyneill Donohill Co. Tipperary	26/11/2025	

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25/60998	Orna Quirke	P	06/10/2025	demolish existing dwelling and construct a new dwelling, effluent treatment system and entrance along with all associated site works Ballyhurrow Ballylooby Cahir, Co. Tipperary	28/11/2025	
25/61001	Mary O'Dwyer	R	06/10/2025	a) enclosed porch extension at front of existing house, b) extension at side/north corner of existing house, c) extension at rear of existing house, d) alterations/increased height to roof of the two storey part of the existing house Alleen (Hogan) Donohill Co. Tipperary E34PX24	28/11/2025	
25/61013	Fionnuala Gill	P	09/10/2025	the extension to existing house Newtown Nenagh Co. Tipperary E45 XA89	25/11/2025	

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25/61019	Brendan Horan	P	10/10/2025	the construction of a slatted shed with feeding area and cubicles and all associated site works. PERMISSION FOR RETENTION for (i) loose shed, (ii) calf shed, (iii) loose shed with slatted feeding area, (iv) dairy plant room, (v) collecting yard, (vi) walled silage slabs and all associated site works Graigaman Gortnahoe Thurles Co. Tipperary	25/11/2025	

Total: 15

*** END OF REPORT ***

PLANNING APPLICATIONS**PLANNING APPLICATIONS REFUSED FROM 24/11/2025 To 30/11/2025**

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25/206	John Fogarty	E	08/10/2025	19600111 a solar PV panel array consisting of up to 22,500m2 of solar panels on ground mounted steel frames, 2 no. electricity control cabins, 4 no. inverter units, underground cable ducts, hard standing area, boundary security fence, site entrance, access track, landscaping, CCTV and all associated site works Lisbrien Nenagh Co. Tipperary	26/11/2025	
25/208	Coolross Homes Ltd.	E	06/10/2025	demolition of a section of wall (in part) at Mitchel Street and partial demolition of 3 no. outbuildings within the site to create a point of vehicular, pedestrian and cycle access from Mitchel Street north into the site; development of 75 no. residential units, public and private open space, private and visitor car parking, creche building to cater for 35. no. children, pumping station, set down area and associated infrastructure works, all tree planting, landscaping and earthworks, all roads, footpaths, cycle paths, public lighting, all associated works and services (A NIS accompanies this application) lands to the north of Mitchel Street, Thurles Townparks and Bohernamona Thurles, Co. Tipperary	26/11/2025	

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25/209	Coolross Homes Ltd.	E	06/10/2025	demolition of existing wall at Bohernamona Road, Thurles and creation of new vehicular and pedestrian entrance from Bohernamona Road, creation of new crossing point via raised table from the application site to the existing playpark at Loughtagalla Park, Bohernamona Road, development of 50 residential units, public and private open space, private and visitor car parking spaces, associated drainage and infrastructure works, all tree planting and landscaping and earthworks, all roads, footpaths, cycle paths, public lighting and associated works and services. This application represents a Phase 2 development proposal. A Phase 1 planning application (ref: 20/1172) has been lodged for lands to the west of the site. A Natura Impact Statement ('NIS') accompanies the planning application. Thurles townparks, Bohernamona and Bowling Green Thurles Co. Tipperary	26/11/2025	
25/60999	Máire O'Neill & Fintan Cooney	P	06/10/2025	a) the construction of a new house, b) wastewater treatment system, c) new entrance and d) all associated site works Deansgrove Cashel Co. Tipperary	28/11/2025	

Date: 05/12/2025

Tipperary Co. Co.

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

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PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 24/11/2025 To 30/11/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/61150	Victor Shee	P		24/11/2025	F	alterations to existing outbuilding to form granny flat with interconnecting door to main house, rear single storey extension to replace existing sunroom, alterations to entrance porch, replacement of non-original windows and renovation of original sliding sash windows, internal alterations at first floor to form master bedroom with walk in wardrobe, raising of floor level at first floor at existing side extension and new hipped roof over same extension and removal of existing chimney, new roof windows, new section of roof to eliminate valley at east elevation, replastering at proposed granny flat, removal of existing concrete water tank to rear of building, new vehicular entrance and all associated site works (at a protected structure) Newtown Upper Faugheen Carrick-on-Suir E32KW66
25/101	Mark Power	P		26/11/2025	F	the demolition of an existing garage and to construct a terrace dwelling house to the gable of existing terrace house, to replace front vehicular entrance and construct a new vehicular entrance for off street parking and all associated site works 48 Ard Mhuire Carrick on Suir Co. Tipperary

