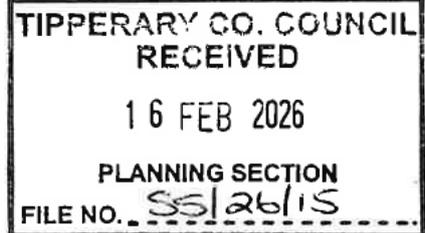




Comhairle Contae Thiobraid Árann
Tipperary County Council



PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

1. Applicant's address/contact details:

<i>Applicant</i>	Emoke Sweetman
<i>Address</i>	5 John Paul Place, Clonmel, Tipperary, E91 HY48
<i>Telephone No.</i>	[REDACTED]
<i>E-mail</i>	[REDACTED]

2. Agent's (if any) address:

<i>Agent</i>	Assure Health and Safety Consultants Limited
<i>Address</i>	34 Powerstown Way, Clonmel, Tipperary, E91 K4K7
<i>Telephone No.</i>	[REDACTED]
<i>E-mail</i>	[REDACTED]
<i>Please advise where all correspondence in relation to this application is to be sent;</i>	
Applicant [<input type="checkbox"/>] Agent <input checked="" type="checkbox"/>	

3. Location of Proposed Development:

<i>Postal Address or Townland or Location (as may best identify the land or structure in question)</i>	5 John Paul Place, Clonmel, Tipperary, E91 HY48
--	--

4. Development Details:

Please provide details of the proposed development for which an exemption under Section 5 of the Planning and Development Act is applied for.

(Note: only works and uses listed and described under this section will be assessed under this Section 5 Application. Use additional sheets if required.

Removal of the annex flat roof at rear of the property, as this is defective & leaking extensively. The construction of a new pitched roof & rainwater gutters, to tie into the existing roof of the main building. The new pitched roof is below the height of the main roof and is not visible from the front of the property. The finished will be selected to match existing, where possible. Refer to drawings for scope of works.
Proposed floor area of proposed works/uses: ZEROsqm

5. Legal Interest of Applicant in the Land or Structure:

<i>Please tick appropriate box to show applicant's legal interest in the land or structure</i>	A. Owner <input checked="" type="checkbox"/>	B. Occupier <input type="checkbox"/>
	C. Other <input type="checkbox"/>	<input type="checkbox"/>
<i>Where legal interest is 'Other', please expand further on your interest in the land or structure</i>	Not Applicable	
<i>If you are not the legal owner, please state the name and address of the owner</i>	Name: Address: Not Applicable	

Signature of Applicant(s) 

Date: 16 February 2026

Note: If the proposed development consists of works to a (Proposed) Protected Structure and/or any structure within the curtilage of a (Proposed) Protected Structure, an application for a Section 57 Declaration may be more appropriate.

GUIDANCE NOTES

- (1) All queries on the form must be completed and the form must be accompanied by the relevant fee. The amount of the fee is currently €80.00.
- (2) This application should be accompanied by **TWO COPIES** of the following documentation
 - o OSI Site Location Map with the site outlined clearly – 1:1000 in urban areas and 1:2500 in rural areas
 - o Floor Plans & Elevations at a scale of not less than 1:200
 - o Site layout plan indicating position of proposed development relative to premises and adjoining properties
 - o Other details e.g. brochures, photographs if appropriate.

(All dimensions must be given in metric scale and drawings should be accompanied by a brief description outlining the use of the proposed development)
- (3) Where a proper and complete application is received, a decision must be conveyed to the applicant within four (4) weeks except where additional necessary information is required.

This application form and relevant fee should be submitted to:

Planning Section, Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary	OR	Planning Section, Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary
Enquires:		
Telephone 0818 06 5000		
E-Mail planning@tipperarycoco.ie		

FOR OFFICE USE ONLY

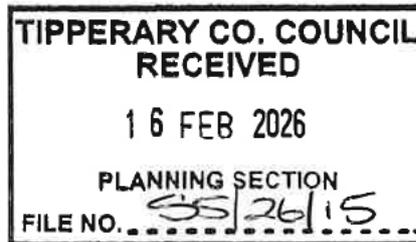
Fee Recd. € <u>80.00</u>	DATE STAMP TIPPERARY CO. COUNCIL RECEIVED 16 FEB 2026 PLANNING SECTION FILE NO. <u>SS/26/15</u>
Receipt No <u>200795</u>	
Date <u>16/02/26</u>	
Received by <u>C. Anew</u>	

Ref: 2026-02-16/P1193/001/NOD

Date: 16 February 2026



Planning Section,
Tipperary County Council,
Civic Offices,
Emmet Street,
Clonmel,
Co. Tipperary



Dear Sir/Madam,

**Number 5 John Paul Place, Clonmel, Tipperary E91 HY48
Application for Section 5 Declaration**

Please find enclosed an application for a Section 5 Declaration for proposed works to the above property, under Section 5 of the Planning and Development Act 2000 (as amended). Please note that we act on behalf of the Applicant, who is the owner-occupier, in this matter.

