

PLANNING APPLICATIONS**PLANNING APPLICATIONS RECEIVED FROM 23/10/2023 To 29/10/2023**

**under section 34 of the Act the applications for permission may be granted permission, subject to or without conditions, or refused;
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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
23/275	Richard Hogan	R	24/10/2023	and completion of extension to the rear of the existing dwelling and all other associated site and ancillary works Bawnmore Borrisokane Co. Tipperary		N	N	N
23/276	Richard & Sabrina Whelan	P	27/10/2023	a ground floor extension comprising of a bedroom and shower room and alterations to the side of dwelling and all associated site works No 10 Cois Coille Kilcash Clonmel Co. Tipperary		N	N	N
23/60848	Quitmann Facilities Ltd	P	23/10/2023	Portal frame building for the storage, cleaning, reconditioning and recycling of IBC's and drums, storage yards, water collection and recycling tanks, site fencing, landscaping, solar panels, office and welfare facilities, parking and all associated site works. This application consists of a development for an activity for which a Waste Licence is required from the Environmental Protection Agency Roscrea Business & Innovation Park Benamore Roscrea		N	N	Y

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23/60849	MQ Transport Ltd	P	23/10/2023	an extension to the side of existing warehouse premises for storage use with all associated sitework and ancillary works Cabragh Business Park Cabra Thurles Co. Tipperary		N	N	N
23/60850	Killeenyarda Construction Ltd	R	24/10/2023	the relocation of a single storey detached prefabricated office building with commercial vehicle weighbridge, the relocation of a public civic amenity recycling facility, signage and planting. This development is subject to a waste licence Cabragh Business Park Ballycarrane Thurles, Co. Tipperary E41 XP20		N	N	Y
23/60851	Seamus Heffernan & Niamh Doyle	P	25/10/2023	the change of house type from that previously approved under permitted Planning Permission reference number 2360120 together with all associated site works Farranaclara Donohill Co. Tipperary		N	N	N
23/60852	Michael Raggett (Dovetto properties limited)	P	25/10/2023	the construction of four detached single storey dwellings plus all associated site enclosures and site works Rosemount Clongower Thurles		N	N	N

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23/60853	Noel Moloney & Deirdre Mc Donnell	P	25/10/2023	a) Alterations to Existing single storey detached dwelling. b) New 1.5 storey/single storey extensions to side South & rear West Elevation of existing dwelling. c) Replacement of existing septic tank and percolation area with new Septic Tank & percolation Area. d) Relocation of existing domestic and agricultural entrances. e) All associated site works/services Fawnlough Ballygraique Road Nenagh Co. Tipperary		N	N	N
23/60854	Mark Brophy & Louise Gavin	P	25/10/2023	1) Conversion of existing attic space to habitable accommodation, including windows to the existing roof slopes and to the south eastern and north western gable walls; 2) Construction of a detached domestic garage, and all ancillary site works thereto Newlawn Ballinderry Nenagh E45 CD53		N	N	N

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23/60855	Thurles Rugby Football Club	P	25/10/2023	a) the construction a new extension to the front of the existing clubhouse, b) block up existing entrance and create a new entrance to the public road, c) a new connection to public services, d) decommissioning of existing septic tank. Retention Permission is also sought for the existing extension to the clubhouse and all associated siteworks Loughtagalla Thurles Co. Tipperary		N	N	N
23/60856	Darragh Carey & Aideen Hogan	P	25/10/2023	the construction of a vehicular entrance off existing private roadway, split level dwelling house, domestic waste water treatment system with polishing filter together with all associated site works Loughane Upper Templederry Co. Tipperary		N	N	N
23/60857	Evelyn Hartigan	P	25/10/2023	a replacement single storey house, a waste water treatment system and all associated works Ballymalone More Ballina Co. Tipperary		N	N	N