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/124	Owen Ryan	P		24/11/2025	F	a new domestic garage Shanballyedmond Rearcross Co. Tipperary
25/163	Finley Kobus	P		26/11/2025	F	domestic garage/fuel shed and all associated site works and PERMISSION for RETENTION of existing sheds/stores Ballyquirk Lorrha Nenagh, Co. Tipperary
25/205	Stephen & Deirdre Hynes	R		26/11/2025	F	commercial storage shed and commercial storage unit and PERMISSION for new waste water treatment system Tullaheady Nenagh Co. Tipperary E45 VK76
25/210	Tom Flynn & Mary Theresa Touhy	R		25/11/2025	F	1. an existing shed containing a utility room, games room and domestic storage area, 2. an existing domestic storage shed, and 3. a gate and adjoining fencing, and all associated site development works 5 Kilnamanagh Manor Dundrum Co. Tipperary

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/212	Shauna Barrett	P		27/11/2025	F	the construction of a dwelling house with low-lying two-storey roof section and separate double garage; septic tank with 90 sq m polishing filter; new entrance from public road; driveway and any necessary ancillary site works Ballynamona Cahir Co. Tipperary
25/60302	Ed Hogan and Maria Meany	R		25/11/2025	F	1. (a) the external refrigeration unit at ground floor level (b) Retention planning permission to retain indefinitely the roof as is constructed, which differs from that as granted planning permission under Ref no. 21/1075. 2. Planning permission for providing double doors (replacing existing single doors) giving access from the upper floor residential unit to the external single storey flat roof to the rear and the erection of a 2M high screen "wall" in vertical hit and miss composite screens/panels, fixed in metal columns plated and bolted to the top of the existing ground floor wall and extending around the open periphery of the flat roof to the North-West side and to a section to the North-East side. The remaining periphery of the flat roof will have similar boundary but 1250mm high AM PM Store Greenside South Carrick on Suir, Co. Tipperary E32VH96

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60335	Austin Buckley	P		27/11/2025	F	(i) the construction of 2 no. two-storey detached houses each with on-curtilage vehicular parking and private amenity space; and (ii) all ancillary works including site clearance works, boundary treatments, hard and soft landscaping, SuDS drainage works and provision of new internal roadway accessible via Church Street as necessary to facilitate the development. The houses are to be constructed on serviced site Nos. 1-2 as previously granted under Reg. Ref. 21/725 Lands fronting Church Street Parkroe, Cappawhite Co. Tipperary E91 N512
25/60367	Thomas O'Dea	P		25/11/2025	F	the construction of a new dwelling house, entrance, driveway, treatment system and all associated site development works Lawlesstown Clonmel Co. Tipperary

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 24/11/2025 To 30/11/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60385	Tipperary Educational Training Board	P		24/11/2025	F	the construction of a 1, 2 & 3 storey extension with a total floor area of 3,508m ² comprising: 13 no. classrooms, 8 no. specialist classrooms, 1 no. SET room, a 2 classroom SEN unit with direct access to own outdoor play area & sensory garden, all necessary ancillary spaces, the installation of roof mounted solar PV panels, ASHP, 2 no. static water storage tanks (below ground), the demolition of 1 no. lean-to store (34m ²) & 1 no. single storey prefab (162m ²), the removal of a 1 & 2 storey prefabricated classroom block (1,042m ²) together with site works comprising: alterations to lower the existing front boundary wall (for the extent of the proposed extension) and formation of a new pedestrian entrance, adjustments to the existing staff car parking layout and the addition of new car & bicycle parking (with shelter) to the front of the existing main school building, all associated drainage & site development works, and improvements to the 2 no. existing vehicular entrances onto Black Road along with the provision of a temporary construction access onto the Black Road Newport College, Black Road Newport Co. Tipperary V94A3W4
25/60408	Boris Tutic	P		28/11/2025	F	alterations and extension to existing dwelling, relocation of existing entrance, construction of boundary walls and associated siteworks Shanacloon Clonakenny Roscrea, Co. Tipperary E53 N592