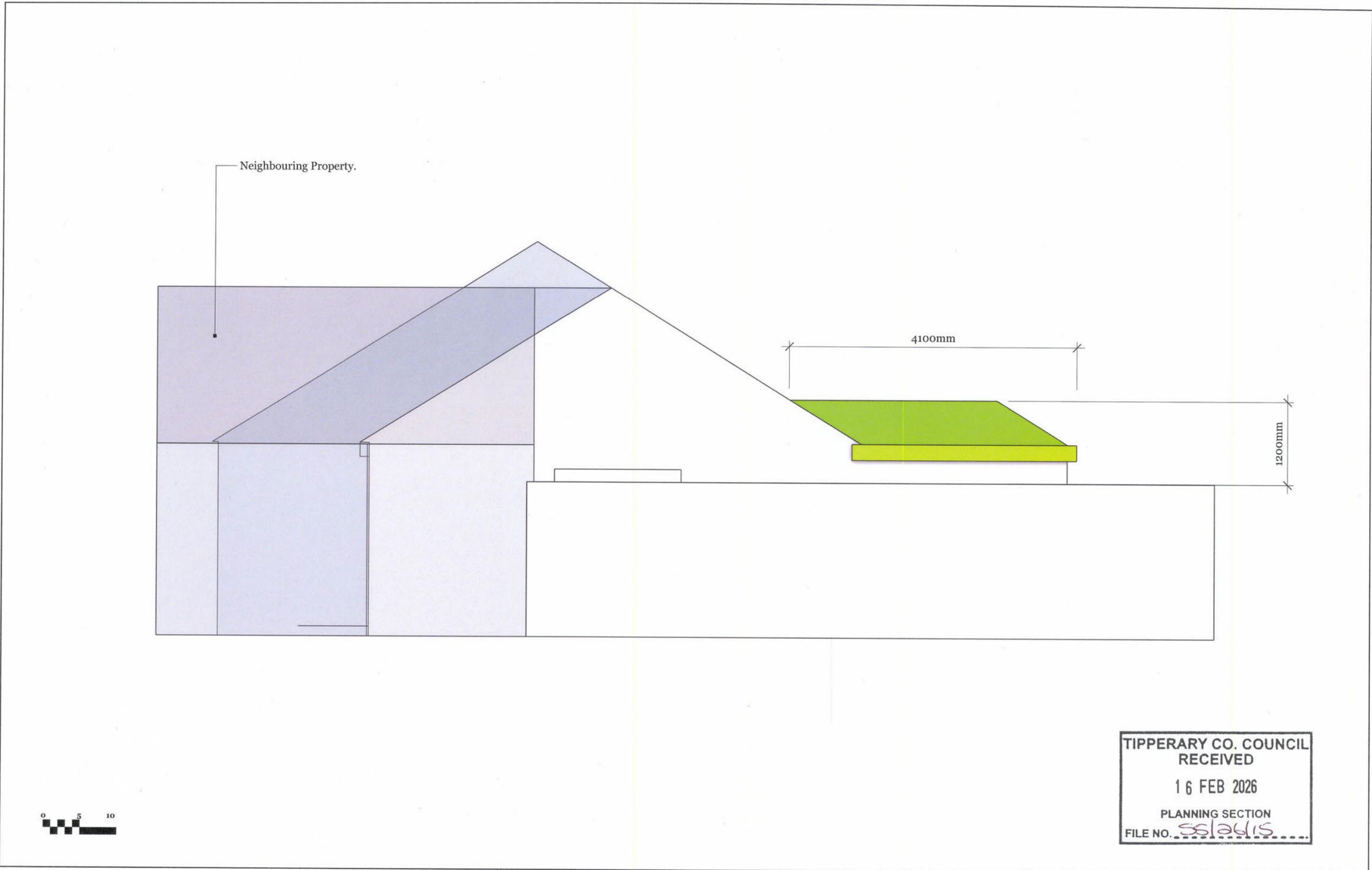
The scope of the proposed works is limited to the replacement of an existing flat roof of the single-storey annex to the rear of the property, which is seriously defective and leaking extensively internally. The attached application form; scope of works; and drawings detail the proposed works.

If you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely,



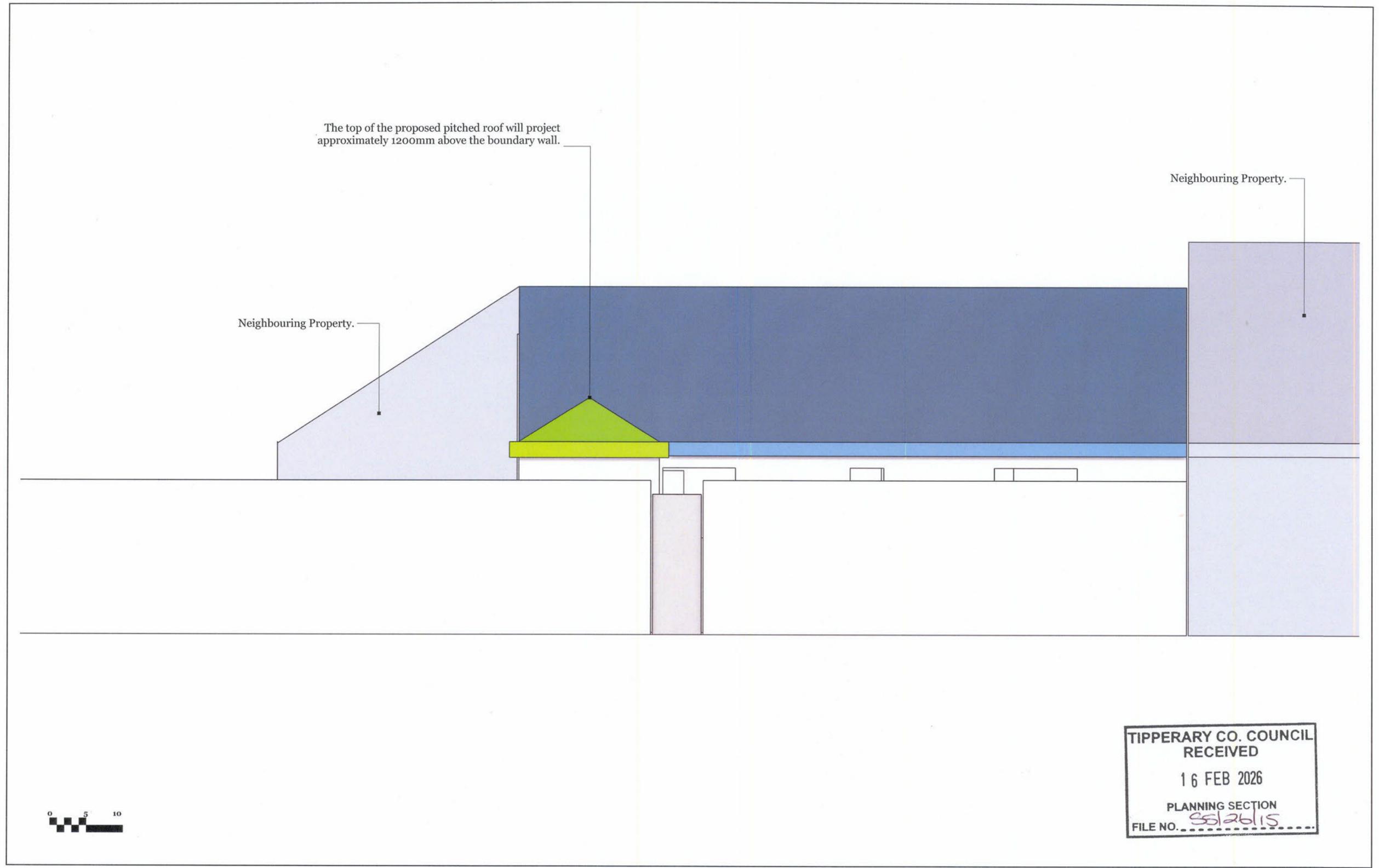
Niall O'Donovan
Chartered Engineer
Chartered Safety and Health Practitioner



