



TIPPERARY CO. COUNCIL  
RECEIVED  
10 APR 2026  
PLANNING SECTION  
FILE NO. 55/26/49

**PLANNING & DEVELOPMENT ACT, 2000 (as amended)**

**Application for a Section 5 Declaration  
Development / Exempted Development**

**1. Applicant's address/contact details:**

Applicant	Barry Walsh
Address	Glencallaghan Buncawt, Cahire, Co. Tipperary E21 XH50
Telephone No.	[REDACTED]
E-mail	[REDACTED]

**2. Agent's (if any) address:**

Agent	Michael Keating BSc (IE)
Address	Cahire Mhuire Cahire, Co. Tipperary E21 Y167
Telephone No.	[REDACTED]
E-mail	[REDACTED]
Please advise where all correspondence in relation to this application is to be sent;	
Applicant [ ]	Agent [✓]

**3. Location of Proposed Development:**

Postal Address or Townland or Location (as may best identify the land or structure in question)	Glencallaghan Buncawt Cahire Co. Tipperary E21 XH50
---	--

Receipt No 202615  
Issued 10 04 2026  
€80.00 Cash

Tipperary County Council  
RECEIVED  
10 APR 2026  
CASH OFFICE  
Civic Offices, Clonmel

**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.)

As Change of flat Roof (over previous rear extension) to a pitched roof exempted development under Section 4 (1) (b) of Planning & Development Act	
Proposed floor area of proposed works/uses:	sqm

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

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

Signature of Applicant(s) 

Date: 8/24/2026

**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.

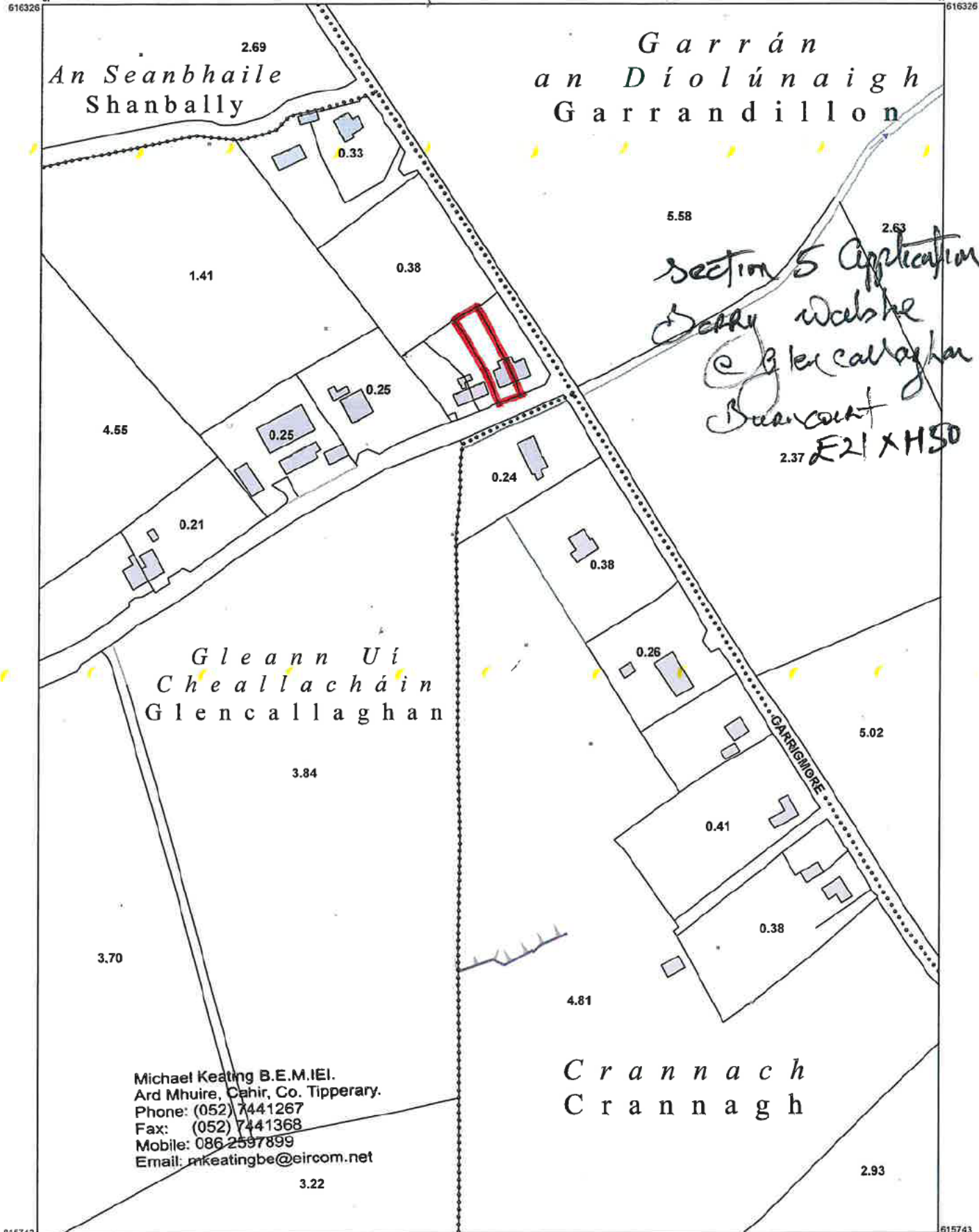
(All dimensions must be given in metric scale and drawings should be accompanied by a brief description outlining the use of the proposed development)
- (3) Where a proper and complete application is received, a decision must be conveyed to the applicant within four (4) weeks except where additional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

