



15 NOV 2024

CASH OFFICE
Civic Offices, Clonmel

PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

1. Applicant's address/contact details:

Applicant	MRS BRIDGET DIGNAM
Address	NO 11 CHURCHVIEW FALGHEEN CARRICK ON SUIR CO. TIPPERARY
Telephone No.	[REDACTED]
E-mail	_____

2. Agent's (if any) address:

Agent	JIMMY FLYNN
Address	FLYNN ASSOCIATES COOLNA MUCK ROAD CARRICK BEG CARRICK ON SUIR CO. TIPPERARY
Telephone No.	091. 640740 [REDACTED]
E-mail	[REDACTED]
Please advise where all correspondence in relation to this application is to be sent;	
Applicant [<input type="checkbox"/>] Agent [<input checked="" type="checkbox"/>]	

3. Location of Proposed Development:

Postal Address or Townland or Location (as may best identify the land or structure in question)	NO 11 CHURCHVIEW FALGHEEN CARRICK ON SUIR CO. TIPPERARY
---	---

TIPPERARY CO. COUNCIL
RECEIVED

15 NOV 2024

PLANNING SECTION

FILE NO.

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.)

TO BUILD A SHOWER ROOM
AT THE REAR OF BRIDGETS RESIDENCE
AT NO 11 CHURCHVIEW FAUGHEEN
Proposed floor area of proposed works/uses: sqm 7.50 M2.

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

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

Signature of Applicant(s) *Bridget Dignan* Date: ^{14th} **NOVEMBER 2024**

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		

FOR OFFICE USE ONLY

Fee Recd. € 80	DATE STAMP
Receipt No 187044	
Date 15-11-2024	
Received by 	

Planning Pack Map

Tailte Éireann



NOTES:

SITE BOUNDARIES EDGED RED
SITE AREA: 0.0145 HECTARES.

EXISTING RESIDENCE COLOURED GREY

PROPOSED SHOWER ROOM
EXTENSION TO REAR
COLOURED ORANGE

2.02

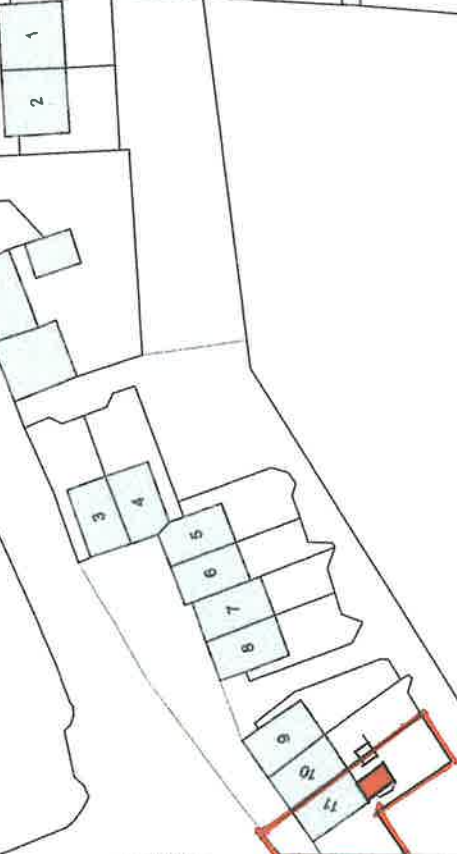
P o l l M a o i l i n
P o u l m a l e e n

0.28

Graveyard

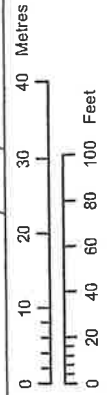
0.60

An Baile Nua
Uachtarach
Newtown Upper



A n B a i l e N u a
Í o c h t a r a c h
N e w t o w n L o w e r

2.39



OUTPUT SCALE: 1:1,000

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: www.tailte.ie, search 'Capture Resolution'

