



PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

1. Applicant's address/contact details:

<i>Applicant</i>	Daniel and Mary Spreng
<i>Address</i>	The Bungalow, Dromineer, Co. Tipperary, E45 PK20
<i>Telephone No.</i>	[REDACTED]
<i>E-mail</i>	[REDACTED]



2. Agent's (if any) address:

<i>Agent</i>	Richard McLoughlin
<i>Address</i>	Lotts Architecture 22 South William Street, Dublin 2
<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>	The Bungalow, Dromineer, Co. Tipperary, E45 PK20
--	--

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.)

Repairs to historic Garage, at The Bungalow, Dromineer, Co. Tipperary,	
a protected structure.	
Proposed floor area of proposed works/uses:	No additional area proposed

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 X	B. Occupier
	C. Other	
<i>Where legal interest is 'Other', please expand further on your interest in the land or structure</i>		
<i>If you are not the legal owner, please state the name and address of the owner</i>	Name: Address:	

Signature of Applicant(s)


(Agent) ✓

Date: 5 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
 - OSI Site Location Map with the site outlined clearly – 1:1000 in urban areas and 1:2500 in rural areas
 - Floor Plans & Elevations at a scale of not less than 1:200
 - Site layout plan indicating position of proposed development relative to premises and adjoining properties
 - 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	<u>OR</u>	Planning Section, Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary
Enquires:		
Telephone 0818 06 5000		
E-Mail planning@tipperarycoco.ie		

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Fee Recd. € <u>80</u> —
Receipt No <u>134956</u>
Date <u>9/2/26</u>
Received by _____

Land Registry Compliant Map



National Mapping Agency

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 ITM 561105.665920
PUBLISHED: 13/06/2022
ORDER NO.: 50273866_1
MAP SERIES: 1:2,500
MAP SHEETS: 4160-A

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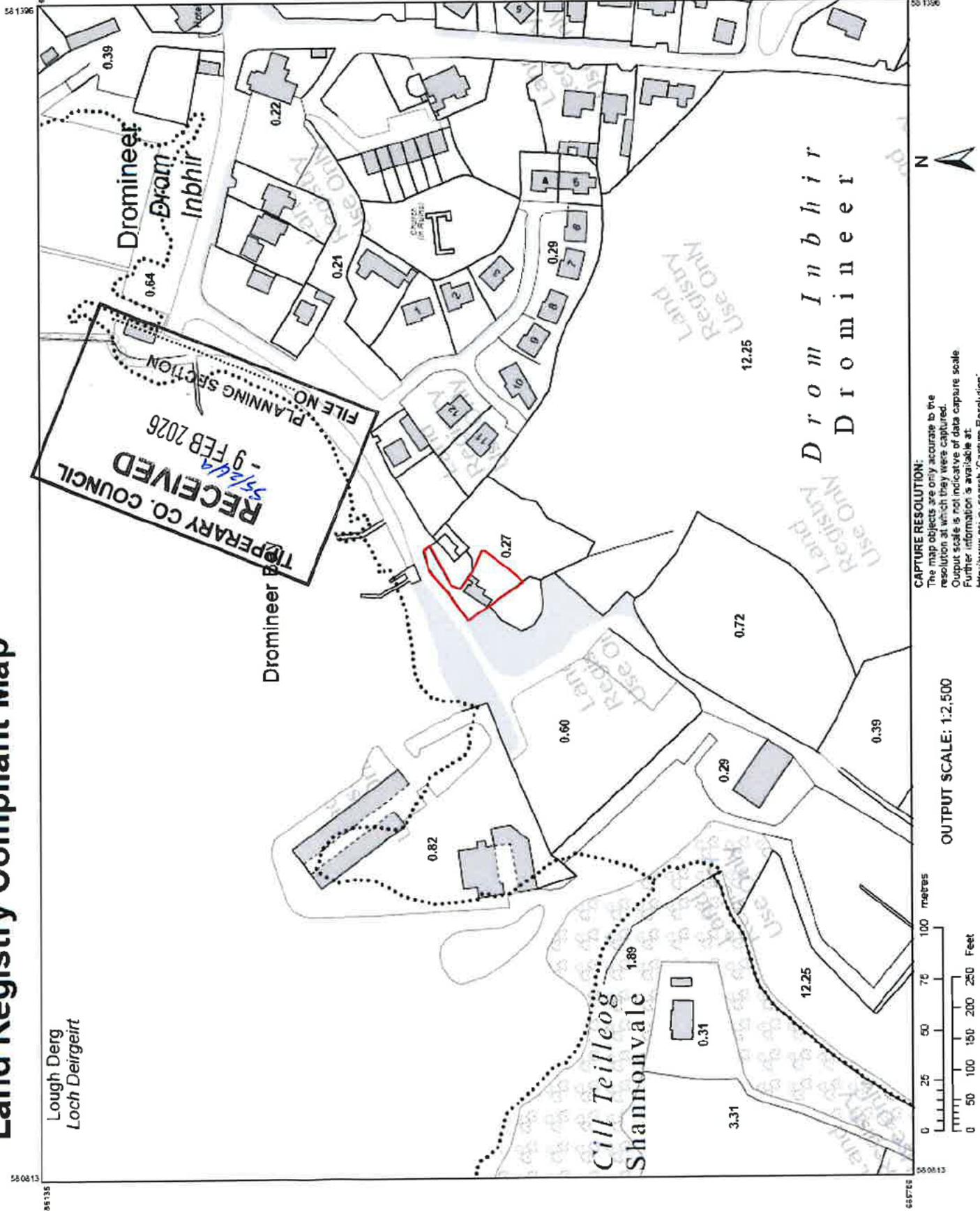
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RIAI ACREDITED CONSERVATION ARCHITECTS GRADE I

**REPAIRS TO GARAGE AT
The Bungalow, Dromineer, Co Tipperary
E45 PK20**



Title:

CONSERVATION METHOD STATEMENT

Stage:

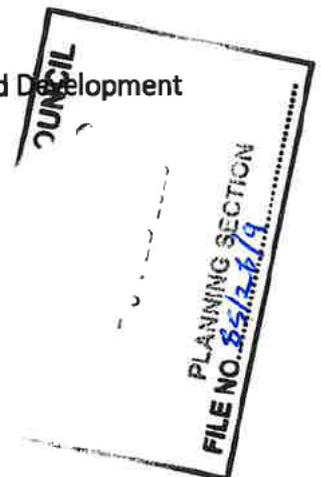
Application for a Section 5 Declaration on Exempted Development

Client:

Daniel & Mary Spreng

Date:

February 2026



Directors

Desmond Byrne BArch MRIAI – Richard McLoughlin BArch MSc MRIAI
Registered in Ireland no. 408083 VAT no. 6428083T

Prepared by:	Martin Leonard, Cian Burke	
Checked by:	Richard McLoughlin	
Document Issue		
Date:	Rev:	Description:
28/10/2025	-	Application for Section 5 Declaration
05/02/2025	1	Revised application for Section 5 Declaration

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1 Introduction

1.1 Purpose of report

The purpose of this report is to form part of an application to Tipperary County Council for a Section 5 Declaration on Exempted Development for repairs to a former garage in the curtilage of The Bungalow, Dromineer, Co Tipperary a protected structure.