This application form and relevant fee should be submitted to:

<b>Planning Section, Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary</b>	<b>OR</b>	<b>Planning Section, Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary</b>
<b>Enquires:</b>		
<b>Telephone 0818 06 5000</b>		
<b>E-Mail <a href="mailto:planning@tipperarycoco.ie">planning@tipperarycoco.ie</a></b>		

<b>FOR OFFICE USE ONLY</b>	
<b>Fee Recd. €</b> <u>80.00</u>	<b>DATE STAMP</b> TIPPERARY CO. COUNCIL RECEIVED 10 APR 2026 PLANNING SECTION FILE NO. <u>55/26/49</u>
<b>Receipt No</b> <u>202615</u>	
<b>Date</b> <u>10/04/2026</u>	
<b>Received by</b> <u>C. Areen</u>	

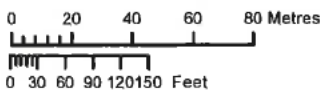
# Planning Pack Map



*Section 5 Application  
 Gerry Walsh  
 @ Glen Callaghan  
 Buncourt  
 E21 XHSO*

Michael Keating B.E.M.I.E.I.  
 Ard Mhuire, Cahir, Co. Tipperary.  
 Phone: (052) 7441267  
 Fax: (052) 7441368  
 Mobile: 086 2597899  
 Email: mkeatingbe@eircom.net

*Crannach  
 Crannagh*



OUTPUT SCALE: 1:2,500



CENTRE COORDINATES:  
 ITM 595821,616035

CAPTURE RESOLUTION:  
 The map objects are only accurate to the resolution at which they were captured.

COMPILED AND PUBLISHED BY:  
 Tailte Éireann,  
 Phoenix Park,  
 Dublin 8,  
 Ireland.  
 J08F6E4

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

29/01/2026 50515010  
 TIPPERARY CO. COUNCIL RECEIVED  
 MAP SERIES: 1:2,500 MAP SHEETS: 4498  
 1:5,000 5550  
 10 APR 2026  
 PLANNING SECTION  
 FILE NO. 55126149

Further information is available at: [www.tailte.ie](http://www.tailte.ie); search 'Capture Resolution'  
 LEGEND: To view the legend visit [www.tailte.ie](http://www.tailte.ie) and search for 'Large Scale Legend'

[www.tailte.ie](http://www.tailte.ie)  
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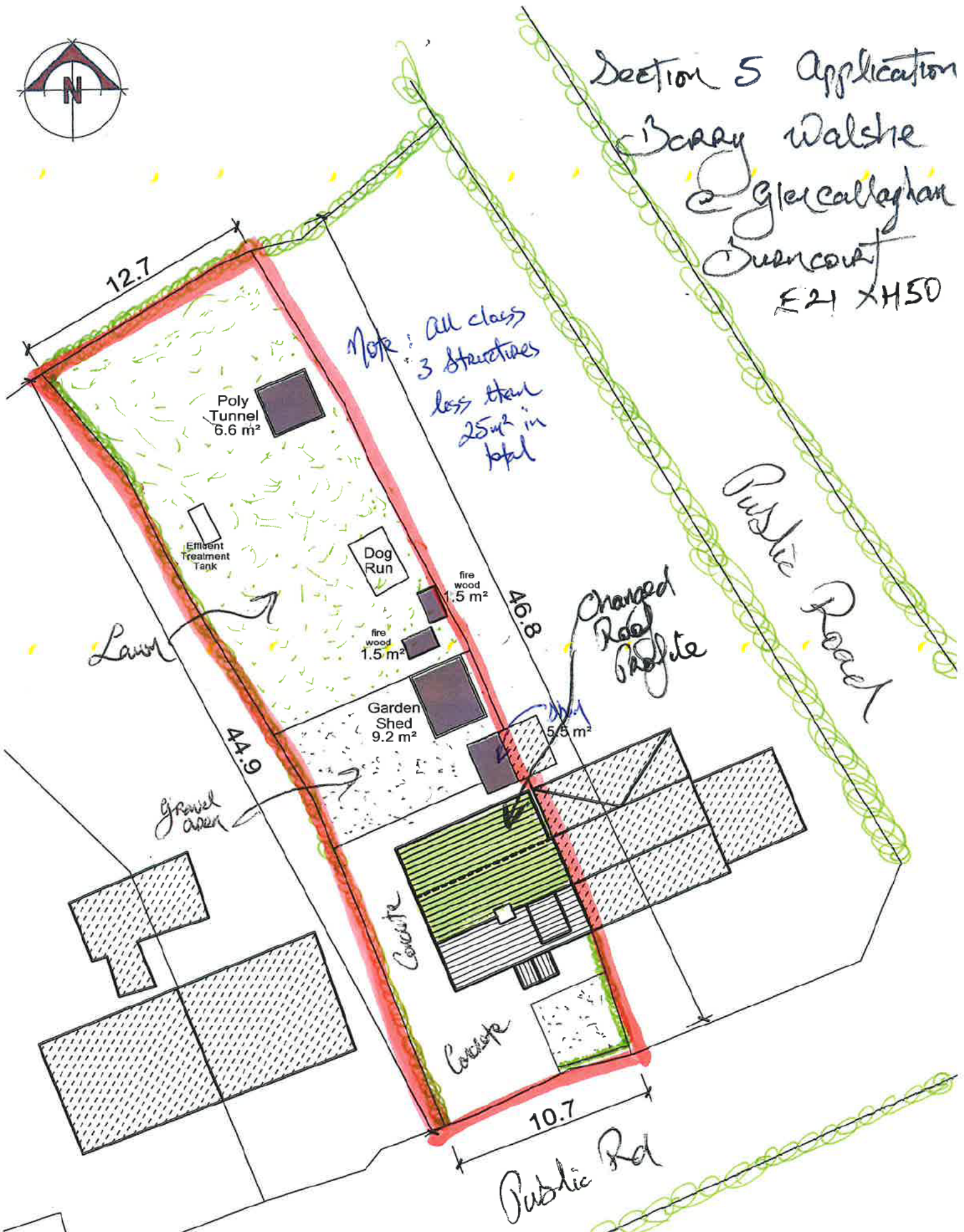
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**Tailte Éireann**