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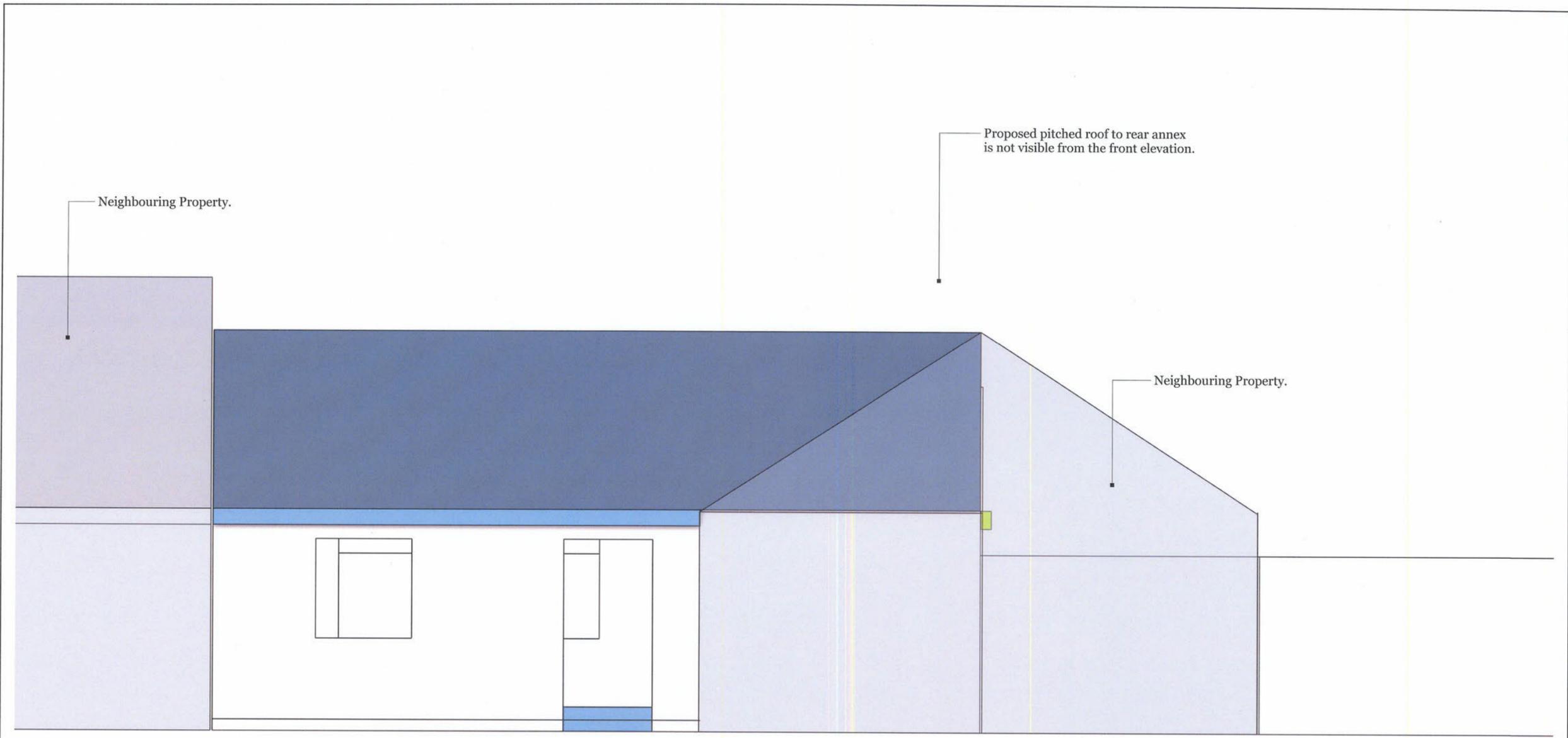
Side Elevation (Proposed Single-Storey Annex Pitched Roof)	Assure Health & Safety Consultants 34 Powerstown Way, Clonmel, E91 K4K7		REVISIONS										
	Nr. 5 John Paul Place, Clonmel, Co. Tipperary, E91 HY48		<table border="1"> <thead> <tr> <th>DD/MM/YYYY</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td>1 16 /02 /2026</td> <td>Issued for Section 5 Declaration</td> </tr> <tr> <td>2</td> <td>...</td> </tr> <tr> <td>3</td> <td>...</td> </tr> <tr> <td>4</td> <td>...</td> </tr> <tr> <td>5</td> <td>...</td> </tr> </tbody> </table>	DD/MM/YYYY	REMARKS	1 16 /02 /2026	Issued for Section 5 Declaration	2	...	3	...	4	...
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Rear Elevation (Proposed Single-Storey Annex Pitched Roof)	Assure Health & Safety Consultants 34 Powerstown Way, Clonmel, E91 K4K7		REVISIONS	A 09										
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Front Elevation (Proposed Single-Storey Annex Pitched Roof)

Assure Health & Safety Consultants
 34 Powerstown Way, Clonmel, E91 K4K7

assure
 Health & Safety Consultants

Nr. 5 John Paul Place, Clonmel, Co. Tipperary, E91 HY48

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Plan View (Proposed Single-Storey Annex Pitched Roof)