Lotts Architecture have been appointed as conservation architects to oversee the works.

1.2 The Bungalow

The Bungalow is a protected structure, ref no. TRPS572 in the Record of Protected Structures, in the Tipperary County Development Plan 2022-2028.

It was built between 1901 and 1911 for Serop Biman Seropian (1864-1938) an ethnic Armenian who was appointed Consul to the Imperial State of Persia in Ireland in 1907 and held that post until his death in 1938. He married Elizabeth Foley whose family ran successful businesses in Nenagh and Dublin, and the couple settled in Nenagh, where Seropian was an active participant in local affairs. The family home was located at 24 Summerhill in Nenagh and the Dromineer Bungalow was built as a summer home for the family.

The Bungalow was recorded by the National Inventory of Architectural Heritage as follows:

Description:

Detached five-bay single-storey house, built c. 1890, with projecting glazed bay and canopy porch to front, and single-bay extension to north-east. Pitched corrugated-iron roof with brick chimneystack, cast-iron rainwater goods, overhanging decoratively-carved timber bargeboards and finials to gables. Hipped corrugated-iron roof to porch, supported at one end on cast-iron column with decorative brackets to top. Timber sheeted walls. Square-headed openings with fixed and timber casement windows and having label mouldings above. Timber panelled door.

Appraisal:

This picturesque building is executed in interesting materials, such as the timber sheeting and corrugated iron. The irregular form of the building is enhanced by the label mouldings, timber windows and decorative cast-iron brackets that support the porch.

Registration No: 22401416

Rating: Regional

Categories of Special Interest: Architectural, Artistic, Technical.

1.3 The Garage

The garage is situated immediately southeast of the Bungalow and therefore stands within the curtilage of a protected structure. It was not extant at the time of the 1914 Ordnance Survey map and may date from the 1920's.

It is of simple rectangular plan, with one large space accessed via the front garage door, and two smaller spaces to the rear, one opening off the rear elevation and the other from the side, separated by an internal stud partition. The structure is of a similar construction to the Bungalow but is in poor condition due to rotting of the bases of the supporting studwork. The structure had carved timber bargeboards matching the Bungalow. These remain in storage on site.

2 Historical Background

2.1 Historic Photographs

A number of photographs were taken in Dromineer around 1900 before construction of The Bungalow. Numerous timber-framed buildings with corrugated-iron roofs can be seen in these photos, showing that these structures were a defining feature of the character of the harbour village.

The Bungalow and Garage occupy a site at the south-western extremity of the village. Its driveway extends in front of the adjoining site, on which the ruins of a vernacular house survive. This vernacular house can be seen in one of the photographs, before the driveway to The Bungalow had been formed. (See Figure 1)

In the foreground of the photo the former Nenagh Boat Club can be seen. This building survives today as one of three timber-framed structures along the lake (NIAH Reg No. 22401417). Another photo shows the Lough Derg Yacht Club to the north of Dromineer Castle. (See Figure 4) It was formed in 1835 and has now been replaced by a modern building. The third of the timber-framed structures to survive today is of later date and does not appear in the historic photos or in the OS map of 1901. This is a picturesque dwelling clad in corrugated iron located just south of the village (NIAH Reg No. 22401418).



Figure 1: Extract from photo by Robert French, c. 1900 (Lawrence Collection, NLI)



Figure 2: Detail of foregoing image showing the site before The Bungalow was built



Figure 3: Nenagh Boat Club, from photo by Robert French of c. 1900 (Lawrence Collection, NLI)



Figure 4: Dromineer Castle and yacht club, Robert French, c. 1900 (NLI Lawrence Collection)

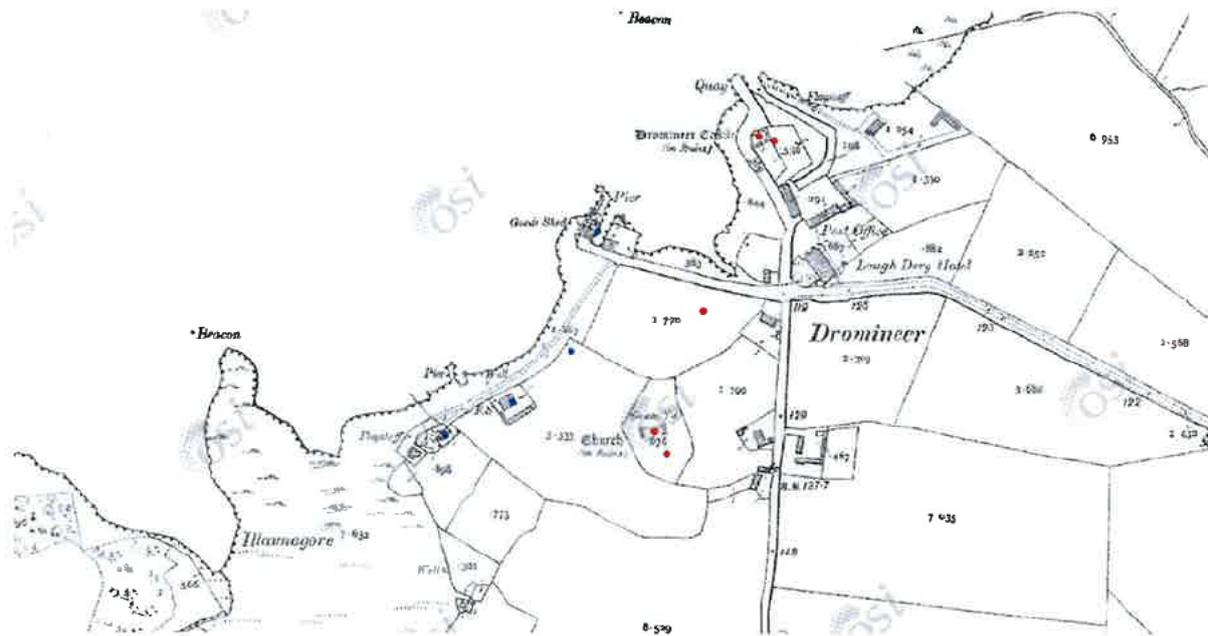


Figure 5: Ordnance Survey map of Dromineer, 1901 (original scale 25" to 1 mile)