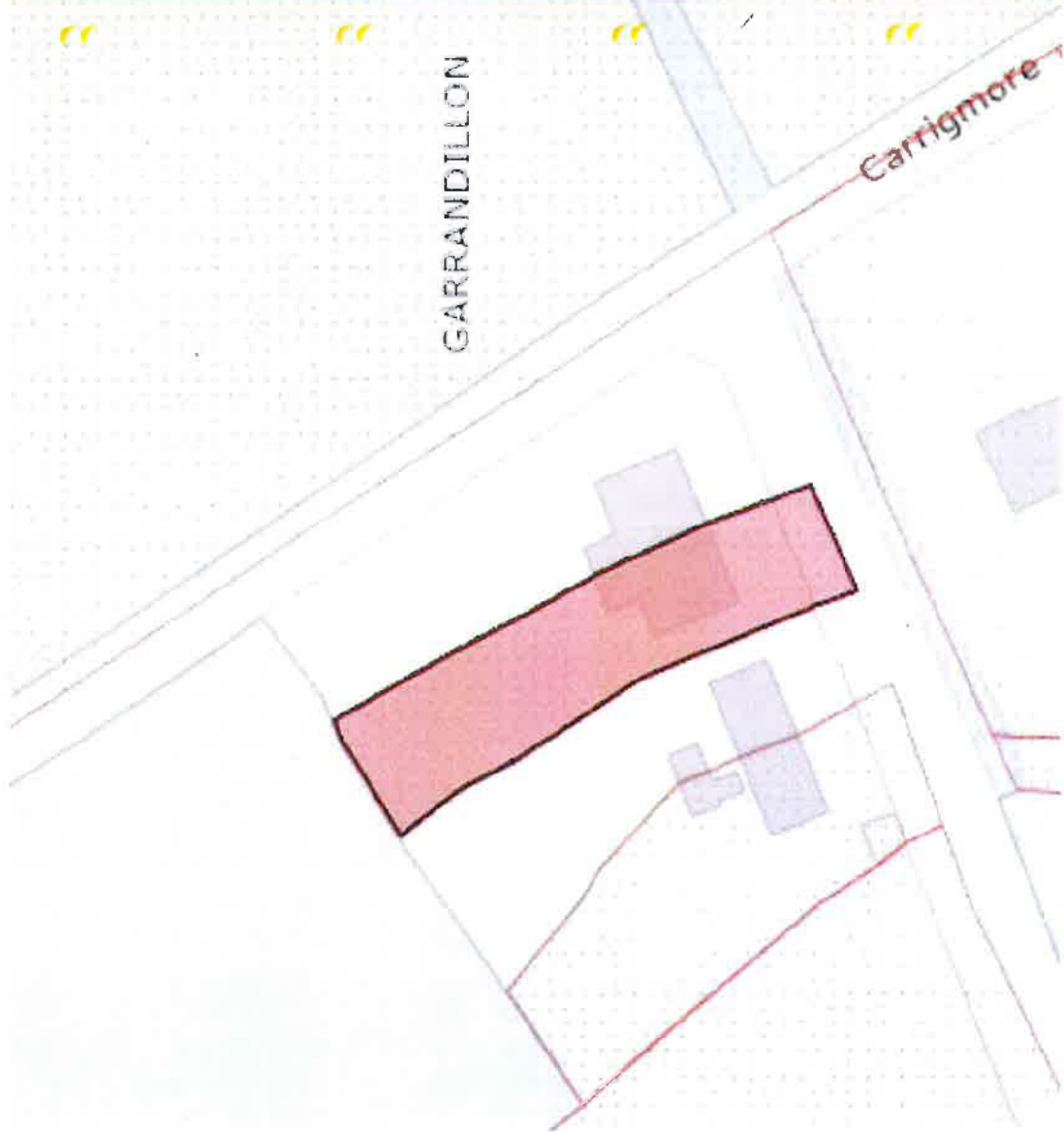


Section 5 Application  
Barry Walsh  
@ Glencallaghan  
Suencourt  
E21 XH50



TIPPERARY CO. COUNCIL  
RECEIVED  
10 APR 2026  
PLANNING SECTION  
FILE NO. 55126149

Michael Keating B.E.M.I.E.I.  
Ard Mhuire, Cahir, Co. Tipperary.  
Phone: (052) 7441267  
Fax: (052) 7441368  
Mobile: 086 2597899  
Email: mkeatingbe@eircom.net