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23/60858	Solar Emp Ltd	P	25/10/2023	Change-of-use and single storey side extension to an existing vernacular dwelling to be used for short term tourist holiday accommodation and the construction of a new single storey dwelling to replace the existing shed, also to be used for short term tourist holiday accommodation. Both houses to be accessed from a new access lane, with boundary walls/fences, separate wastewater treatment systems with polishing filters, and all ancillary works. Macreary Carrick on Suir Tipperary E32 N250		N	N	N
23/60859	Condon's Funeral Directors Ltd.	P	26/10/2023	(1) the demolition of single storey rear extension and construction of single storey extension in its place, (2) the construction of a free-standing canopy to the rear yard area, (3) alterations to the existing façade, including three extendable overhead canopies, replacing existing windows and doors, and replacing existing signage, (4) and all associated site development works 16/17 Dillon Street Clonmel Co. Tipperary		N	N	N

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23/60860	Darragh Buckley & Kane Del Monte	P	26/10/2023	entrance, dwelling house, domestic garage, waste water treatment system & percolation area Druminda Cappawhite Co. Tipperary		N	N	N
23/60861	Eamonn O'Dea	P	26/10/2023	(1) the demolition of an existing two storey rear extension and an existing shed (2) the construction of a new two storey rear extension together with all associated works 18 Main Street Templemore Co. Tipperary		N	N	N
23/60862	Iarnród Éireann/ Irish Rail	P	26/10/2023	the decommissioning of an existing septic tank and the proposed installation of a new wastewater treatment system & percolation area and all associated site works Existing Railway Cottage, Level Crossing Nicholastown, Cahir, Co. Tipperary E21 FD66		N	N	N

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23/60863	Adrian Ryan	P	27/10/2023	the construction of a dwelling house, waste water treatment system and entrance with access off existing private laneway for which upgrade works are also sought to existing entrance along with all ancillary site works Derry Demesne Ballina Co. Tipperary		N	N	N
23/60864	Dr. Katie O'Connor	P	27/10/2023	change of use of ground floor, first floor and second floor to Dental Surgery, new external signage and all associated site development works at no.7 Sarsfield Street, Clonmel, Co. Tipperary. This is a protected Structure. No. 7 Sarsfield Street Clonmel Co. Tipperary E91R273		Y	N	N
23/60865	Brian & John Long	P	27/10/2023	the construction of (i) a feeding area with underground effluent tank (ii) cubicle shed extensions with underground effluent tanks and all associated site works Mullauns Thurles Co. Tipperary		N	N	N

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23/60866	Cashel Pharmacy Limited	P	27/10/2023	change of use from former doctors surgery (now vacant) to 2 apartments, Two x 1 bedroom apartments Ashwell's Lot Cahir Road Cashel, Co Tipperary E25 N289		N	N	N
23/60867	Clunedarby Mushrooms Limited	R	27/10/2023	7 no. mobile homes and the boiler house for the mobile homes communal heating system and permission for the temporary continued use of the mobile homes for a period of one year and new effluent treatment system for the mobile homes Clonedarby Clonoulty Cashel Co. Tipperary		N	N	N
23/60868	Patrick O'Meara & Carol Dunne	P	27/10/2023	to replace existing derelict dwelling house with a new dwelling house, waste water system & access roadway off existing private lane Ballycapple Cloughjordan Co. Tipperary		N	N	N

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23/60869	Gavin Doheny	P	28/10/2023	the development will consist of (a) four bay slatted shed measuring 308m2, (b) external dungstead / waste feed storage, (c) external cattle crush (d) meal silo, (e) private access roadway, (f) all associated site services and works Derryleigh Newport Co. Tipperary		N	N	N
23/60870	Paul and Rachel Murphy	P	27/10/2023	additional photovoltaic solar panels to the rear of existing dwelling and all associated works. This application relates to development which comprises of the carrying out of works to protected structure. Glengarriff House Thurles Co. Tipperary E41 RH30		Y	N	N
23/60871	Evelyn Hartigan	P	28/10/2023	a replacement single storey house, a waste water treatment system and all associated works Ballymalone More Ballina Co. Tipperary		N	N	N