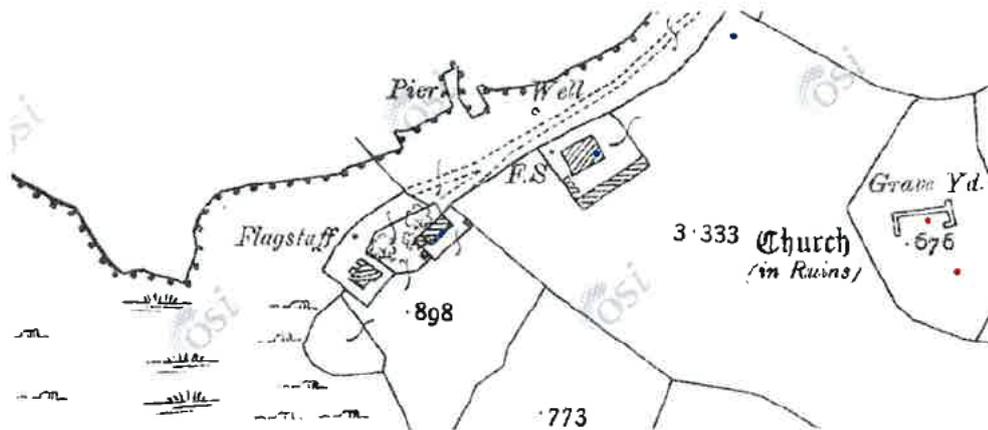


Figure 6: Extract from OS map of 1901 showing the Bungalow. The Garage not yet being erected.

2.2 Date of Construction

The Ordnance Survey map surveyed in 1901 and published in 1903 (See Figure 6) shows the road to the southwest of Dromineer extended beyond the vernacular house to site of the bungalow. At that time the road forked and terminated at the entrances to the two sites and the present road to the campsite was not yet in place. The site of the Bungalow was occupied by a smaller earlier structure on a considerably smaller site. A flagstaff at the end of the entrance drive indicates that this earlier structure may have been a boat club.

In 1899, Serop Biman Seropian (1864-1938) was in correspondence with the Great Southern and Western Railway (GSWR), the Grand Canal Company and Shannon Development Company on behalf of the Financial Relations Movement and their promotion of a proposal to build a light railway from Dromineer to Nenagh, presumably to connect the town with the harbour on the Shannon waterway. The circumstances of the building of the Bungalow at Dromineer are not recorded, but it is probable that it was built as a result of these interests.

The Bungalow is listed in the 'House and Building Return' of the 1911 Census as a private dwelling and the landholder is given as 'S. B. Seropian'. The house was not occupied on the date of the census and therefore no details of the size and construction of the house or outbuildings are given. The Seropian family are recorded living at (No. 24) Summerhill in Nenagh in the censuses of 1911 and 1901.

The Dromineer property was not recorded in the census of 1901, although the Bungalow appears on the Ordnance Survey map of the same year. This indicates that it was not yet completed on the day of the census and places the date of Bungalow in the year 1901. The Garage is not shown on the OS maps of 1901 or 1914, and would therefore appear to have been built after 1914, possibly after the family bought a car.

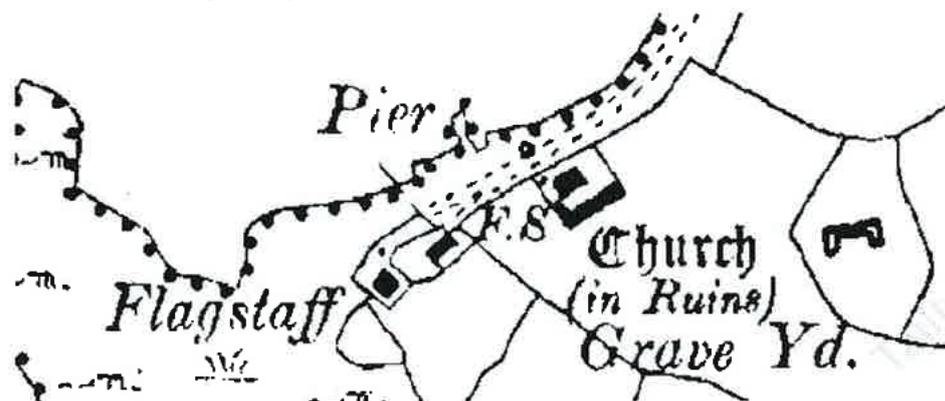


Figure 7: Extract from OS map of 1914 showing the Bungalow. The Garage not yet being erected.

2.3 Subsequent History



Figure 8: Photo of the bungalow c. 1952 showing details of the veranda.

Dr Louis Courtney bought the property from Serop Seropian in 1937. The Courtney family were neighbours of Seropian in Summerhill, Nenagh and were likewise active members of the social and commercial life of the town.

Courtney and his wife Elizabeth had seven children and used the bungalow as a summer house. In 1988 the property passed to the youngest son, Michael, then a diplomat for the Holy See, as his home when in Ireland.

2.4 Recent Works

The Bungalow stood vacant from 2003 and 2017 and was severely vandalised. Between 2022-2024 it was accurately reconstructed based on physical evidence and historical photos, integrating elements of the original building.

The Garage located to the east of the Bungalow was not included in the refurbishment project, as had remained intact throughout the site's recent history. However it is in poor condition and requires urgent repairs.

3 Architectural Description

3.1 Style and Construction of The Bungalow and Garage

The style of the Bungalow is unusual in the Irish context, being built of timber and having casement windows and a veranda. Corrugated-iron and timber were not yet common in domestic architecture at that time, but were widely used for smaller functional buildings, notably those built by the railways or the army, and for inexpensive one-off structures such as co-operative creameries, clubhouses, parish halls and makeshift churches.

A number of timber and corrugated-iron structures were built in Dromineer. These were for leisure-related, such as holiday houses and boating clubs, uses which called for inexpensive construction. Other timber structures may have related to the harbour run by the Shannon Navigation Company, later the Grand Canal Company.

The Garage matches the style of the main house. It is timber framed and clad in corrugated-iron, as were ancillary additions at the rear of the Bungalow. Like those additions, it is painted wine-red. The addition of decorative bargeboards to the same detail as the Bungalow, and also painted yellow ties the Garage in as an integral part of the composition.

3.2 Structure

The garage is of timber frame construction and has five widely spaced vertical studs separating four structural bays. The timber framing consists of a headplate, studs measuring 75mm x 75mm, soleplate and separate noggins. The roof timbers reflect this arrangement, with five rafters spanning the structure interlocking in lap joints along the ridge and supporting a central ridge board. Collar ties and timber purlins. The internal partition wall is clad in corrugated iron.

3.3 Exterior

The exterior is sheeted with corrugated iron of standard profile. The front gable elevation is open with a gabled roof. There is evidence of hinges showing that there were double doors to the front. The elevation of the north side of the shed facing the neighbouring property is blank. The south elevation has a large rectangular window opening and small doorway to the rear store. The rear elevation which is also gabled has a small door opening.