**Folio Number** TY69161F

**Title Level** Freehold

**Plan Number** D1UTR

**Property Number** 1

**Area of selected plans** Not available.

**Number of Plans on this folio:** 1

**Address** Glencallaghan,  
Ballyporeen, Co. Tipperary,  
E21 XH50

[View Folio PDF](#)

[Request Certified Copy](#)

\*Tailte Éireann Registration Boundaries and Plan Area **are not conclusive**. See Section 62(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.

**Folio**

**Owner Details**

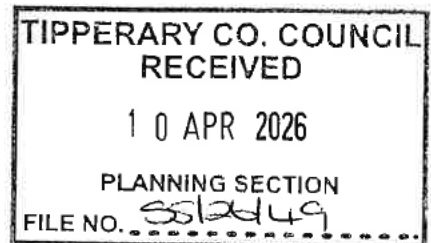
TIPPERARY CO. COUNCIL  
RECEIVED  
1 0 APR 2026  
PLANNING SECTION  
FILE NO. 25/26/19

BARRY WALSH (Glencallaghan Ballyporeen Cahir County Tipperary), JANE WALSH (Glencallaghan Ballyporeen Cahir County Tipperary)

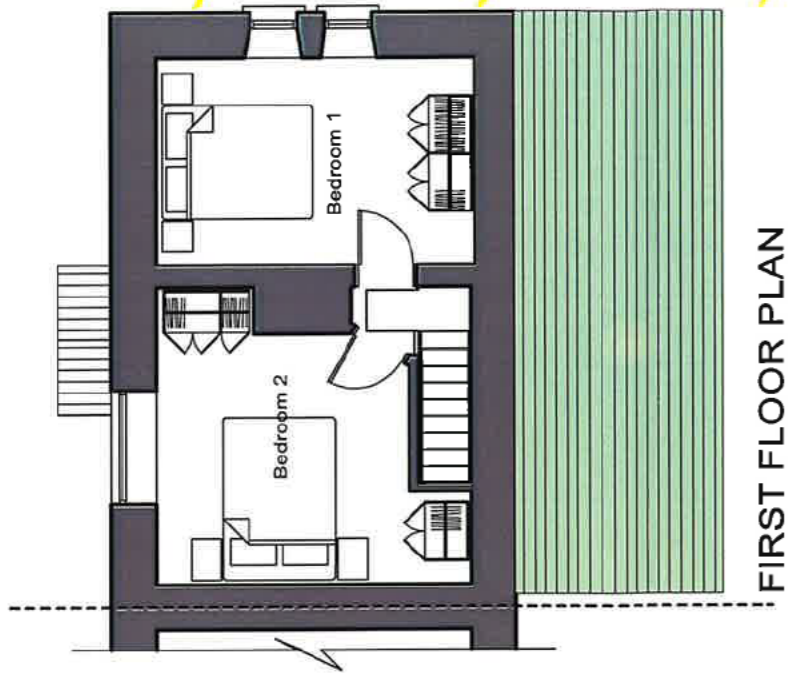
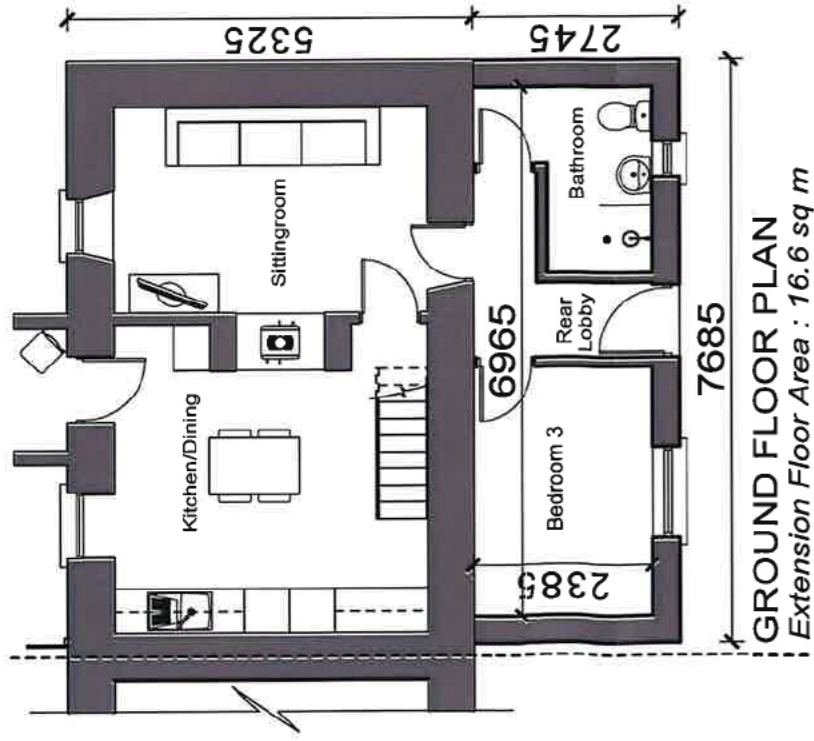