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

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Total: 26

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

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23/65	Bekan	P	10/03/2023	a single storey extension to the existing retail store. The gross internal floor area will increase from c1208m ² to c1847m ² (c439m ² gross). Other works include closing the existing entrance on the east elevation and providing a new customer entrance on the south elevation, removing the existing loading entrance door on the south elevation and infilling with block work to match existing, provision of additional car parking and circulation, bicycle storage shed, new and repositioned signage fencing and all associated site works Burgagery Lands West Clonmel Co. Tipperary	23/10/2023	
23/143	Michael Kelly & Siobhan Ryan	P	29/05/2023	1) the demolition of an existing dwelling house, 2) the construction of a two-storey dwelling house, 3) a new site entrance and driveway, 4) the installation of a secondary wastewater treatment system and tertiary filter, 5) and all associated site development works Cathaganstown Killenaule Co.Tipperary	24/10/2023	

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23/146	Ulster Bank Limited	P	30/05/2023	works to a building in a conservation area including (1) the removal of an ATM, to be infilled with glazing to match the existing (2) the removal of the night safe front plate, replacing with a blank steel plate (3) the removal of the Ulster Bank raised lettering shop sign (4) the removal of Ulster Bank bus stop sign and the removal of the Ulster Bank general blue signage (5) internal works for the removal of the ATM's, as well as the removal of loose furniture and the removal of Ulster Bank signage and merchandise on all floors 19 O'Connell Street Oldbridge Clonmel Co. Tipperary	25/10/2023	

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23/177	Templetuohy Farm Machinery Ltd	P	28/06/2023	change of use of premises previously used as a doctors surgery and associated offices to use as a staff training facility and associated offices and PERMISSION for RETENTION of gravelled parking area and PERMISSION to extend and complete same, PERMISSION for RETENTION of demolition of old entrance and PERMISSION to build a new recessed entrance and carry out all associated works Lisdalleen, Drummin and Longorchard Templetuohy Co. Tipperary	27/10/2023	
23/238	Emly GAA Club	R	06/09/2023	single storey storage building and PERMISSION to erect a single storey extension to the rear of same to wheelchair accessible sanitary facilities and plant room and connect to existing septic tank and to include for all ancillary site works Emly GAA Club Emly Co. Tipperary	26/10/2023	

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23/60279	Seamus Kennedy	P	27/04/2023	the demolition of existing derelict outbuilding to rear of existing dwelling house & for the construction of an extension to the rear of existing dwelling house together with all associated site works Graigue Springmount, Clonmel Co. Tipperary E91F400	25/10/2023	
23/60282	Mulcahy Properties Limited	P	28/04/2023	a) demolition of a part two storey and part single storey building, with an existing pub on the ground floor and dwelling on the first floor, b) construction of a three storey apartment building with a takeaway, bin stores, and service yard on the ground floor, and four no. one bed apartments on the upper floors, with entrance area and stair core, c) construction of one no. two bedroom, and one no. one bedroom, storey and a half mews houses to the rear of the site, d) all associated boundary treatments and site development works Davis Road Clonmel Co. Tipperary E91 HX05	23/10/2023	

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23/60345	Robert Sheehan	P	22/05/2023	the demolition of an existing garage and the construction of a single-storey, flat roofed extension to the side of existing house 1 Woodland Heights Carrickbeg, Carrick-on-Suir County Tipperary E32 Y043	26/10/2023	
23/60463	Peter Bradie	R	27/06/2023	for a concrete slab and for partial construction of a domestic garage/shed (base slab, walls etc) and for permission to complete works to include completion of walls, addition of roof and doors/window, associated surface water drainage and all associated works Ravenscroft Suircastle, Golden Co. Tipperary E25 X227	26/10/2023	