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 24/11/2025 To 30/11/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60576	Michael Ryan & Kelly Murphy	P		27/11/2025	F	construction of a new house, garage, entrance and waste water treatment system with all associated site works Lisheen Lower Moyne Thurles Co. Tipperary
25/60611	Grainne O'Higgins	P		27/11/2025	F	the change of use of a 3-storey terraced house with an existing commercial premises on the ground floor from a single residential dwelling to multiple residential units. Proposed works include a new shopfront, new windows and doors, a new kitchen and bathroom and new roof lights. The house is a Protected Structure Rohan's 5 Church St Cloughjordan, Co. Tipperary E53H425
25/60640	Kevin & Niamh Walzer	P		24/11/2025	F	a two-storey extension to the rear of existing semi-detached house, including all ancillary elevational alterations & site works 10 Carrick Street Mullinahone Co. Tipperary E41 T970
25/60669	Oliver & Maria Burke	P		27/11/2025	F	the demolition of an existing single-storey dwelling and construct a new 1.5-storey dwelling, upgrade septic tank and percolation area and all associated site development works Clonacody Lisronagh Clonmel, Co. Tipperary E91 KD60

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PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 24/11/2025 To 30/11/2025

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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		26/11/2025	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
25/60824	Colm O hAonghusa	R		26/11/2025	F	height, door and window alterations to part of existing shed. Retention permission sought for portacabin. Planning permission sought to renovate and extend existing house to west and east, along with all associated site works. Permission sought for proposed new waste water treatment system with percolation area, along with all associated site works Lissatunny Thurles Road, Nenagh Co Tipperary E45 D861

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60847	Liam Carroll	P		26/11/2025	F	a two-storey dwelling house on zoned residential backlands to Slievenamon Road, Clongower (townland), access via existing access lane to/from 'The Willows' residential estate, Slievenamon Road, Thurles, Co. Tipperary comprising: (a) upgrade to existing access road (bitmac finish road, concrete footpaths, lighting), (b) site services, (c) boundary treatment and landscaping, (d) waste water pumping station (macerator, duty and standby pumps) with 63mm outside diameter MDPE rising main discharging to existing Uisce Éireann foul manhole in 'The Willows' road network adjacent to the site, (e) landscaping and all other associated ancillary works Slievenamon Road Clongower (townland) Thurles Co. Tipperary
25/60871	Padmini & Darren Cullen	P		26/11/2025	F	1) new single storey ground floor utility/boot room extension to the rear of the existing dwelling, 2) to fit out existing first floor open space to form 3 no bedrooms, 2 no shower rooms and storage room, 3) to form new first floor window openings in south, east and north elevations, together with 2 no dormer windows and 1 no roof window all in the rear slope, 4) the installation of new secondary treatment system and polishing filter to the front of the dwelling, and decommissioning existing system to the rear, 5) RETENTION PERMISSION for single storey living area extension to the rear of the existing dwelling Torajan House Ballynacourty Aherlow, Co. Tipperary E34 VE06

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 24/11/2025 To 30/11/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60883	Rory Kennedy	P		26/11/2025	F	the construction of a dwelling house, garage, entrance, waste water treatment system & percolation area and all ancillary site work Traverston Dolla Nenagh Co. Tipperary
25/60915	Danny Houlihan	P		25/11/2025	F	new entrance in place of previous blocked up entrance and all associated site works Castleholdings Dublin Road Roscrea Co. Tipperary
25/60977	Richard Quigley	P		26/11/2025	F	the construction of a metal clad storage shed for the purpose of storing vintage cars and motorcycles at the rear of the site Scrageen Clare Glens Newport, Co. Tipperary V94K7D1
25/60979	Rebecca Spelman	R		24/11/2025	F	the 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. Retention permission is also sought for signage Front Office Unit, The Hatchery Martry's Road, Nenagh Co. Tipperary E45 DH96

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60982	Liam Judge	P		24/11/2025	F	construction of 2 no. semi detached bungalows, entrances, together with all associated site works No. 2 Windsor Grove Mill Road Thurles, Co. Tipperary E41P231
25/61049	Donal Ryan	R		24/11/2025	F	the alterations to an extension previously granted under planning reference PLC/11426; an additional extension to the rear of the original dwelling house; alterations to the front elevation of the dwelling house; and domestic sheds No. 4 Kevins Park Littleton Thurles, Co. Tipperary E41 A973
25/61121	Edel O Gorman & Peter Mc Namee	O		24/11/2025	F	a single storey dwelling house, vehicular entrance, a site specific wastewater treatment system and all associated site works Baptistgrange Lisronagh Clonmel Co. Tipperary