Assure Health & Safety Consultants
 34 Powerstown Way, Clonmel, E91 K4K7

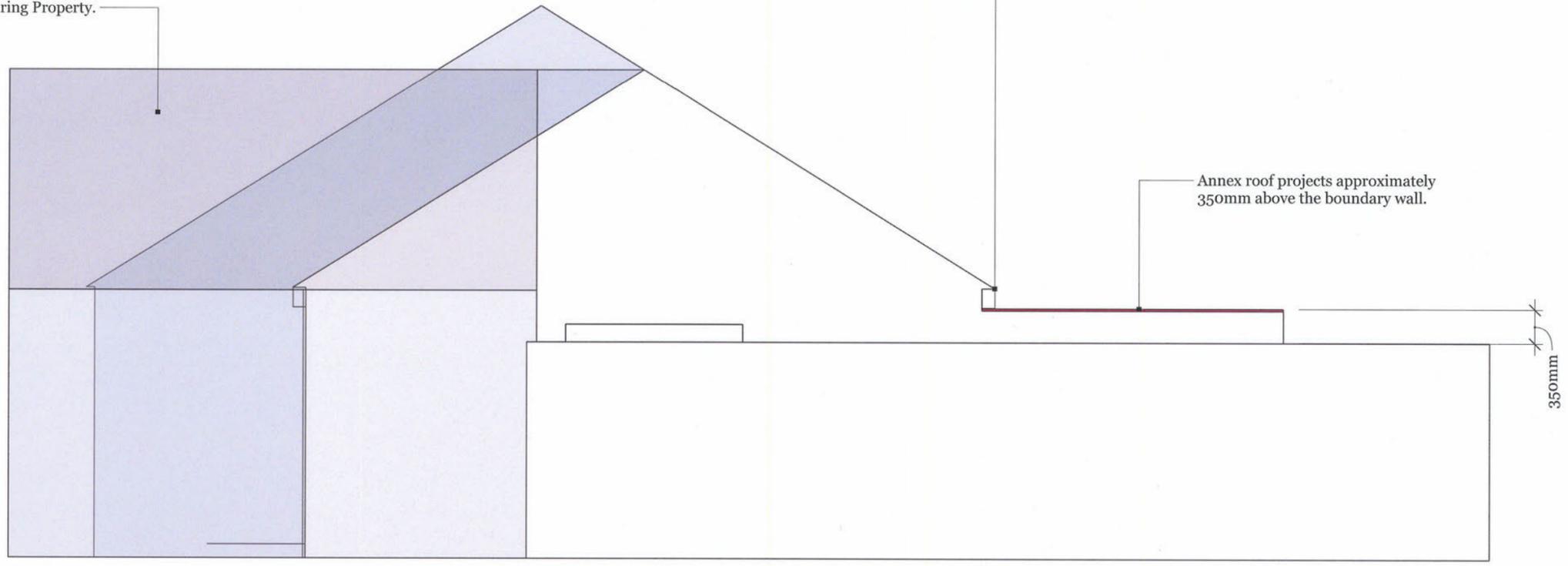


Nr. 5 John Paul Place, Clonmel, Co. Tipperary, E91 HY48

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Neighbouring Property.



Existing gutter to main roof is compromised due to the proximity and interference of the annex's flat roof under the gutter.

Annex roof projects approximately 350mm above the boundary wall.

350mm



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Side Elevation (Existing Single-Storey Annex Flat Roof)

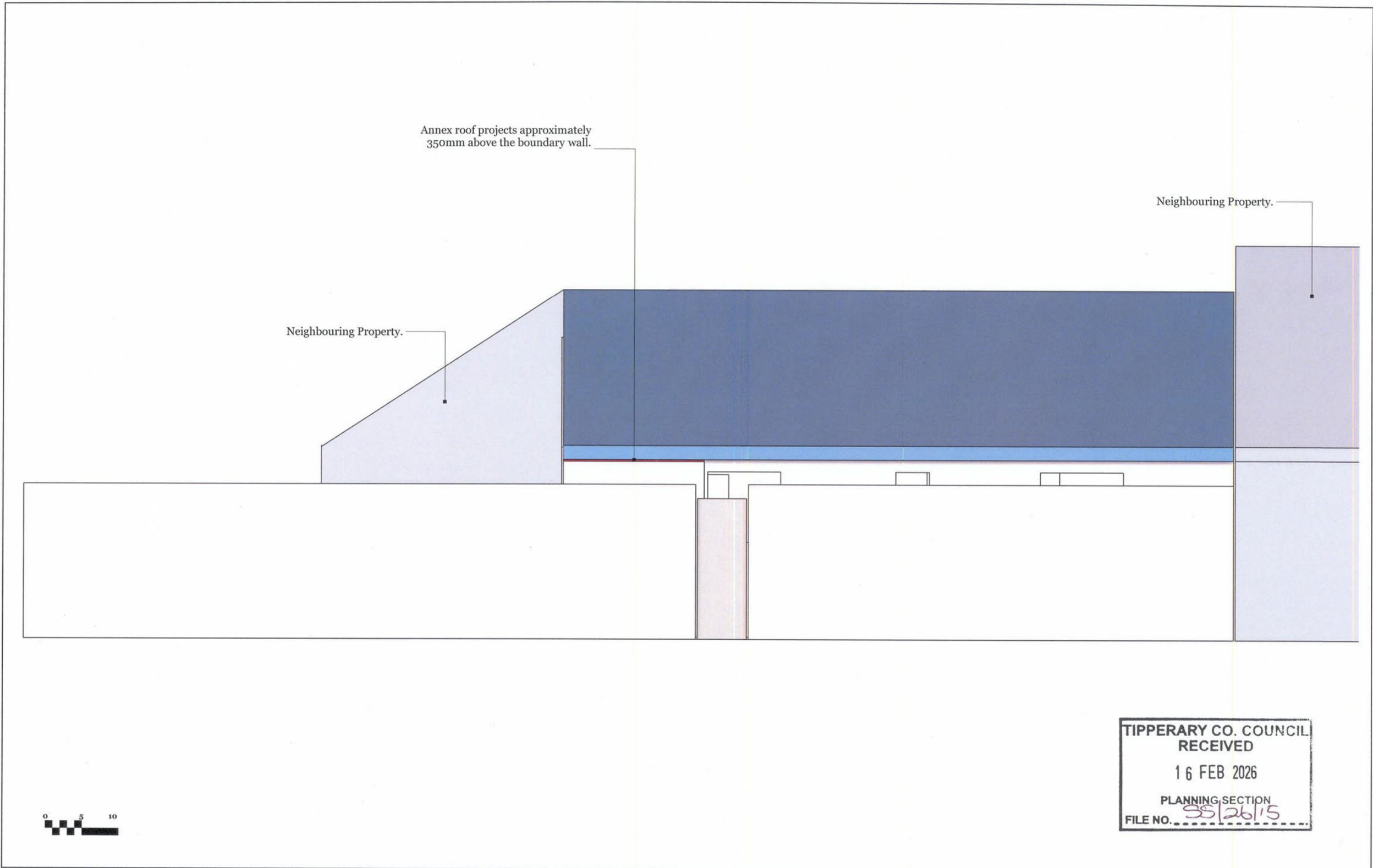
Assure Health & Safety Consultants
34 Powerstown Way, Clonmel, E91 K4K7



Nr. 5 John Paul Place, Clonmel, Co. Tipperary, E91 HY48

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Rear Elevation (Existing Single-Storey Annex Flat Roof)