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23/60493	Caitriona Lacey	R	06/07/2023	the modifications to previously granted planning application 08/560006 indefinitely and permission for change of use at first floor level from commercial and domestic dwelling to residential to accommodate 2 no. one-bed apartments and all associated site development works 53 & 54 New Street Carrick on suir Co. Tipperary E32 D932	26/10/2023	
23/60538	Ormonde Homes (Thurles) Ltd.	P	21/07/2023	alterations to the previously permitted Planning Register Ref 20/540 as required under Condition No. 3 of An Bord Pleanála Register Ref. ABP-309294-21 to include the following; 1) Omission of dwellings no. 4 and 5 and on-street parking spaces numbers 5, 6, and 7. 2) Provision of a Creche in place of dwellings no. 4 & 5 along with designated on-street parking. 3) All associated site and development works Dun Lia Lognafulla Thurles, Co. Tipperary R95 P820	27/10/2023	

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23/60682	Dew Valley Foods	R	30/08/2023	1) Extended Intake Freezer & Access Lobby, new Vacuum Pumphouse, new Smoke House, extended Tumbling Area including Overhead Mezzanine Area and relocated Stair Core, extended Spiral Freezer Room, extended Plantroom including Overhead Mezzanine Area and extended Waste Collection Loading Bay Area to that originally granted under Planning Application No. 17600374; 2) Extended 1st floor area over existing Loading Bays consisting of an external Smoking Area to that originally granted under Planning Application No. 18600753; 3) A 1st floor Solar Farm Switchroom extension over an existing Ground Floor Switchroom at the rear of the site; 4) Extended enclosure for Waste Collection at the rear of the site; 5) The redesign & relocation of the stand-alone two storey Administration Building onsite including a revised car parking layout at the front and rear of the same building to that originally granted under Planning Application No. 11510456; 6) and all other ancillary site works/services; Dew Valley Foods Holycross Road, Thurles Co. Tipperary E41 CX29	24/10/2023	

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23/60686	Mark and Daphne Bain	P	30/08/2023	an extension to existing dwelling house with minor alterations to existing elevations and to construct a detached garage all with associated site works Curragh Ardfinnan Clonmel E91C791	23/10/2023	
23/60688	Madeleine and John Ryan	P	31/08/2023	demolition of existing rear extension and boiler house, construction of single storey extension to front and side of existing dwelling, construction of single storey extension to rear of existing dwelling, alterations to existing elevations, re-roofing of existing garage structure, and all necessary site services and site development works Golden Road Cashel Co. Tipperary E25 EF96	24/10/2023	

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23/60691	Michael Lynch	P	01/09/2023	the change of use of the ground floor public house premises to residential to include changes to the front elevation and to the rear boundary of the site and the demolition of the existing extensions to the rear, to renovate the property and subdivide the entire property into two townhouses, connect to services and all ancillary site works No. 58 & 59 O'Brien Street Tipperary Town Co. Tipperary	24/10/2023	
23/60693	Kate Wachman	R	01/09/2023	erecting 197.99 m2 or 40.48 kWp of photovoltaic panel, Ground Mounting System, with all associated site works installed on the grounds of Longfield House. Longfield House is a registered protected structure Ref. No: TRPS1044, however the installation is not affecting the area of the protected structure Longfield Stud, Longfield House Longfield, Ardmayle Cashel Co. Tipperary	24/10/2023	

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23/60694	Margaret Ryan	P	01/09/2023	the provision of a 2 storey detached house with separate garage, a secondary treatment System and soil polishing filter, a new splayed and recessed entranceway on the road boundary, boundary treatment and all associated site works on and under land Kilcornan Cullen Co Tipperary	24/10/2023	
23/60695	Megan & Jacqueline Heffernan	O	01/09/2023	two sites each containing a dwelling house, garage, wastewater treatment system & entrance with access off existing private laneway along with all ancillary site works Poulaculleare Cahir Co. Tipperary	25/10/2023	