Total: 27***** END OF REPORT *****

P L A N N I N G A P P L I C A T I O N S
INVALID APPLICATIONS FROM 24/11/2025 To 30/11/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/61165	Orla & Johnathan Sutton	P	27/11/2025	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
25/61189	Claire Corbett	P	24/11/2025	the development of works to a Protected Structure including minor internal alterations, the construction of a rear extension, external landscaping and all associated site works. Protected Structure Ref: TRPS1317 7 Castle Street Cahir Co. Tipperary E21C984
25/61196	Padel 100 Limited	P	24/11/2025	the installation of 3 no. modular, portable Padel tennis courts, complete with artificial grass surface, 4m high fencing around sections of the Padel courts perimeter and 6m high integrated LED lighting and all other ancillary site works Stereame Nenagh North Co. Tipperary

PLANNING APPLICATIONS
INVALID APPLICATIONS FROM 24/11/2025 To 30/11/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/61197	James Stokes	P	24/11/2025	construction of (i) two chicken houses with meal bins & rain water tank (ii) chick shed (iii) storage shed with canteen, kitchen, office, shower room, changing room and toilet (iv) wastewater treatment system and percolation area (v) manure area with effluent tank (vi) hardcore area and car parking area and all associated site works Killeennagallive Pallasgreen Co. Tipperary
25/61199	MRP Investments Ltd	R	24/11/2025	a development including; renewal of the existing roof structure resulting in an increase in ridge height, refurbishment and alterations to the existing dormer windows; amendment to west gable elevation to reduce size of existing ground floor ope to window, demolition of existing returns and construction of 2 no. single storey extensions, demolition of existing chimneys; upgrade of existing septic tanks with 2 no. waste water treatment systems and associated percolation areas, alterations to site entrances, site levels and boundary treatments, and all landscaping and ancillary works Grallagh Dolla Nenagh, Co. Tippeery E45 Y529

P L A N N I N G A P P L I C A T I O N S
INVALID APPLICATIONS FROM 24/11/2025 To 30/11/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/61205	Gleeson Quarries Unlimited Company	P	25/11/2025	development which comprises the following: 1. Continued use of the existing permitted quarry (Plan File Ref. No. 04/1356 & ABP PL23.221792) which includes: o A block manufacturing facility; o A ready-mix concrete plant; o A garage and maintenance facility; o Office facilities; o ESB substation; o Other ancillary plant and infrastructure. 2. Deepening of the existing quarry floor to a finished level of 60 metres above Ordnance Datum (mOD), remaining entirely within the existing permitted quarry footprint. All within an application area of approximately 36 hectares and for a total period of 34 years (the extraction operational period is for 32 years and a further 2 years for site restoration). The application is accompanied by an Environmental Impact Assessment Report (EIAR) Manserghshill and Graystown townlands Laffansbridge, Co. Tipperary E41W951
25/61207	Patrick Cummins	P	25/11/2025	a) a rainwater harvesting tank and system b) retention planning permission for changes to previously granted (ref: 2460677) and partially constructed community centre which includes changes to the plans, elevations, internal layout and an increase in the footprint of the building Rosegreen Cashel Co Tipperary E25RD34

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P L A N N I N G A P P L I C A T I O N S
INVALID APPLICATIONS FROM 24/11/2025 To 30/11/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/61213	John Costigan & Jennifer Mullally	P	25/11/2025	construction of a detached dwelling house, septic tank and percolation area, entrance and associated site works Borrisnoe - Coolgarraan Killea Templemore, Co. Tipperary
25/61219	Damien Ryan	P	27/11/2025	change of use of existing ground floor from retail/commercial use to residential use, with changes to the front and side elevations of the existing building with all associated siteworks at the corner of Westgate and Croke Street Thurles Co. Tipperary

Total: 9

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

PLANNING APPLICATIONS
EIAR - NIS REPORTS REQUESTED FROM 24/11/2025 To 30/11/2025

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

*** END OF REPORT ***

PLANNING APPLICATIONS
EIAR - NIS REPORTS RECEIVED FROM 24/11/2025 To 30/11/2025

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

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

AN BORD PLEANÁLA
APPEALS NOTIFIED FROM 24/11/2025 To 30/11/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
25/60391	Sarah Hamersley 56 Mulcair Manor Newport Co Tipperary V94 W0CE	P	03/11/2025	R	construction of a new single storey dwelling house, entrance, domestic garage, connection to public sewer, and ancillary works Foxhall Newport Co Tipperary	28/11/2025

Total: 1

*** END OF REPORT ***

A N B O R D P L E A N Á L A
APPEAL DECISIONS NOTIFIED FROM 24/11/2025 To 30/11/2025

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

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