The roof is sheeted in corrugated iron of standard profile with roll-mould ridge capping to the ridge. The eaves do not project significantly and drain freely having no gutters. The verges to the front elevation are open ended and overhang in an unfinished state missing their decorative bargeboards which are stored inside.

3.4 Interior

The entrances to the structure are level with the external ground surface. There is no threshold detail and the exterior gravel runs right up to the internal concrete floor finish. Internally the structure has an exposed concrete slab floor.

The internal wall surface is comprised of the exposed timber stud framework and inner face of the corrugated iron sheeting.



Figure 9: Side elevation of garage.

3.5 Architectural heritage interest

The garage forms an important integral part of a unique architectural composition. It echoes the character of the protected structure and some details such as the timber bargeboards and corrugated sheeting have been used in the garage building, which compliments the main building and makes it an important element of its curtilage.



Figure 10: Timber-framed garage clad in corrugated-iron situ



Figure 11: Interior view of existing garage showing current structural arrangement.

3.6 Current Condition

The garage is in a poor state of repair and is structurally unstable and in need of repair. Much of the corrugated iron is corroded along its edges and distorted in places. The timber bargeboards have fallen off the front gable, and one of these has survived loose inside the structure. Internally the timber frame of the structure has rotted in sections. The condition of the garage detracts from the setting of the protected structure.



Figure 12: Historic timber bargeboards to be reinstated.

4 Proposed Works

4.1 Conservation principles

All works to the protected structure to be carried out in accordance with best conservation practice, as defined by the international Council on Monuments and Sites (ICOMOS) in the Venice Charter of 1964, and in subsequent charters. This requires adherence to the following basic principles:

- Conservation work to be based on an understanding of the building and its historical development. The primary aim should be to retain and recover the significance of the building.
- Any alterations should be carried out in accordance with the principle of ‘minimal intervention’.
- Repairs to original fabric should always be favoured over replacement. Where replacement of an original element is unavoidable, this should be historically accurate in form and materials.
- Where lost elements must be reconstructed, should aim for historic authenticity, and avoid conjecture in as far as possible.
- Works should be carried out by suitably skilled craftspeople with proven expertise in their trade working with historic buildings.

4.2 Proposed works

The works have been designed to not affect the special interest of the adjoining protected structure and should therefore constitute exempted development.

The following repair works are proposed:

1. Propping of the historic roof structure.
2. Splice repairs to the base of the timber structure, to be laid on a base of brick with DPC and sole plate and strip foundation.
3. Patch repairs to a corrugated iron roof sheeting and at bases of walls.
4. Reinstate missing doors as v-jointed timber ledged and braced doors to match cladding of the Bungalow.
5. Fit expanded metal mesh with diamond pattern to side window opening.

4.3 Method Statement

- Missing sections of timber, notable at the base of each wall sections to be spliced in by suitably skilled carpenters, to match the profile of the existing elements.
- Lay new reinforced poured concrete strip foundations beneath frame with block rising walls.
- Lay new sole plate of timber on DPC.
- New sections of timber to be red deal with square sawn edges, treated with brown impregnation to match the historic members.
- Make good existing concrete floor
- Corrugated iron sheeting painted yellow to the gable and an oxide red to the roof, sides and rear to be re-applied to the exterior of the Garage to reflect the historic colour scheme.
- New timber sheeted ledged and braced doors to be installed to door openings, painted yellow or wine red to match the respective elevation.

- Existing singular horizontal window opening to be retained with expanded metal mesh with diamond pattern.



Figure 13: Rear elevation of garage showing doorway to be closed up



Figure 14: Existing horizontal window opening.

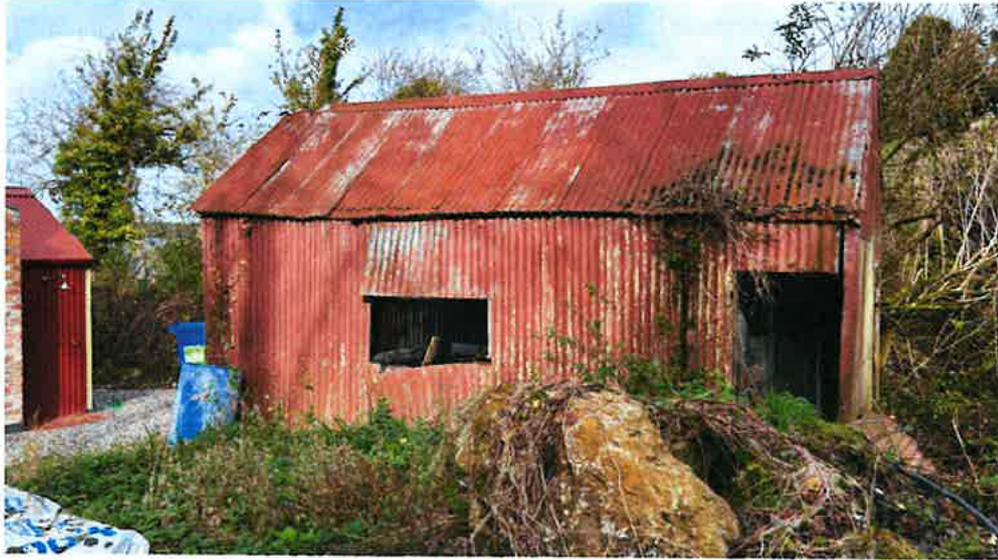


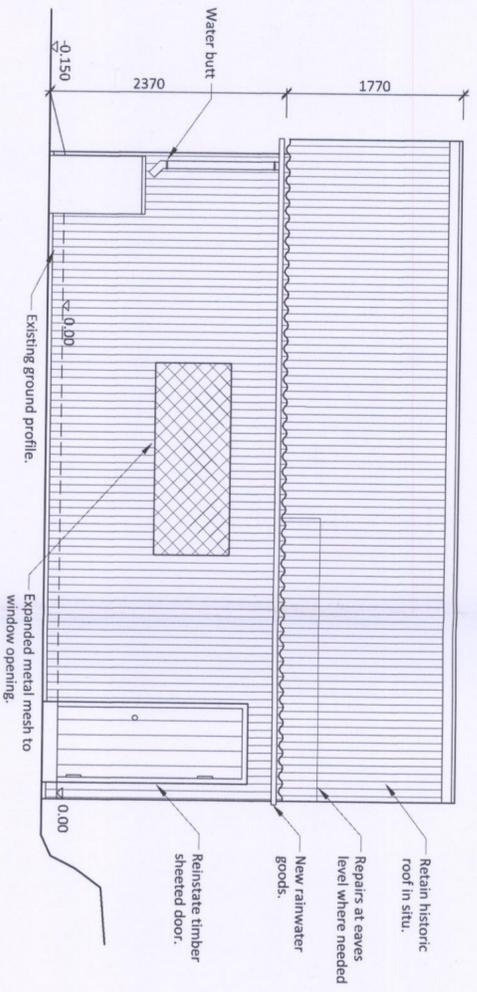
Figure 15: Side elevation of garage in context.