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23/60702	Robert & Christine Garland	P	06/09/2023	a) alterations/extension to existing dormer detached dwelling, b) new 1.5 storey/single extensions to rear South-West elevation of existing dwelling, c) Retention Permission for existing garage position as constructed, d) all associated site works/services Castlesheela, Dromineer Nenagh Co. Tipperary E45HY31	27/10/2023	
23/60705	Patrick Quinlan	P	07/09/2023	the change of the design and location of the garage as granted under planning application reference number 2260139 and all associated site development works Tullow Ardfinnan Co. Tipperary	27/10/2023	

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
23/60711	Cloughjordan FC C/O Eoin Killackey	P	07/09/2023	1). alterations to the western site boundary to accommodate a longer senior pitch, 2). the provision of sideline dug outs with covered area to northern sideline of the senior pitch, 3). the provision of a ball stop net to the southern goal end of the junior pitch, 4). the provision of equipment storage sheds and covered area to the western sideline of the junior pitch, 5). the provision of floodlights to the junior pitch area, 6). the provision of site lighting to the carpark, vehicle and pedestrian circulation/walkway areas, 7). the provision of a modular build structure to provide dressing rooms, toilets and club room, served by a wastewater tank and pump station, discharging to the main sewer, including associated site works Townfields Cloughjordan Co. Tipperary	27/10/2023	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 23/10/2023 To 29/10/2023**

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

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

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
23/60713	Knox Investment Company Ltd	P	07/09/2023	the knocking of the existing bungalow and sheds and build a new 2 bedroom single story dwelling and all associated site works including new boundary wall and upgrade entrance from public road Dublin Road Silvermines Nenagh Co. Tipperary	27/10/2023	

Total: 22

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

PLANNING APPLICATIONS**PLANNING APPLICATIONS REFUSED FROM 23/10/2023 To 29/10/2023**

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

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
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Total: 0

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

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/10/2023 To 29/10/2023**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
22/60671	Nominatim Associates Ltd.	R		27/10/2023	F	the change of use of existing premises from former shop (jewellers and gifts) to restaurant (coffee and ice cream) including the retention of existing shopfront, windows and alterations. Castle Street Roscrea Co. Tipperary E53HK24
23/55	Coolmore Stud Farm	P		23/10/2023	F	the construction of an agricultural entrance including provision of a farm access roadway, and all associated site development works Rocklow Fethard Co. Tipperary
23/71	Claire Darcy	O		25/10/2023	F	the erection of a dwelling, vehicular entrance, connection to existing services together with all associated site development works Crossanagh Terryglass Nenagh Co. Tipperary

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/10/2023 To 29/10/2023

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23/172	Springmount Solar Farm Limited	P		23/10/2023	F	a 10 year planning permission for development at lands to the north of the N24 National Road in the townlands of Jamestown, Kilmolash Upper, and Rathkeevin County Tipperary. The development will consist of: - Construction and operation of a c. 60MW solar PV farm consisting of solar arrays on ground mounted steel frames, with a maximum overall height of 2.6 metres; - Internal underground electrical cabling and ducting; - Up to 20 no. transformers; 2 no. temporary construction compounds; - Security fencing and cameras; - 2 no. new gated site entrances from the R687 local road; - New internal access tracks; - Site drainage; - Landscaping; - All ancillary works. Planning permission is sought for a period of 10 years with an operational life of 40 years from the date of commissioning. A Natura Impact Statement accompanies the planning application Townlands of Jamestown Kilmolash Upper and Rathkeevin Co. Tipperary
23/60381	Enda Moloney & Kelly Fairbrother	P		26/10/2023	F	the construction of a new dwelling with a garage, connection to public services and all associated siteworks Curamile, Montevideo Road Roscrea Co. Tipperary
23/60387	JHS Events Ltd.	P		27/10/2023	F	1. (a) the continued presence and use of the temporary marquee, bar and barbeque area, ancillary toilet block, kitchen, and storage portacabins for a maximum of an additional 2 years following the expiry of the temporary timeframe for these structures permitted under planning permission ref: planning permission ref: 20/125 (ABP ref: ABP 307991-20); (b) the continued presence and use of the 11 no. temporary shepherds' huts accommodation and ancillary