Ref : Barry Walshe  
Glencallaghan  
Burncourt  
E21 XH50

Section 5 Application

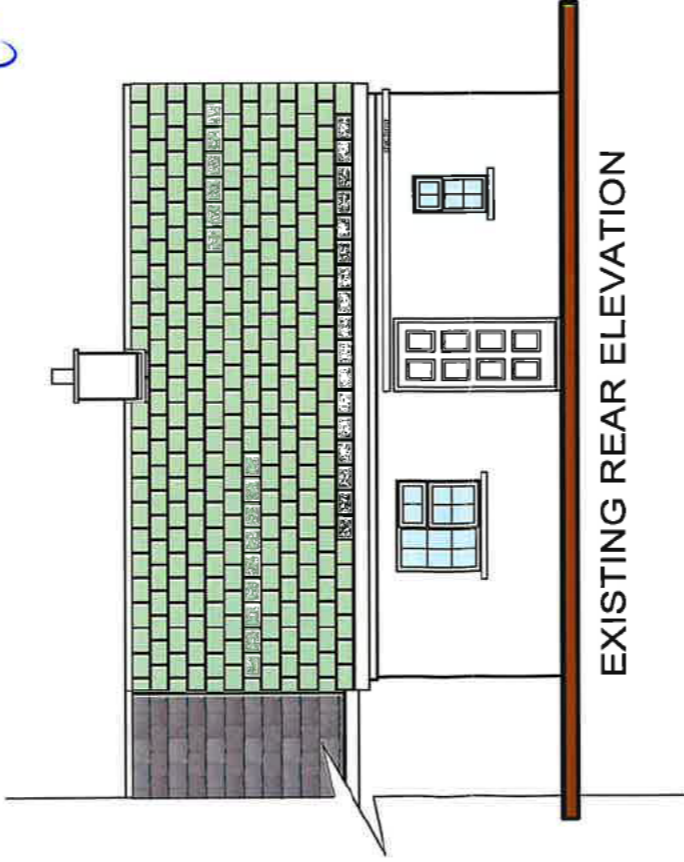


for Section 5 planning purposes only

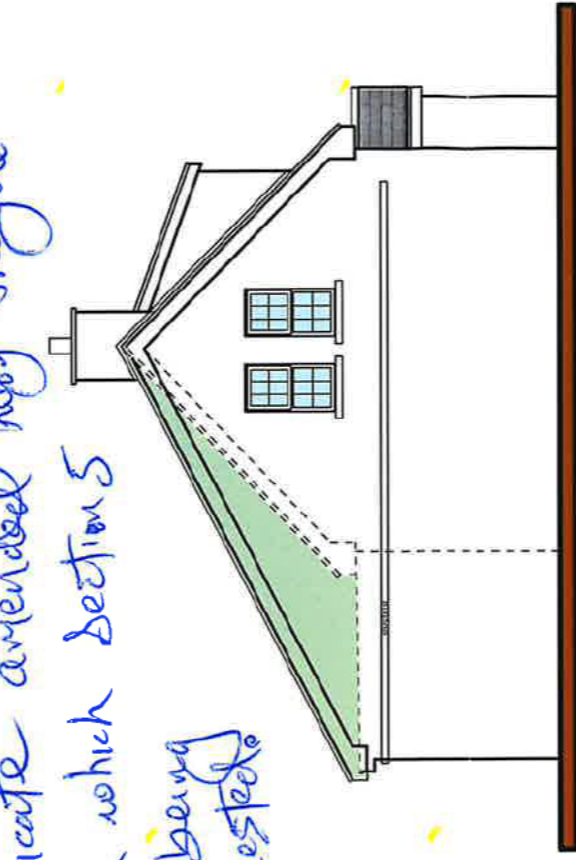


Note:

*Areas shaded green indicate amended roof profile for which sections is being requested*