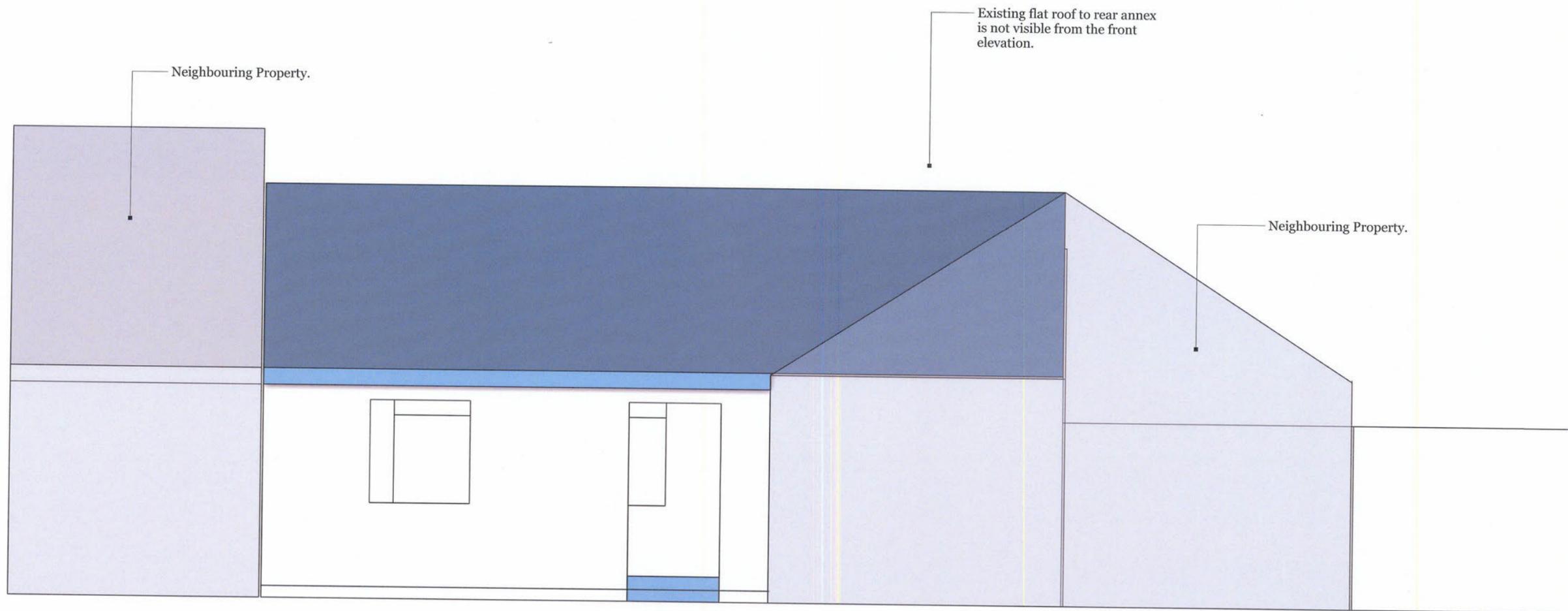
Assure Health & Safety Consultants
 34 Powerstown Way, Clonmel, E91 K4K7



Nr. 5 John Paul Place, Clonmel, Co. Tipperary, E91 HY48

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Front Elevation (Existing Single-Storey Annex Flat Roof)

Assure Health & Safety Consultants
34 Powerstown Way, Clonmel, E91 K4K7



Nr. 5 John Paul Place, Clonmel, Co. Tipperary, E91 HY48

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 FILE NO. 33/26/15



Plan View (Existing Single-Storey Annex Flat Roof)

Assure Health & Safety Consultants
 34 Powerstown Way, Clonmel, E91 K4K7

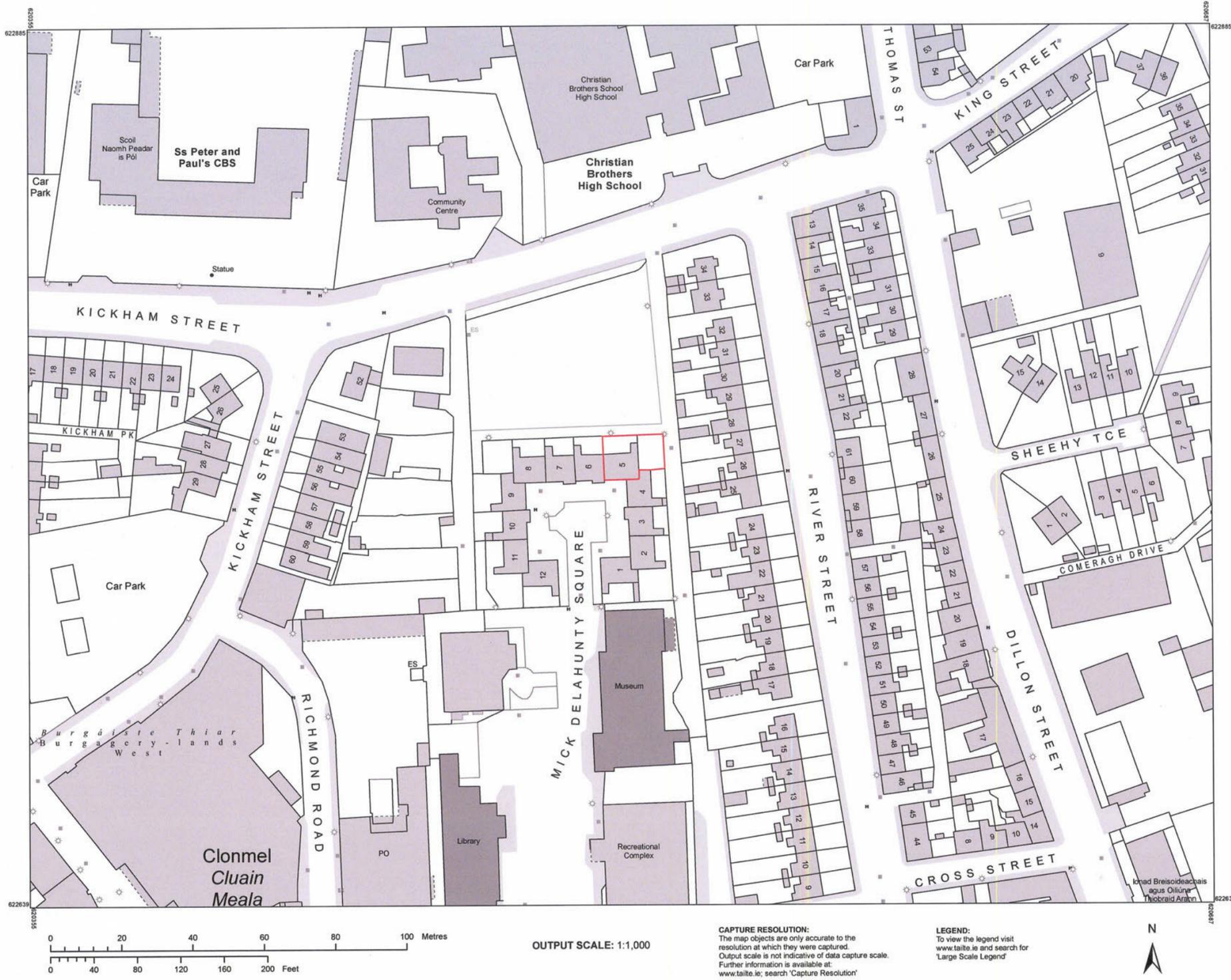


Nr. 5 John Paul Place, Clonmel, Co. Tipperary, E91 HY48

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Planning Pack Map



Tailte Éireann

CENTRE COORDINATES:
ITM 620521.622762

PUBLISHED:
14/02/2026

ORDER NO.:
50518254_1

MAP SERIES:
1:1,000
1:1,000

MAP SHEETS:
5430-06
5430-11

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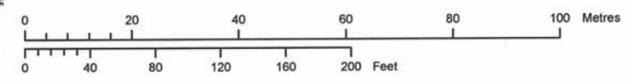
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This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

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Further information is available at:
www.tailte.ie; search 'Capture Resolution'

LEGEND:
To view the legend visit www.tailte.ie and search for 'Large Scale Legend'



OSI Site Location Map

Assure Health & Safety Consultants
34 Powerstown Way, Clonmel, E91 K4K7



Nr. 5 John Paul Place, Clonmel, Co. Tipperary, E91 HY48

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A 02

EXISTING PROPERTY

Number 5 John Paul Place is a corner terrace property in a square development layout, with an adjoining property on the east-west axis and an adjoining property on the south-north axis.