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/10/2023 To 29/10/2023

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					<p>sanitary block for a maximum of an additional 7 years following the expiry of the temporary timeframe for these structures permitted under planning permission ref: planning permission ref: 20/125 (ABP ref: ABP 307991-20); 2. (a) the erection of a wedding events structure comprising a conservatory-style structure (6180 mm in height) for dining and receptions, bar/ lounge, kitchens, and stores (3175 mm in height), to replace the temporary marquee, kitchen and storage portacabins; (b) external upgrading of the existing indoor bar/ BBQ area and toilets (3175 mm in height); (c) change of use of, and alterations to, the existing reception area to provide an additional ancillary office space; (d) the construction of a new guest reception/ check-in with office and store onto the existing civil ceremony/ workshop and storage structure (3970 mm in height); (e) the change of use of vacant storage outbuilding attached to the existing cookery school and alterations to provide a breakfast room/ events space with a ridge height of 6987 mm; 3. the construction of a 12-bedroom guest accommodation block with a ridge height of 6873 mm in lieu of the 11 No. temporary shepherds' huts accommodation and ancillary sanitary block; and 4. the provision of 34 additional car parking spaces (incl. 7 EV spaces), bike parking, all associated and ancillary works. A 10-year permission is sought for the proposed 12-bedroom guest accommodation block. The proposed developments occur within the curtilage of and are part of a protected structure, RPS reference S456. There are three recorded monuments within the grounds: TN016-001-Tower House, TN016-002-17th Century House, TN016-003 – Enclosure Cloughjordan House Cloughjordan Co. Tipperary E53 VX97</p>
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PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/10/2023 To 29/10/2023**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
23/60439	Galtee Clinic Ltd.	P		26/10/2023	F	the construction of a single storey extension to the side (East) elevation, alterations to existing dwelling and all associated site boundary and site development works Montana House, Cullenagh South Burncourt, Cahir Co. Tipperary E21 V489
23/60446	Dermot and Sinead Quinn	P		23/10/2023	F	1) Alterations to existing dwelling. 2) Erection of two storey extension to the rear of existing dwelling. 3) Installation of Effluent Treatment System and soil polishing filter. 4) Erection of double garage. 5) Construction of new entrance to replace the existing entrance Roesborough Cottage, Roesborough, Emly Road Tipperary E34 K767
23/60489	Gerard & Alan Darcy	R		26/10/2023	F	existing storage shed and multi-purpose shed. Permission sought to provide a replacement site entrance, including associated siteworks Clashateeaun Ardcroney Nenagh, Co. Tipperary E45HE63

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/10/2023 To 29/10/2023

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23/60638	Marie Kirwan	P		23/10/2023	F	construction of a two storey dwelling house, domestic garage, entrance, effluent treatment system together with all associated site works Moycarky Horse & Jockey Co. Tipperary
23/60638	Marie Kirwan	P		24/10/2023	F	construction of a two storey dwelling house, domestic garage, entrance, effluent treatment system together with all associated site works Moycarky Horse & Jockey Co. Tipperary
23/60640	Fiona Barrett	P		25/10/2023	F	1) Proposed extension to existing single storey semi-detached house inclusive of renovations to existing house, 2) Proposed new vehicular entrance from the R687 (one -way) road to replace the existing vehicular entrance from Our Lady's Road, 3) All associated site works No. 7 Our Lady's Road New Inn, Cashel Co. Tipperary
23/60651	Dromineer Bay Developments Limited	P		26/10/2023	F	a redevelopment of the former Domineer Bay Hotel site and, modification and development within the adjacent ('Waterside Cottages') holiday home complex to provide for a mixed-use commercial and tourism enterprises and, provision of new associated short-stay tourism accommodation. The proposed development includes; 1.Demolition of existing hotel structure and adjacent reception building and shed and construction of a two-