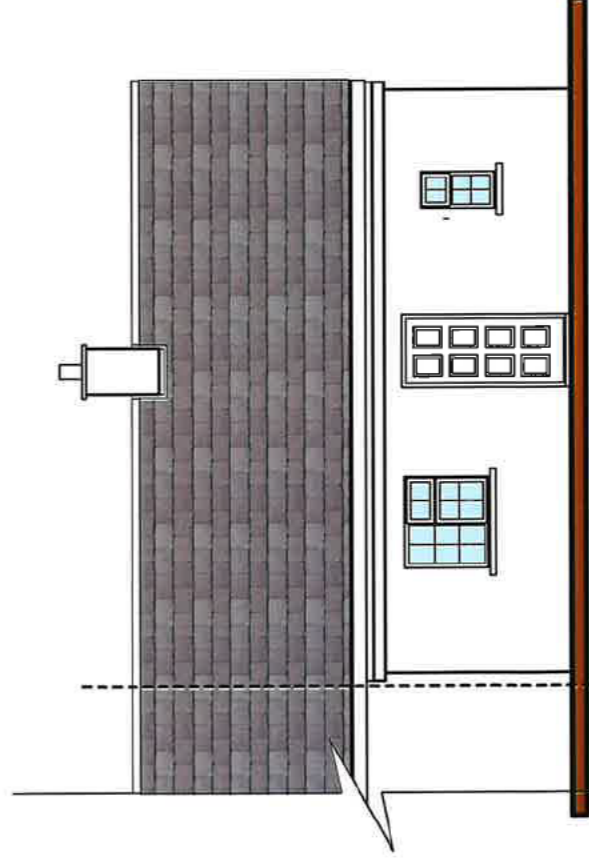


EXISTING REAR ELEVATION

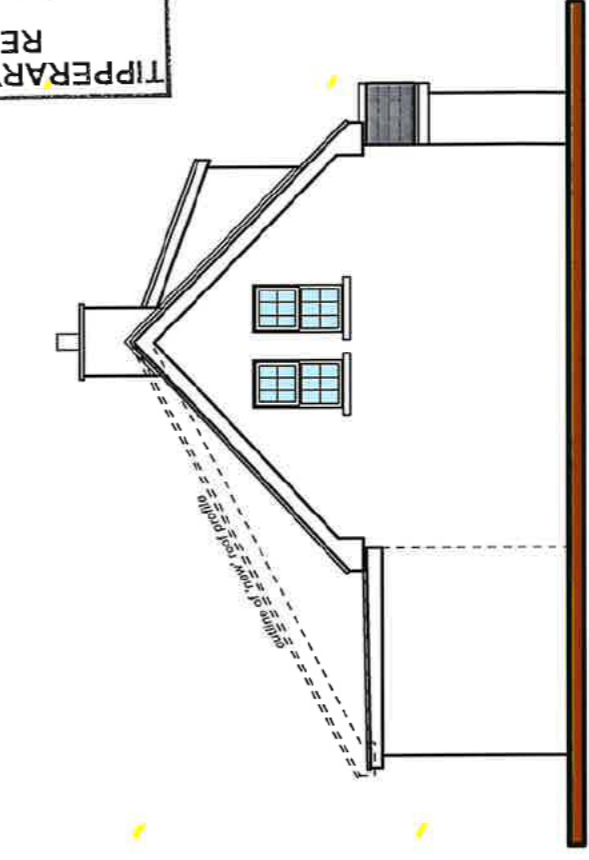


EXISTING SIDE ELEVATION

TIPPERARY CO. COUNCIL  
RECEIVED  
10 APR 2026  
PLANNING SECTION  
FILE NO. 2512619



REAR ELEVATION  
previous rear roof profile ('Flat' Roof)



PREVIOUS SIDE ELEVATION  
previous side roof profile ('Flat' Roof)

CHANGE OF ROOF PROFILE OVER  
PRE-EXISTING REAR EXTENSION AT  
GLENCALLAGHAN, BURNHCOURT,  
CAHIR FOR BARRY WALSH.  
FLOOR PLANS & ELEVATIONS.

DATE : MARCH 2026.

SCALE 1 : 100 @ A3

DRAWN BY : MK

MICHAEL KEATING B.E. M.I.E.I.  
'ARD MHUIRE', CAHIR, CO. TIPPERARY.  
PHONE : (052)7441267 / (086)2597899  
EMAIL : mkeatingbe@eircom.net

for Section 5 planning purposes only

DRAWING 1 OF 1.



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](http://tipperarycoco.ie)

Date: 10<sup>th</sup> April 2026

Our Ref: S5/26/49

Civic Offices, Clonmel

**Barry Walshe  
C/O Michael Keating,  
Ard Mhuire,  
Cahir,  
Co. Tipperary,  
E21 Y667.**

**Re: Application for a Section 5 Declaration – Change flat roof over  
previous rear extension to a pitched roof at Glencallaghan,  
Burncourt, Cahir, Co. Tipperary, E21 XH50.**

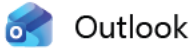
Dear Mr Keating,

I acknowledge receipt of your application for a Section 5 Declaration received on 10<sup>th</sup> April 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: S5 APPLICATION S5/26/49

---

**From** Planning <planning@tipperarycoco.ie>  
**Date** Fri 24 Apr 2026 9:14 AM  
**To** Killeen, Paul [REDACTED]

Morning Paul,

See below email.

**Kind Regards,**  
**Shelley O Dwyer**  
**Acting/Assistant Staff Officer, Planning Section**  
**Tipperary County Council, Civic Offices, Clonmel, Co. Tipperary, E91 N512**

**T:** 0818 065000  
**E:** [planning@tipperarycoco.ie](mailto:planning@tipperarycoco.ie)  
**W:** [www.tipperarycoco.ie](http://www.tipperarycoco.ie)

---

**From:** Barry W Walshe [REDACTED]  
**Sent:** Thursday 23 April 2026 15:58  
**To:** Planning <planning@tipperarycoco.ie>  
**Subject:** [External] REF: S5 APPLICATION S5/26/49

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION FROM TIPPERARY COUNTY COUNCIL IT SECTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, I am writing in relation to Application: REF: S5 APPLICATION S5/26/49.

I can confirm the Extension was built in 2003.

Best regards Barry Walshe.