The property is owner-occupied as a family home and is the applicant's principal private residence.

The property includes a small single-storey annex (4.5m²), beyond the curtilage of the main roof to the rear of the property, measuring approximately 3,050mm x 2,050mm externally. The construction history of the property is not available. It is unknown if the annex was constructed at the same time of the original development or if it was added at a later date.

The annex's flat roof is of inferior construction; has a very limited fall; is impacting on the correct function of the main roof's gutters; and leaks extensively.

PROPOSED WORKS

The proposed works are limited to the removal of the existing flat roof to the annex, which is defective and the construction of a new pitched roof to the annex and installation of associated rainwater gutters.

The domestic use of the property will not be altered in any way. The property will remain the applicant's principal private residence.

The height of the new gutters to the annex pitched roof will match the height of the existing gutters.

The finishes of the new pitched roof to match the existing roof.

ELEMENTS SPECIFICALLY EXCLUDED FROM THE PROPOSED WORKS

The proposed works do not include the following:

- The single-storey annex is not being extended beyond its existing 4.5m² area, or altered in plan dimensions.
- There are no proposed changes to the existing windows or doors.
- New doors, windows or velux windows will not be installed.
- The existing roof spaces of the main building (attic) and the single-storey annex are excluded from the proposed works and will not be converted.
- The maximum height of the proposed annex's pitch roof does not exceed the height of the existing roof.
- The height of the existing annex walls do not exceed the height of the walls to the main building.

DRAWINGS

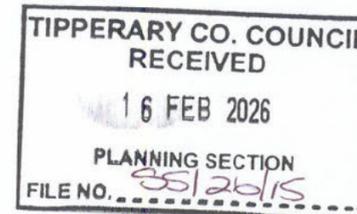
- A-01: Proposed Scope of Works
- A-02: OSI Site Location Map
- A-03: Plan View of Existing Property (Existing Single-Storey Annex Flat Roof)
- A-04: Front Elevation of Existing Property (Existing Single-Storey Annex Flat Roof)
- A-05: Rear Elevation of Existing Property (Existing Single-Storey Annex Flat Roof)
- A-06: Side Elevation of Existing Property (Existing Single-Storey Annex Flat Roof)
- A-07: Plan View of Existing Property (Proposed Single-Storey Annex Pitched Roof)
- A-08: Front Elevation of Existing Property (Proposed Single-Storey Annex Pitched Roof)
- A-09: Rear Elevation of Existing Property (Proposed Single-Storey Annex Pitched Roof)
- A-10: Side Elevation of Existing Property (Proposed Single-Storey Annex Pitched Roof)



Front Elevation of Property



Rear Elevation of Property, with existing flat roof to annex



Proposed Scope of Works for which the Section 5 Declaration is Requested

Assure Health & Safety Consultants
34 Powerstown Way, Clonmel, E91 K4K7



Nr. 5 John Paul Place, Clonmel, Co. Tipperary, E91 HY48

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Replacement of Defective Flat Roof to Rear Annex of
Nr. 5 John Paul Place, Clonmel, E91 HY48

Assure Health & Safety Consultants
34 Powerstown Way, Clonmel, E91 K4K7



16 February 2026

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16 FEB 2026

PLANNING SECTION
FILE NO. 35/26/15



Comhairle Contae Thiobraid Árann
Tipperary County Council

Comhairle Contae
Thiobraid Árann,
Oifigí Cathartha,
Cluain Meala,
Co. Thiobraid Árann
Tipperary County Council,
Civic Offices, Clonmel,
Co. Tipperary
E91 N512

Comhairle Contae
Thiobraid Árann,
Oifigí Cathartha,
An tAonach,
Co. Thiobraid Árann
Tipperary County Council,
Civic Offices, Nenagh,
Co. Tipperary
E45 A099

t 0818 06 5000/6000
e customerservice
@tipperarycoco.ie
tipperarycoco.ie

Our Ref: S5/26/15

16th February 2026

Emoke Sweetman
C/O Niall O Donovan
34 Powerstown Way
Clonmel
Co. Tipperary
E91 K4K7

Re: Application for a Section 5 Declaration – Removal of annex flat roof to rear of property and construct a new pitched roof at 5 John Paul Place, Clonmel, Co. Tipperary, E91 HY48.

A Chara,

I acknowledge receipt of your application for a Section 5 Declaration received on 16th February 2026, in connection with the above.

I wish to advise that you will be notified of a decision on your application in due course.

Yours sincerely



for **Director of Services**

Ref: 2026-03-02/P1193/001/NOD

Date: 2 March 2026



Planning Section,
Tipperary County Council,
Civic Offices,
Emmet Street,
Clonmel,
Co. Tipperary

Dear Sir/Madam,

Number 5 John Paul Place, Clonmel. Tipperary E91 DP40
Application for Section 5 Declaration (Ref: S5/26/15)

We refer to our application for a Section 5 Declaration (Tipperary County Council Reference S5/26/15).

We wish to advise that the address for the subject property stated an incorrect Eircode.

The correct address for the subject property is:

5 John Paul Place, Clonmel. Tipperary E91 DP40

If you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely,


Niall O'Donovan
Chartered Engineer
Chartered Safety and Health Practitioner



TIPPERARY COUNTY COUNCIL

Application for Declaration under Section 5

Planning & Development Act 2000, as amended
Planning & Development Regulations 2001, as amended

Planning Ref.: S5/26/15

Applicant: Eموke Sweetman

Development Address: 5 John Paul Place, Clonmel, Co. Tipperary

Proposed Development: Removal of annex flat roof to rear of property and construct a new pitched roof.

1. GENERAL

On the 16th of February 2026, a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended as to whether the following is “development” and “exempt development”:

- Removal of annex flat roof to rear of property and construct a new pitched roof.

The site is located at 5 John Paul Place, Clonmel, Co. Tipperary.