4.4 Conservation approach and supervision

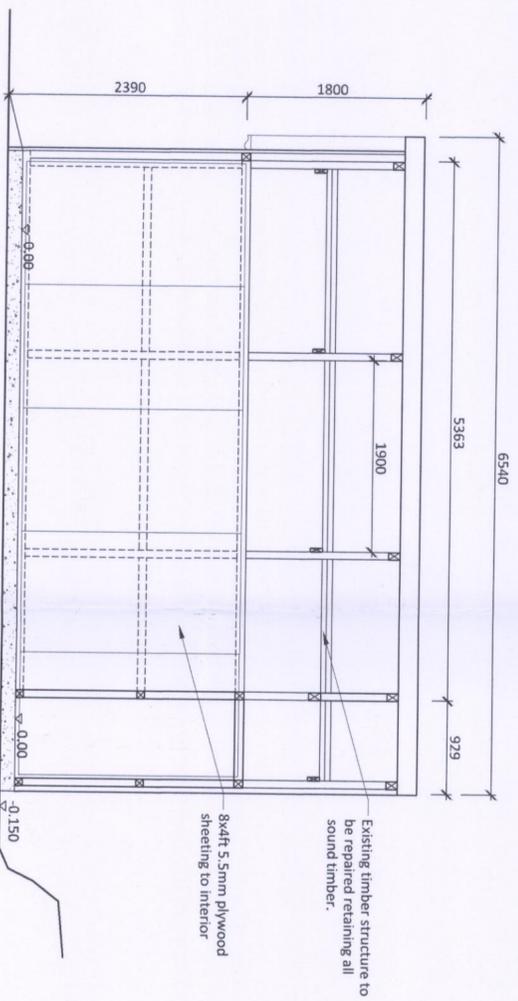
Works to be specified and overseen by Lotts Architecture, RIAI Grade I accredited conservation architects. Lotts to inspect at the following stages:

- Prior to commencement, before repairs are started.
- After propping and cutting out of rotted timber.
- During groundworks and laying of the foundation.
- During splice repairs to structural timbers to approve sample repair.
- During repairs to corrugated iron to approve sample repair.
- Inspect on completion prior to taking down of scaffolding.

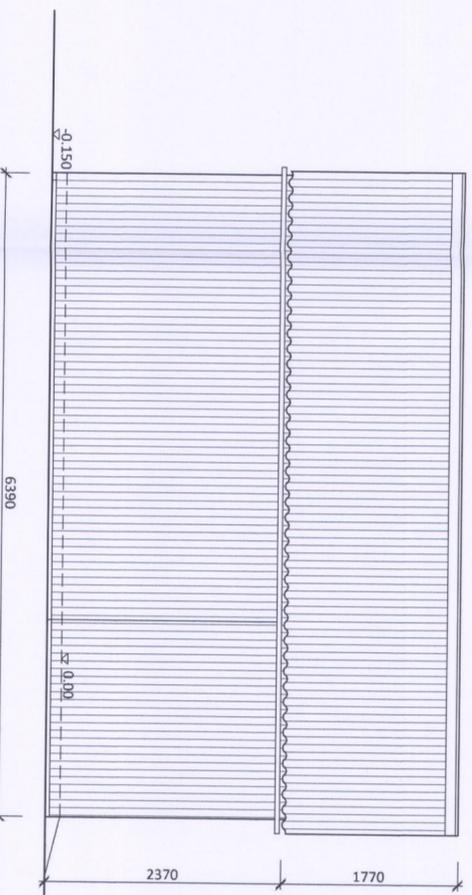
Richard McLoughlin BArch MSc MRIAI
RIAI Conservation Architect Grade 1
Lotts Architecture



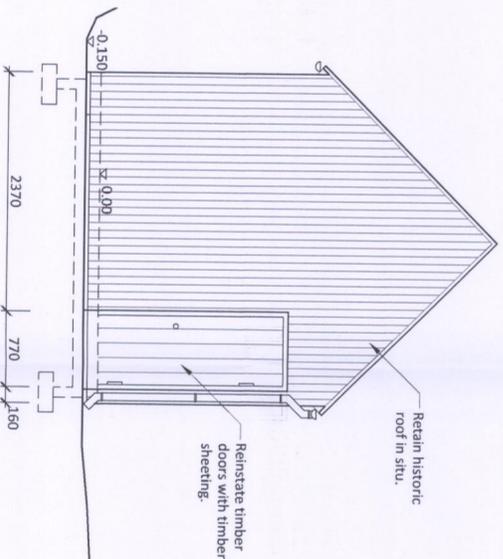
SOUTHWEST ELEVATION
Scale 1:50



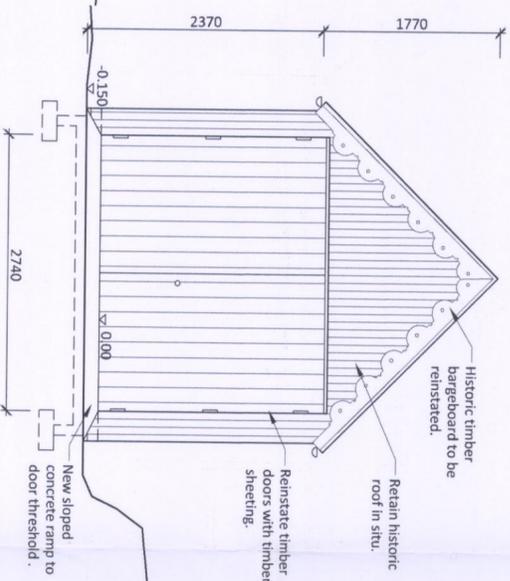
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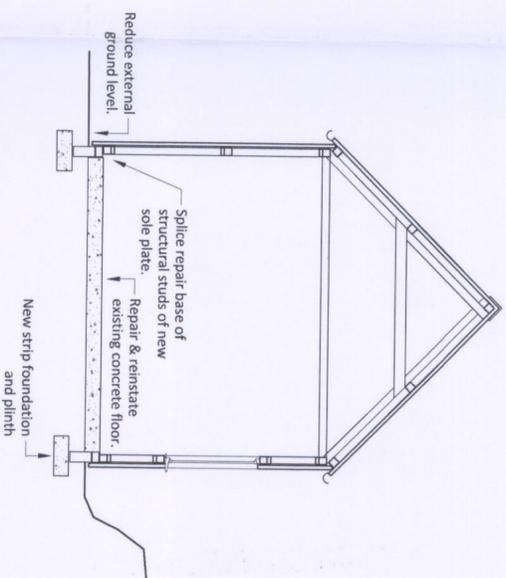
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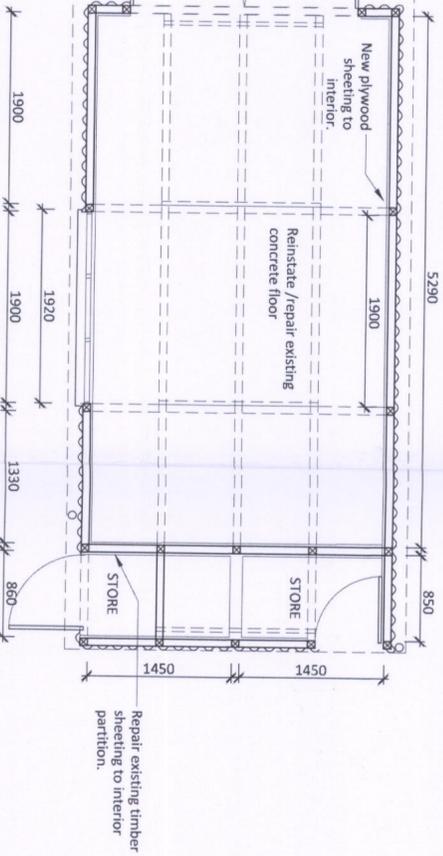
REAR ELEVATION
Scale 1:50