*Regards,*

*Barry.*

[REDACTED]

**Please Note:**

**Direct Phone Number:** [REDACTED]

## TIPPERARY COUNTY COUNCIL

### Application for Declaration under Section 5

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

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**Planning Ref.:** S5/26/49

**Applicant:** Barry Walshe

**Development Address:** Glencallaghan, Burncourt, Cahir, Co. Tipperary, E21 XH50

**Proposed Development:** Change flat roof over previous rear extension to a pitched roof

---

#### 1. GENERAL

On the 10<sup>th</sup> of April 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”:

- Change flat roof over previous rear extension to a pitched roof.

The site is located at Glencallaghan, Burncourt, Cahir, 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 semi detached dwelling at 5 Glencallaghan, Burncourt, Cahir, Co. Tipperary



#### *b. Relevant Planning History*

07/1293 - replacement of septic tank system and percolation area with an Eps bison waste treatment unit and new percolation area as per site suitability test specification - incomplete

07/1547 Replace existing septic tank system and percolation area with an EPS Bison Waste Treatment Unit and new percolation area as per site suitability test specification – incomplete

07/1679 replacement of existing septic tank system and percolation area with an eps bison waste treatment unit and new percolation area as per site suitability test specification - granted

Figure 1 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 2 Rear elevation C. 2009 (Google Streetview)



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

As illustrated above, there was an existing single storey extension to the rear of the property. The querist has confirmed (see email dated 23/04/26 below) that this extension was provided c.2003. As such it would avail of the exemption set out under Class 1 of the Schedule 2 Part 1 of the Planning and Development Regulations 2001 as amended.

With respect to the works that are the subject of the current query, it is considered that the material finishes proposed are consistent with the principle dwelling. 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. 880 metres from the Lower River Suir SAC, 5.8 kms from the Galtee mountains SAC and 10.8 Kms from the River Blackwater SAC.

The proposed development is located within a rural area and comprises of minor alterations to the structure on site. 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.

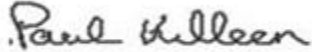
#### **4. RECOMMENDATION**

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

Tipperary County Council has concluded that –

The 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: 22/04/26

  
Signed: \_\_\_\_\_  
Senior Executive Planner

Date: 24.4.2026

## Appendix 1

### HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

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

<b>(a) File Reference No:</b>	S5/26/49
<b>(b) Brief description of the project or plan:</b>	Modification to roof
<b>(c) Brief description of site characteristics:</b>	Glencallaghan, Burncourt, Cahir, Co. Tipperary
<b>(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW</b>	None
<b>(e) Response to consultation:</b>	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 <sup>1</sup>	Distance from proposed development <sup>2</sup> (km)	Connections (Source-Pathway-Receptor)	Considered further in screening Y/N
Lower River Suir SAC 002137	<a href="https://www.npws.ie/protected-sites/sac/002137">https://www.npws.ie/protected-sites/sac/002137</a>	880 metres	Surface water collected and discharged to ground	yes
Galtee Mountain SAC 000646	<a href="https://www.npws.ie/protected-sites/sac/000646">https://www.npws.ie/protected-sites/sac/000646</a>	5.8 kms	No due to distance and the lack of any relevant ex-situ factors of significance to these species.	No
River Blackwater SAC 002170	<a href="https://www.npws.ie/protected-sites/sac/002170">https://www.npws.ie/protected-sites/sac/002170</a>	10.8 kms	No due to distance and the lack of any relevant ex-situ factors of significance to these species.	No

#### 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:**

<b>Impacts:</b>	<b>Possible Significance of Impacts: (duration/magnitude etc.)</b>
<p>Construction phase e.g.</p> <ul style="list-style-type: none"> <li>• Vegetation clearance</li> <li>• Demolition</li> <li>• Surface water runoff from soil excavation/infill/landscaping (including borrow pits)</li> <li>• Dust, noise, vibration</li> <li>• Lighting disturbance</li> <li>• Impact on groundwater/dewatering</li> <li>• Storage of excavated/construction materials</li> <li>• Access to site</li> <li>• Pests</li> </ul>	No impacts
<p>Operational phase e.g.</p> <ul style="list-style-type: none"> <li>• Direct emission to air and water</li> <li>• Surface water runoff containing contaminant or sediment</li> <li>• Lighting disturbance</li> <li>• Noise/vibration</li> <li>• Changes to water/groundwater due to drainage or abstraction</li> <li>• Presence of people, vehicles and activities</li> <li>• Physical presence of structures (e.g. collision risks)</li> <li>• Potential for accidents or incidents</li> </ul>	No impacts
In-combination/Other	No likely in combination effects
<b>(b) Describe any likely changes to the European site:</b>	
<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> <li>• Reduction or fragmentation of habitat area</li> <li>• Disturbance to QI species</li> <li>• Habitat or species fragmentation</li> <li>• Reduction or fragmentation in species density</li> <li>• Changes in key indicators of conservation status value (water or air quality etc.)</li> <li>• Changes to areas of sensitivity or threats to QI</li> <li>• Interference with the key relationships that define the structure or ecological function of the site</li> </ul>	No impacts
<b>(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant</b>	

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 <b>no likelihood</b> of significant effects on a European site.	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate assessment not required.
(ii) It is <b>uncertain</b> 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) <b>Significant effects</b> are likely.	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
<b>Signature and Date of Recommending Officer:</b>	Paul Killeen	<b>Date:</b> 22/04/26