2. STATUTORY PROVISION

The following statutory provisions are relevant to this referral case;

Planning and Development Act 2000 (As amended)

Section 3 (1) of the Planning and Development Act 2000, as amended, states as follows:-

“In this Act, ‘development’ means, except where the context otherwise requires, the carrying out of works on, in, over or under land or the making of any material change in the use of any structures or other land.”

Section 2(1) of the Planning and Development Act, 2000, as amended, defines “works” as:-

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 4(1)(h) of the Act considers development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure

so as to render the appearance inconsistent with the character of the structure or of neighbouring structures; to be exempted development.

3. ASSESSMENT

a. Site Location

The site comprises an existing single storey mid terrace dwelling at 5 John Paul Place, Clonmel, Co. Tipperary.

Figure 1 Site location (front elevation)



Figure 2 Side elevation



b. Relevant Planning History

None recorded

Figure 3 Planning history



c. Assessment

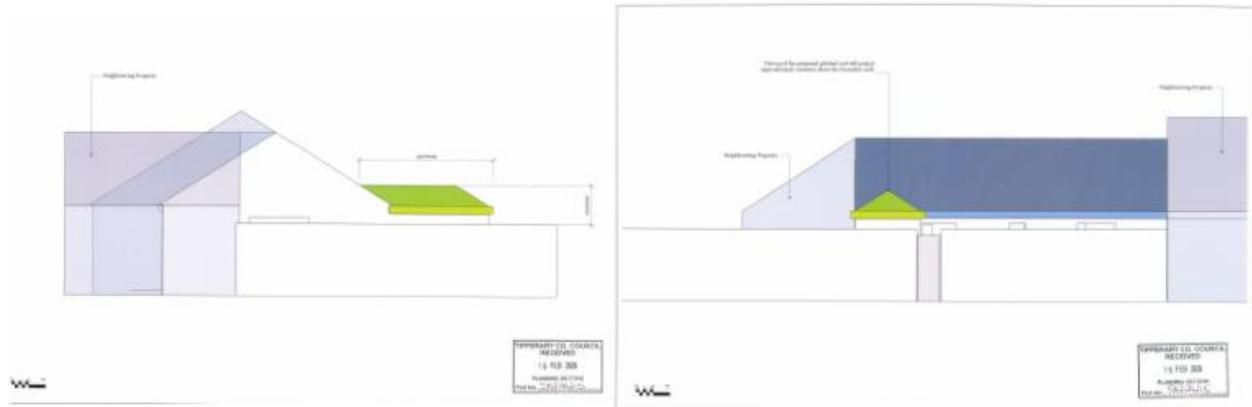
A) “Is or is not Development”

It is considered that the above listed proposals constitute “works” as understood by the Planning and Development Act 2000, as amended. The above listed proposals therefore constitute “development” within the meaning of the Planning and Development Act 2000, as amended.

B) “Is or is not Exempted Development”

The works proposed comprise of the placing of a pitched roof over the existing flat roof to the rear of the building.

Figure 4 Side and rear elevations



The subject site is not a protected structure not is it located within a designated Architectural Conservation Area.

In relation to this proposal, it is considered that the material finishes proposed are consistent with the principle dwelling. It is noted that a neighbouring property has also replaced a flat roof with a pitched roof.

Figure 5 Neighbouring property with pitched roof.



The Planning Authority is therefore satisfied that the works proposed are not inconsistent with the character of the structure or of neighbouring structures and can be considered exempt under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

C) Restrictions under Article 9

The exemption is not restricted under Article 9/

D) Requirement for Appropriate Assessment (AA) and Environmental Impact Assessment (EIA)

The subject site is located c. 440 metres from the Lower River Suir SAC, 9 kms from the Nier Valley SAC and 10.3 Kms from the Comeragh mountains SAC.

The proposed development is located within a long established residential area and comprises of minor alterations to the structure on site. The property is connected to the mains waste water infrastructure.

It is not considered that Appropriate Assessment issues arise.

The proposed development has been subject to a preliminary examination to determine the requirement for EIA. EIA is not required in respect of the development. See attached.

4. RECOMMENDATION

In considering this Declaration, Tipperary County Council has had regard to:

- (a) Sections 2, 3 & 4 of the Planning and Development Act 2000, as amended,
- (b) The details submitted by the querist with the Declaration

It has concluded that –

The proposed development as presented on the drawings and details provided with the Declaration application, constitutes “development” within the meaning of the Planning and Development Act 2000, and is “exempted development”.

Signed: Paul Killeen

Date: 05/03/26

C. Conway

Signed:
Senior Executive Planner

Date: 5.3.2026

Appendix 1

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

STEP 1. Description of the project/proposal and local site characteristics:

(a) File Reference No:	S5/26/15
(b) Brief description of the project or plan:	Modification to roof
(c) Brief description of site characteristics:	5 John Paul Place, Clonmel, Co. Tipperary
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	None
(e) Response to consultation:	n/a

STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.

European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptor)	Considered further in screening Y/N
Lower River Suir SAC 002137	https://www.npws.ie/protected-sites/sac/002137	440 metres	Surface water collected and discharged to public sewer	yes
Nier Valley woodlands 000404	https://www.npws.ie/protected-sites/sac/00404	9 kms	No due to distance and the lack of any relevant ex-situ factors of significance to these species.	Nier Valley woodlands 000404
Comeragh Mountains SAC 01952	https://www.npws.ie/protected-sites/sac/001952	10.4 kms	No due to distance and the lack of any relevant ex-situ factors of significance to these species.	Comeragh Mountains SAC 01952

STEP 3. Assessment of Likely Significant Effects

(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:

Impacts:	Possible Significance of Impacts: (duration/magnitude etc.)
<p>Construction phase e.g.</p> <ul style="list-style-type: none"> • Vegetation clearance • Demolition • Surface water runoff from soil excavation/infill/landscaping (including borrow pits) • Dust, noise, vibration • Lighting disturbance • Impact on groundwater/dewatering • Storage of excavated/construction materials • Access to site • Pests 	No impacts
<p>Operational phase e.g.</p> <ul style="list-style-type: none"> • Direct emission to air and water • Surface water runoff containing contaminant or sediment • Lighting disturbance • Noise/vibration • Changes to water/groundwater due to drainage or abstraction • Presence of people, vehicles and activities • Physical presence of structures (e.g. collision risks) • Potential for accidents or incidents 	No impacts
In-combination/Other	No likely in combination effects

(b) Describe any likely changes to the European site:

<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators of conservation status value (water or air quality etc.) • Changes to areas of sensitivity or threats to QI 	No impacts
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- Interference with the key relationships that define the structure or ecological function of the site

(c) Are *'mitigation'* measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?