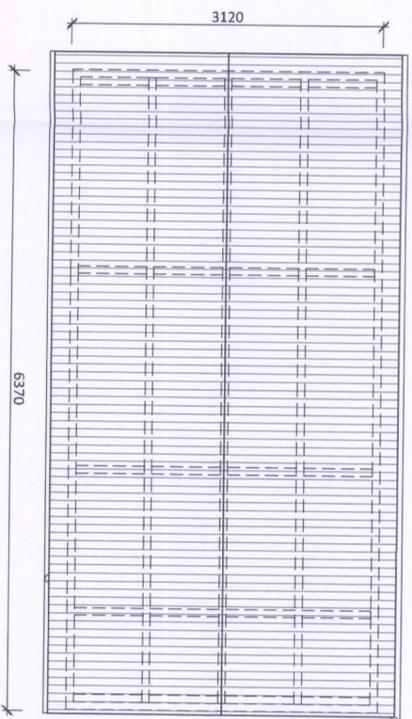
FRONT ELEVATION
Scale 1:50



SOUTHWEST ELEVATION
Scale 1:50



FLOOR PLAN
Scale 1:50



ROOF PLAN
Scale 1:50

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rev : date: description:

lotts

architecture and urbanism ltd

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Tel 01 677 10 06

email info@lotts.ie
www.lotts.ie

Directors:
Desmond Byrne BArch MRIA
Richard McLoughlin BArch MSc MRIA
Rial Conservation Architects Grade 1

project:
**CONSERVATION OF EXISTING GARAGE,
The Bungalow,
Dromineer, Co Tipperary**

client:
Daniel & Mary Spreng

drawing title:
**GENERAL ARRANGEMENT,
PLANS, SECTIONS & ELEVATIONS**

date:	16/04/2025	scale:	1:50
stage:	Planning	format:	A2
drawn:	MIL	drawing:	328-P01
checked:	RMcl	rev:	

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22 South William Street, Dublin 2
Tel 01 677 10 06 email: info@lots.ie
www.lots.ie

Directors:
Desmond Byrne BArch MRIAI
Richard McLoughlin BArch MSc MRIAI
RAI Conservation Architect Grade 1

Project:
CONSERVATION OF EXISTING GARAGE,
The Bungalow,
Dromineer, Co Tipperary

Client:
Daniel & Mary Spreng

drawing title:

SITE PLAN

TIPPERARY CO. COUNCIL
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- 9 FEB 2026
PLANNING SECTION
FILE NO. 552-6/A

date:	16/04/2025	scale:	1:200
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drawn:	MLL	drawing:	328-P03
checked:	RMCL	rev:	

SITE PLAN
Scale 1:200



Comhairle Contae Thiobraid Árann
Tipperary County Council

Comhairle Contae
Thiobraid Árann,
Oifigi Cathartha,
Cluain Meala,
Co. Thiobraid Árann
Tipperary County Council,
Civic Offices, Clonmel,
Co. Tipperary
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Comhairle Contae
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t 0818 06 5000/604
e customerservice
@tipperarycoco.ie
tipperarycoco.ie

Date: 9th February 2026

Our Ref: S5/26/9

Civic Offices, Nenagh

**Daniel and Mary Spreng
C/O Richard McLoughlin
Lotts Architecture
22 South William Street
Dublin 2**

Re: Application for a Section 5 Declaration – Repairs to historic garage, a protected structure at The Bungalow, Dromineer, Co Tipperary E45 PK20. No additional area proposed.

Dear Daniel and Mary,

I acknowledge receipt of your application for a Section 5 Declaration received on 9th 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**

Tipperary County Council

Planning Report

Planner: Olive O'Donnell

From: Eamonn Hunter, *Executive Architectural Conservation Officer (ACO)*

Date of referral: 27th February 2026

Date of issue: 4th March 2026

Planning reference: S5/26/9

Applicant: Daniel and Mary Spreng

Development: Repairs to historic garage at The Bungalow, Dromineer, Co Tipperary, a protected structure

Core heritage data for planning reference S5/26/9

Site name and location	The Bungalow, Dromineer, Nenagh E45PK20
Protected structure reference and relevant development plan	TRPS572 <i>Tipperary County Development Plan 2022-2028</i>
ACA	n/a
Archaeology	Immediately west of deserted medieval settlement of Dromineer TN014-004---- and other recorded archaeological sites.
Site last inspected by ACO	11 th December 2024
Conservation professional providing specification and/or impact assessment	Richard McLoughlin (RIAI Conservation Architect Grade 1) Lotts Architecture and Urbanism Ltd. Dublin
Project designer/agent	As above

Review of site and material submitted with Section 5 declaration application

The ACO inspected the site in November 2024 when works to reconstruct the historic dwelling adjacent to the current subject shed had been completed to the specification of, and under the supervision of Richard McLoughlin, a conservation accredited architect. The subject shed was observed at this time to have been in a poor state of repair, owing to weakness in the original construction, corrosion of the corrugated iron cladding and localised water ingress resulting from this, causing decay of some structural timber elements. Photographs from that site inspection are reproduced in figures below.

Mr McLoughlin has been engaged by the applicants to design and oversee the proposed repair works to the subject shed, understood to have been built in the early years of the twentieth-century, soon after original construction of the associated dwelling.