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



CENTRE COORDINATES:
ITM 640514,626888

PUBLISHED:
12/11/2024

MAP SERIES:
1:2,500

MAP SHEETS:
5374-A

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

www.tailte.ie

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

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640630

640630

640397

640397

626802

626802

Site Location Map



Tailte Éireann

CENTRE COORDINATES:
ITM 640514,628888

ORDER NO.:
504-33696_1

MAP SERIES:
6 Inch Raster
6 Inch Raster
6 Inch Raster

MAP SHEETS:
KK034
KK038
TY079

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

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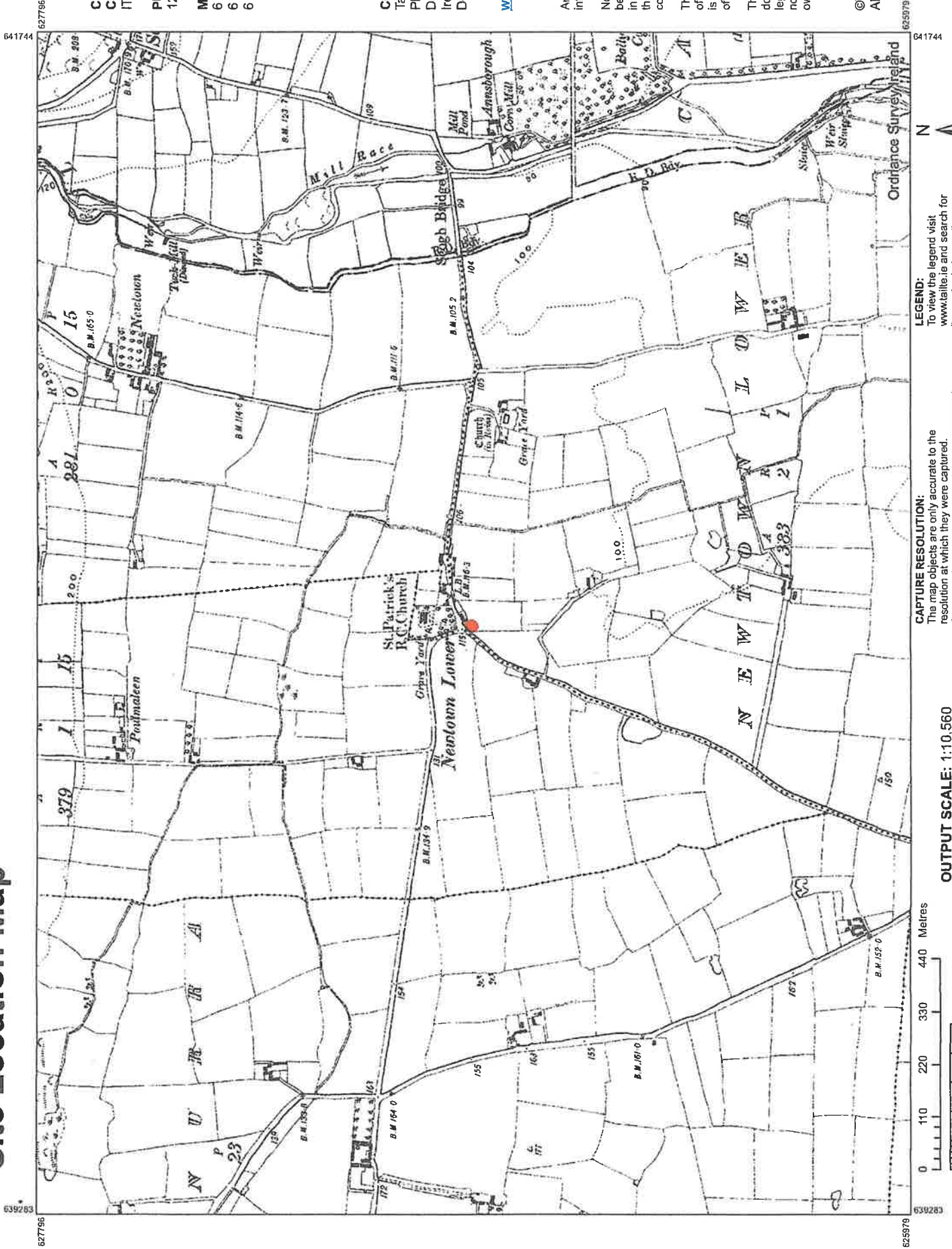
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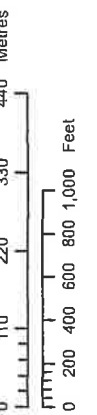
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Further information is available at: www.tailte.ie, search 'Capture Resolution'