EIA Pre-Screening	
Establishing a development is a 'sub-threshold development'	
File Reference:	S5/26/49
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 <b>Part A</b>
<b>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)?</b> (Tick as appropriate)	
<input type="checkbox"/> Yes, specify class _____	<b>EIA is mandatory</b> No Screening required
<input checked="" type="checkbox"/> No	Proceed to <b>Part B</b>
<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?</b> (Tick as appropriate)	
<input checked="" type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2	<b>No Screening required</b>
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _____	<b>EIA is mandatory</b> No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : _____	Proceed to <b>Part C</b>
<b>C. If Yes, has Schedule 7A information/screening report been submitted?</b>	
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	<b>Screening Determination required</b>
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	<b>Preliminary Examination required</b>

Figure 3 Site entered on Planning register

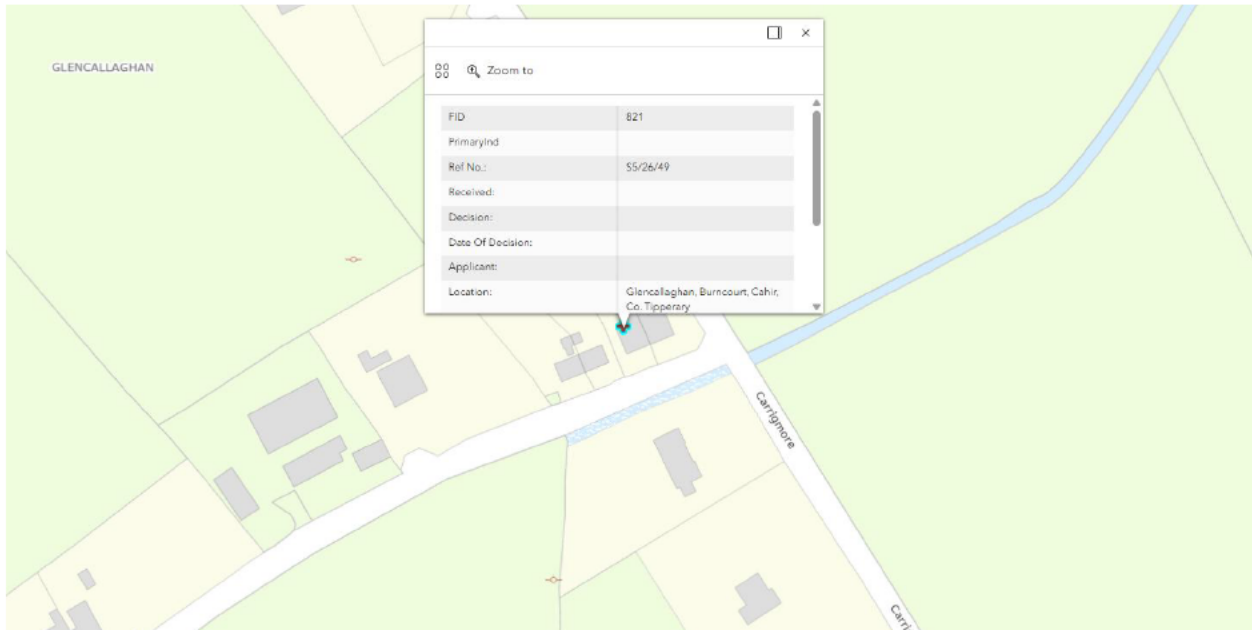


Figure 4 Email Correspondence

**From:** Barry W Walshe <[REDACTED]>  
**Sent:** Thursday 23 April 2026 15:58  
**To:** Planning <planning@tipperarycoco.ie>  
**Subject:** [External] REF: S5 APPLICATION S5/26/49

You don't often get email from [REDACTED] [learn why this is important](#)

**CAUTION FROM TIPPERARY COUNTY COUNCIL IT SECTION:** This email originated from outside of the organization. Do not click links or open attachments unless safe.

Hello, I am writing in relation to Application: REF: S5 APPLICATION S5/26/49.

I can confirm the Extension was built in 2003.

Best regards Barry Walshe.

Regards,

Barry.

[REDACTED]

[REDACTED]

**Please Note:**

**Direct Phone Number:** [REDACTED]

[REDACTED]

**Original**

**TIPPERARY COUNTY COUNCIL**

**DELEGATED EMPLOYEE'S ORDER**

File Ref: **S5/26/49**      **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 3<sup>rd</sup> 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 Barry Walshe C/O Michael Keating, Ard Mhuire, Cahir, Co. Tipperary, E21 Y667, RE: Change flat roof over previous rear extension to a pitched roof at Glencallaghan, Burncourt, Cahir, Co. Tipperary, E21 XH50 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

Tipperary County Council has concluded that the 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: 27/04/2026**



Date: 27<sup>th</sup> April 2026

Our Ref: S5/26/49

Civic Offices, Nenagh

**Barry Walshe  
C/O Michael Keating  
Ard Mhuire  
Cahir  
Co. Tipperary  
E21 Y667**

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

Dear Sir,

I refer to your application for a Section 5 Declaration received on 10<sup>th</sup> April 2026 in relation to the following proposed works:

**Change flat roof over previous rear extension to a pitched roof at Glencallaghan, Burncourt, Cahir, Co. Tipperary, E21 XH50.**

**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

Tipperary County Council has concluded that the 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

for **Director of Services**