The Conservation Method Statement, dated February 2026, and submitted with the current Section 5 declaration application, comprises the required historic context, architectural description, built heritage appraisal, schedule of proposed works and impact assessment of same. It is also accompanied by an appropriately detailed, measured survey of the subject building and photographs of the structure and remaining significant architectural detail of the historic shed.

The proposed careful propping and localised repair of decayed elements of the historic outbuilding in situ accords with conservation best practice. The proposed salvage and repair of reusable, historic cladding fabric, followed by its faithful reinstatement on the repaired timber frame with appropriate additional material of the same profile and durability, will retain the same footprint, outer dimensions and form of the historic building as at present. Improvements including an insulated concrete floor structure, insulation and plywood sheeting of the internal wall faces and roof as well as minor alterations to the elevations to provide new double doors to the front (north-west) gable elevation and well-detailed, appropriate new openings to the south-west, side elevation, are all considered to facilitate the re-use of the building for a suitable purpose, in keeping with the setting of the associated historic dwelling. The detail of new elements of the building and retention of the existing timber frame and corrugated iron cladding, with appropriate, localised repairs and supplement of cladding, where this is corroded beyond re-use, using new material of matching gauge and profile, is all in accordance with good conservation practice.

It is considered that the proposed work will retain and safeguard the surviving historic fabric and character of the protected structure, the curtilage of which includes the subject building. The proposed schedule of works, conservation methodology and conservation supervision, exactly as articulated in the submitted drawings and AHIA are not considered to represent material changes to the character of the protected structure under Section 57.(1) of current planning legislation and by carrying out appropriate repairs to the building, the proposed works are expected to have a positive impact on the site. They are therefore considered to be exempted development.



Figure 1: South-west side elevation of existing shed in November 2024. Proposed changes to this elevation are in keeping with character of protected structure.



Figure 2: North-west open gable end of subject shed proposed to be closed with corrugated steel-clad doors with salvaged, decorative bargeboard repaired and reinstated to this elevation.



Figure 3: Portion of original, decorative barge board from front elevation of shed proposed to be reinstated



Figure 4: Detail of simple internal roof structure within existing shed, all of which re-useable timber and corrugated steel will be salvaged and reused following appropriate, localised repairs.



Figure 5: View of front, northern façade of protected dwelling with existing shed to left side of photograph proposed to be repaired and reconstructed to maintain its positive contribution to the site.

Eamonn Hunter

Executive Architectural Conservation Officer

4th March 2026

TIPPERARY COUNTY COUNCIL

Application for Declaration under Section 5

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

Planning Reference: S5/26/9

Applicant: Daniel and Mary Spreng

Development Address: The Bungalow, Dromineer, Co. Tipperary.

Proposed Development: Repairs to historic garage at The Bungalow, Dromineer which is a Protected Structure

1. GENERAL

On the 09/02/2026, a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended by Daniel and Mary Spreng in respect of the following development at The Bungalow, Dromineer, Co. Tipperary:

- Repairs to historic garage at The Bungalow, Dromineer

The Bungalow is a Protected Structure (TRPS:572) as per the Tipperary County Development Plan 2022-2028.

2. STATUTORY PROVISIONS

The following statutory provisions are relevant to this case:

Planning and Development Act 2000, as amended

The Planning and Development Act 2000, as amended (hereafter referred to as the Act), states as follows:

Interpretation.

Section 2(1) includes the following definitions:-

*In this Act, except where the context otherwise requires—
“development” has the meaning assigned to it by Section 3 and development shall be construed accordingly.”*

“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.

“alteration” includes—

(a) plastering or painting or the removal of plaster or stucco, or

(b) the replacement of a door, window or roof,

that materially alters the external appearance of a structure so as to render the appearance inconsistent with the character of the structure or neighbouring structures;

“structure” means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—

(a) where the context so admits, includes the land on, in or under which the structure is situate, and

- (b) in relation to a protected structure or proposed protected structure, includes—
- (i) the interior of the structure,
 - (ii) the land lying within the curtilage of the structure,
 - (iii) any other structures lying within that curtilage and their interiors, and
 - (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii);

Section 3(1)

“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 4(1)(h) states as follows:-

*(4)(1)(h) 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;*

Section 4 (2) (a) states as follows:-

(2)(a) The Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act where he or she is of the opinion that—

- (i) by reason of the size, nature or limited effect on its surroundings, of development belonging to that class, the carrying out of such development would not offend against principles of proper planning and sustainable development, or*
- (ii) the development is authorised, or is required to be authorised, by or under any enactment (whether the authorisation takes the form of the grant of a licence, consent, approval or any other type of authorisation) where the enactment concerned requires there to be consultation (howsoever described) with members of the public in relation to the proposed development prior to the granting of the authorisation (howsoever described).*

Section 4 (4) states as follows:-

4 (4) Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

Section 57 states as follows:-

Works affecting character of protected structures or proposed protected structures

57. (1) Notwithstanding section 4(1)(a), (h), (i), (ia), (j), (k), or (l) and any regulations made under section 4(2), the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of—

- (a) the structure, or*
- (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.*

3. ASSESSMENT

a. Site Location

The site contains a detached garage and a detached shed.

b. Relevant Planning History

TUD 18-181 - Injunction taken by the Council regarding the demolition of a Protected Structure (TRPS 52). Court Order dated 13/12/2018 complied with and case closed.

c. Assessment

Pursuant to Section 5 of the Planning & Development Acts this report will examine whether the proposal constitutes a) development and b) exempted development.

A) “Is or is not Development”

It is considered that the above listed proposal constitutes “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”

There is no specific class of exemption under Part 1, 2 or 3 of the Schedule 2 of the Planning and Development Regulations 2001, as amended, relating to this type of works.

The most relevant section in this case is Section 4(1)h of the Act which states the following is exempted:

*‘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’*

It is considered that the works referred to under this application is for the maintenance or improvement of the structure. It is further considered that the works avail of an exemption under Section 4(1)(h). There are no other exemptions noted of which the proposal can avail of.

Restriction on any exemption by virtue of Protected Structure

The application is accompanied by a Conservation Method Statement, dated February 2026. The proposal has been considered by the Architectural Conservation Officer (Mr, Eamonn Hunter) (ACO) who has advised that:

‘The proposed schedule of works, conservation methodology and conservation supervision, exactly as articulated in the submitted drawings and AHIA are not considered to represent material changes to the character of the protected structure under Section 57.(1) of current planning legislation’.

iii) Restrictions under Article 9

Not relevant.

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

Section 4(4) of the Act sets out that development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

AA

The proposal has been assessed having regard to the requirements of the EU Habitats Directive. The proposal has been screened as to the requirements for AA and the screening assessment considers that the proposal does not impact on any Natura 2000 site. See also Appropriate Assessment (AA) screening report attached as Appendix 1.

EIA

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 also for Environmental Impact Assessment (EIA) preliminary examination screening report attached as Appendix 2.