Yes No

STEP 4. Screening Determination Statement

The assessment of significance of effects:

Describe how the proposed development (alone or in-combination) is/is **not likely** to have **significant** effects on European site(s) in view of its conservation objectives.

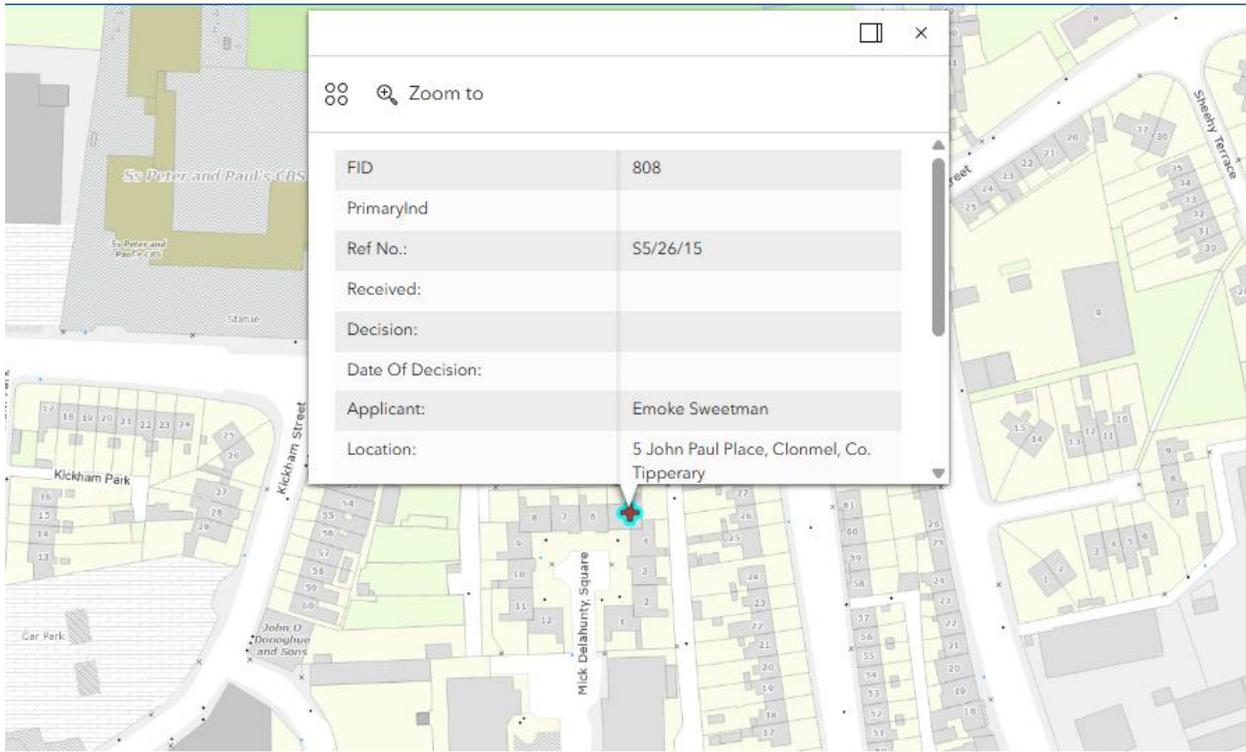
No impacts

Conclusion:

	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European site.	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
(iii) Significant effects are likely.	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:	Paul Killeen	Date: 05/03/26

EIA Pre-Screening	
Establishing a development is a 'sub-threshold development'	
File Reference:	S5/26/15
Development Summary:	Modify roof
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes, no further action required <input checked="" type="checkbox"/> No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
<input type="checkbox"/> Yes, specify class _____	EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
<input checked="" type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2	No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _____	EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : _____	Proceed to Part C
C. If Yes, has Schedule 7A information/screening report been submitted?	
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

Figure 6 Site entered on Planning register



Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/26/15** **Delegated Employee's Order No:** _____

SUBJECT: Section 5 Declaration

I, Brian Beck, Director of Services, Tipperary County Council, by virtue of the powers delegated to me in accordance with the provisions of Section 154 of the Local Government Act 2001, as amended by Schedule 1, Part 1 of the Local Government Reform Act 2014 under Chief Executive's Order No. 44188 dated 3rd October, 2025, hereby order that pursuant to the provisions of the Planning and Development Act 2000, as amended, that an application under Section 5 from Eموke Sweetman, C/O Niall O Donovan, Assure Health and Safety Consultants Ltd., 34 Powerstown Way, Clonmel, Co. Tipperary, E91 K4K7 re: Removal of annex flat roof to rear of property and construct a new pitched roof at 5 John Paul Place, Clonmel, Co. Tipperary is development and is exempted development.

AND WHEREAS Tipperary County Council, in considering this referral, had regard particularly to –

- (a) Sections 2, 3 & 4 of the Planning and Development Act 2000, as amended,
- (b) The details submitted by the querist with the Declaration

It has concluded that the proposed development as presented on the drawings and details provided with the Declaration application, constitutes "development" within the meaning of the Planning and Development Act 2000, and is "**exempted development**".

Signed: 
Brian Beck
Director of Services

Date: 9/3/2026



Comhairle Contae Thiobraid Árann
Tipperary County Council

Comhairle Contae
Thiobraid Árann,
Oifigí Cathartha,
Cluain Meala,
Co. Thiobraid Árann
Tipperary County Council,
Civic Offices, Clonmel,
Co. Tipperary
E91 N512

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Oifigí Cathartha,
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Date: 9th March 2026

Our Ref: S5/26/15

Civic Offices, Nenagh

Emoke Sweetman
C/O Niall O Donovan
Assure Health & Safety Consultants Ltd
34 Powerstown Way
Clonmel
Co. Tipperary
E91 K4K7

Re: Declaration under Section 5 of the Planning and Development Act 2000, as amended.

Dear Sir/Madam,

I refer to your application for a Section 5 Declaration received on 16th February 2026 in relation to the following proposed works:

Removal of annex flat roof to rear of property and construct a new pitched roof at 5 John Paul Place, Clonmel, Co. Tipperary.

WHEREAS a question has arisen as to whether the proposed development is or is not exempted development:

AND WHEREAS Tipperary County Council, in considering this referral, had regard particularly to –

- (a) Sections 2, 3 & 4 of the Planning and Development Act 2000, as amended,
- (b) The details submitted by the querist with the Declaration

It has concluded that the proposed development as presented on the drawings and details provided with the Declaration application, constitutes “development” within the meaning of the Planning and Development Act 2000, and is “**exempted development**”.

NOTE: Any person issued with a Declaration of a Planning Authority may refer the Declaration for review to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, within four (4) weeks of the date of issue of the Declaration and on payment of the prescribed fee.

Yours sincerely

Geraldine Quinn

for **Director of Services**