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/10/2023 To 29/10/2023

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					<p>storey mixed use building comprising of; (i) event spaces with ancillary reception/lobby, office, bar, kitchen and associated stores and WC facilities; (ii) 1 no. tourism related retail/commercial space; (iii) 1 no. restaurant with associated kitchen, stores, staff changing and WC; (iv) 1 no. retail unit; (v) 1 no. café; and (vi) external terrace;</p> <p>2.Provision of new accommodation intended for tourism use associated with the proposed events spaces and the existing holiday home complex ('Waterside Cottages') including construction of: (i) 6 no. 1-bed, 2-storey terrace units, and (ii) 14 no. 1-bed apartments comprising: (a) one 2-storey block consisting of 6 no. 1-bed apartment units, and (b) one 2-storey block consisting of 8 no. 1-bed apartment units;</p> <p>3.Modifications to existing holiday houses and complex ('Waterside Cottages') to enhance accommodation provision in the form of: (i) Provision of single-storey extension to rear elevation of existing holiday house Nos. 1, 2, 4 and 7; (ii) Provision of 2-storey extension to side elevation of existing holiday house Nos. 3, 4, 6 and 10; and (iii) modifications to internal access road, parking and amenity area arrangements;</p> <p>4.Construction of new vehicular access from the public road (R495) with provision of additional parking;</p> <p>5.Reconfiguration of existing car parking area associated with the former hotel located on the northern side of the hotel building;</p> <p>6.Enhancement of existing surface water arrangements including provision of surface water attenuation system within the northern carpark and provision of petrol interceptor;</p> <p>7.Landscaping, signage and all associated site development works. A Natura Impact Statement has been submitted.</p> <p>DROMINEER BAY HOTEL AND WATERSIDE COTTAGES DROMINEER NENAGH, CO. TIPPERARY</p>
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PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/10/2023 To 29/10/2023**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
23/60657	Muiris Moriarty	P		25/10/2023	F	the erection of a dwelling house, garage, treatment system, entrance, driveway and all associated site development works Kilmore Lisronagh Clonmel Co. Tipperary
23/60677	Soleire Renewables SPV Alpha 2 Limited	P		23/10/2023	F	the installation of a 34.11hectare/84.28 acre solar farm at lands known as Brehony's Bog, within the townland of Monaincha, Roscrea, Co. Tipperary (E: 616980, N: 687790 (ITM)). The solar farm will consist of a series solar photovoltaic (PV) panels mounted on steel support structures and will measure 2.00m in overall height. Ancillary development to the installation of solar PV panels includes 12no. transformers; 106no. pole-mounted CCTV cameras measuring 2.75m high; underground cabling; 3.80km (approx.) of fenceline measuring 2.00m at highest point; creation of new graded internal access tracks approximately 4.00m wide from two existing gated entrances on northern site boundary, each measuring 6.50m wide. A temporary compound measuring 5,000sqm will be established during the construction phase of the solar farm, whereupon the area will then be used for the siting of solar PV panels following the construction phase. The proposed solar farm will operate over a 40-year period, after which it will be decommissioned, with all associated lands returned to their original use. A Natura Impact Statement (NIS) has been prepared and submitted in support of this planning application Brehony's Bog Monaincha Roscrea Co. Tipperary

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/10/2023 To 29/10/2023**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
23/60692	Ardfinnan GAA Club Diarmuid Boyle (Chairperson)	P		25/10/2023	F	a) a single storey clubhouse / gym, and b) all associated site works Castlekeale Ardfinnan Co Tipperary E91H049
23/60729	Gerard & Collette Hough	P		24/10/2023	F	1) the demolition of the flat roof annex to western side of existing dwelling house; 2) the construction of single-storey pitched-roof extension to the western side of existing dwelling house; 3) an underground septic tank and percolation area, and all ancillary site works thereto Ballycormuck Aglish Roscrea Co. Tipperary