4. RECOMMENDATION

WHEREAS a question has arisen as to whether the following development at The Bungalow, Dromineer, Co. Tipperary is or is not exempted development:

- Repairs to historic garage at The Bungalow, Dromineer

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

- (a) Sections 2, 3, 4 and 57 of the Planning and Development Act, 2000, as amended,
- (b) Articles, 6 and 9 of the Planning and Development Regulations 2001, as amended,
- (c) The declaration application and supporting information, including the Conservation Method Statement, dated February 2026.
- (d) The Planning history of the site.

AND WHEREAS Tipperary County Council has concluded that the proposal as presented constitutes “works” and “development” within the meaning of the Planning and Development Act 2000, as amended and is “exempted development”. The development is exempted development as same satisfies the exemptions available under Section 4(1)(h) of the Planning and Development Act 2000, as amended, and is not restricted by virtue of Section 57 of the same Act.

NOW THEREFORE Tipperary County Council, in exercise of the powers conferred on it by Section 5 (2) (a) of the 2000 Act, as amended, hereby decides that the above proposal as set out above is development and is “**exempted development**”.

District Planner: *Olive O'Donnell*

Date: 04/03/2025

Senior Executive Planner: *Jonathan Flood* _____ Date: 4/3/2026

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

(a) File Reference No:	S5/26/9
(b) Brief description of the project or plan:	As per planners report
(c) Brief description of site characteristics:	As per planners report
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	None
(e) Response to consultation:	None

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
Lough Derg, North East Shore SAC 002241	<u>Lough Derg, North-east Shore SAC National Parks & Wildlife Service (npws.ie)</u>	Within 10km	None	N
Lower River Shannon SAC 002165	<u>Lower River Shannon SAC National Parks & Wildlife Service (npws.ie)</u>	Within 10km	None	N
Silvermines Mountains West SAC 002258	<u>Silvermines Mountains West SAC National Parks & Wildlife Service (npws.ie)</u>	Within 15km	None	N
Slievefelim to Silvermines Mountains SPA 004165	<u>Slievefelim to Silvermines Mountains SPA National Parks & Wildlife Service (npws.ie)</u>	Within 15km	None	N
Lough Derg (Shannon) SPA 004058	<u>Lough Derg (Shannon) SPA National Parks & Wildlife Service (npws.ie)</u>	Within 500m	None	N

Cloonmoylan Bog SAC (000248)	Cloonmoylan Bog SAC National Parks & Wildlife Service (npws.ie)	Within 15km	None	N
Derrycrag Wood Nature Reserve (000261)	Derrycrag Wood Nature Reserve National Parks & Wildlife Service (npws.ie)	Within 15km	None	N
Loughatorick South Bog (000308)	Loughatorick South Bog National Parks & Wildlife Service (npws.ie)	Within 15km	None	N
Slieve Aughty Mountains SPA (004168)	Slieve Aughty Mountains SPA National Parks & Wildlife Service (npws.ie)	Within 10km	None	N

¹ Short paraphrasing and/or cross reference to NPWS is acceptable – it is not necessary to reproduce the full text on the QI/SCI.

² If the site or part thereof is within the European site or adjacent to the European site, state here.

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.)
Construction phase e.g. <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 	None
Operational phase e.g. <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 	None

drainage or abstraction <ul style="list-style-type: none"> • Presence of people, vehicles and activities • Physical presence of structures (e.g. collision risks) • Potential for accidents or incidents 	
In-combination/Other	None

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

Examples of the type of changes to give consideration to include: <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 • Interference with the key relationships that define the structure or ecological function of the site 	None
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(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.

None

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

EIA Pre-Screening
Establishing a development is a 'sub-threshold development'

File Reference:	S5/26/9
Development Summary:	As per planners report
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

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/26/9** **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 Daniel and Mary Spreng, C/O Richard McLoughlin, Lotts Architecture, 22 South William Street, Dublin 2 re: Repairs to historic garage at The Bungalow, Dromineer which is a Protected Structure at The Bungalow, Dromineer, 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 and 57 of the Planning and Development Act, 2000, as amended,
- (b) Articles, 6 and 9 of the Planning and Development Regulations 2001, as amended,
- (c) The declaration application and supporting information, including the Conservation Method Statement, dated February 2026.
- (d) The Planning history of the site.

Tipperary County Council has concluded that the proposal as presented constitutes "works" and "development" within the meaning of the Planning and Development Act 2000, as amended and is "exempted development". The development is exempted development as same satisfies the exemptions available under Section 4(1)(h) of the Planning and Development Act 2000, as amended, and is not restricted by virtue of Section 57 of the same Act.

NOW THEREFORE Tipperary County Council, in exercise of the powers conferred on it by Section 5 (2) (a) of the 2000 Act, as amended, hereby decides that the above proposal as set out above is development and is "**exempted development**".

Signed: 

Brian Beck
Director of Services

Date: 5/3/2026



Comhairle Contae Thiobraid Árann
Tipperary County Council

Comhairle Contae
Thiobraid Árann,
Oifigí Cathartha,
Cluain Meala,
Co. Thiobraid Árann
Tipperary County Council,
Civic Offices, Clonmel,
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Oifigí Cathartha,
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@tipperarycoco.ie
tipperarycoco.ie

Date: 5th March 2026

Our Ref: S5/26/9

Civic Offices, Nenagh

**Daniel and Mary Spreng
C/O Richard McLoughlin
Lotts Architecture
22 South William Street
Dublin 2**

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 9th February 2026 in relation to the following proposed works:

Repairs to historic garage at The Bungalow, Dromineer which is a Protected Structure at The Bungalow, Dromineer, 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 –

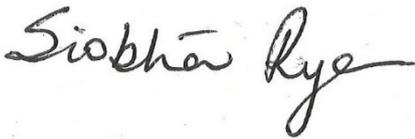
- (a) Sections 2, 3, 4 and 57 of the Planning and Development Act, 2000, as amended,
- (b) Articles, 6 and 9 of the Planning and Development Regulations 2001, as amended,
- (c) The declaration application and supporting information, including the Conservation Method Statement, dated February 2026.
- (d) The Planning history of the site.

Tipperary County Council has concluded that the proposal as presented constitutes "works" and "development" within the meaning of the Planning and Development Act 2000, as amended and is "exempted development". The development is exempted development as same satisfies the exemptions available under Section 4(1)(h) of the Planning and Development Act 2000, as amended, and is not restricted by virtue of Section 57 of the same Act.

NOW THEREFORE Tipperary County Council, in exercise of the powers conferred on it by Section 5 (2) (a) of the 2000 Act, as amended, hereby decides that the above proposal as set out above is development 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

A handwritten signature in black ink that reads "Siobhán Rye". The signature is written in a cursive style with a long, sweeping tail on the letter 'y'.

for **Director of Services**