Total: 17

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

PLANNING APPLICATIONS
INVALID APPLICATIONS FROM 23/10/2023 To 29/10/2023

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
23/274	Declan Fogarty	P	26/10/2023	a dwelling house, entrance, detached domestic garage, waste water treatment system and percolation area and all ancillary site works Carrownaclogh South Newtown Nenagh Co Tipperary
23/275	Richard Hogan	R	27/10/2023	and completion of extension to the rear of the existing dwelling and all other associated site and ancillary works Bawnmore Borrisokane Co. Tipperary
23/60857	Evelyn Hartigan	P	26/10/2023	a replacement single storey house, a waste water treatment system and all associated works Ballymalone More Ballina Co. Tipperary
23/60858	Solar Emp Ltd	P	27/10/2023	Change-of-use and single storey side extension to an existing vernacular dwelling to be used for short term tourist holiday accommodation and the construction of a new single storey dwelling to replace the existing shed, also to be used for short term tourist holiday accommodation. Both houses to be accessed from a new access lane, with boundary walls/fences, separate wastewater treatment systems with polishing filters, and all ancillary works. Macreary Carrick on Suir Tipperary E32 N250

P L A N N I N G A P P L I C A T I O N S
INVALID APPLICATIONS FROM 23/10/2023 To 29/10/2023

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
23/60860	Darragh Buckley & Kane Del Monte	P	27/10/2023	entrance, dwelling house, domestic garage, waste water treatment system & percolation area Druminda Cappawhite Co. Tipperary
23/60862	Iarnród Éireann/ Irish Rail	P	27/10/2023	the decommissioning of an existing septic tank and the proposed installation of a new wastewater treatment system & percolation area and all associated site works Existing Railway Cottage, Level Crossing Nicholastown, Cahir, Co. Tipperary E21 FD66

Total: 6

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

PLANNING APPLICATIONS
EIAR - NIS REPORTS REQUESTED FROM 23/10/2023 To 29/10/2023

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

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

PLANNING APPLICATIONS
EIAR - NIS REPORTS RECEIVED FROM 23/10/2023 To 29/10/2023

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

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

A N B O R D P L E A N Á L A
APPEALS NOTIFIED FROM 23/10/2023 To 29/10/2023

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
23/60297	Caitriona O'Flynn Giantsgrave Clonmel Co. Tipperary E91 K525	P	03/10/2023	C	1) to remove existing foundation to section of site boundary, 2) development of gabion baskets, 3) new boundary treatment, 4) and associated drainage management. This proposal is an amendment to that permitted under Planning permission ref 20/1609 Giantsgrave Clonmel Co. Tipperary E91K525	27/10/2023

Total: 1

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

Tipperary Co. Co.
AN BORD PLEANÁLA

APPEAL DECISIONS NOTIFIED FROM 23/10/2023 To 29/10/2023

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
21/1664	TJ Macs Bar Ltd Killaghy Street Mullinahone Thurles Co. Tipperary	R	01/07/2022	(1) an outside bar area, (2) an external decking area, (3) external seating and (4) demountable canopy gazebo's or pop up tents, with external lighting to the rear garden area for use ancillary to the existing main Public Bar, Retention Permission also for 3 no. garden sheds for use ancillary to the existing combined bar business and residential premises Killaghy Street Mullinahone Co. Tipperary	25/10/2023	CONDITIONAL
22/421	Noel Garraghan 15 Fort Village Cavan Co Cavan	P	09/08/2022	takeaway element to existing restaurant (restaurant permission ref no. 98/54/1694) including alterations to the layout and alterations to the facade along Old Baker Street Friar Street Thurles Co Tipperary E41 PY84	25/10/2023	CONDITIONAL

Total: 2

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