OUTPUT SCALE: 1:10,560

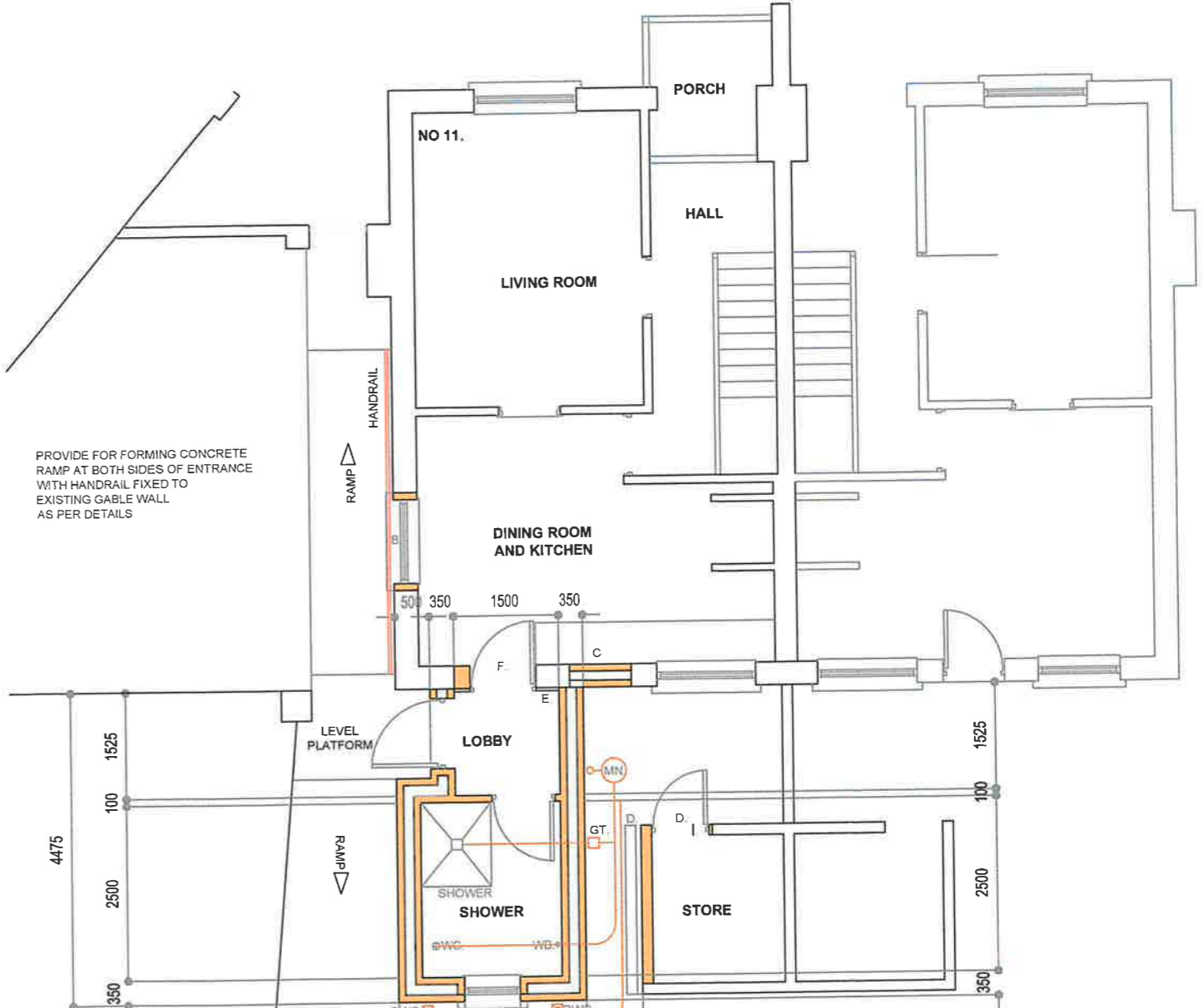
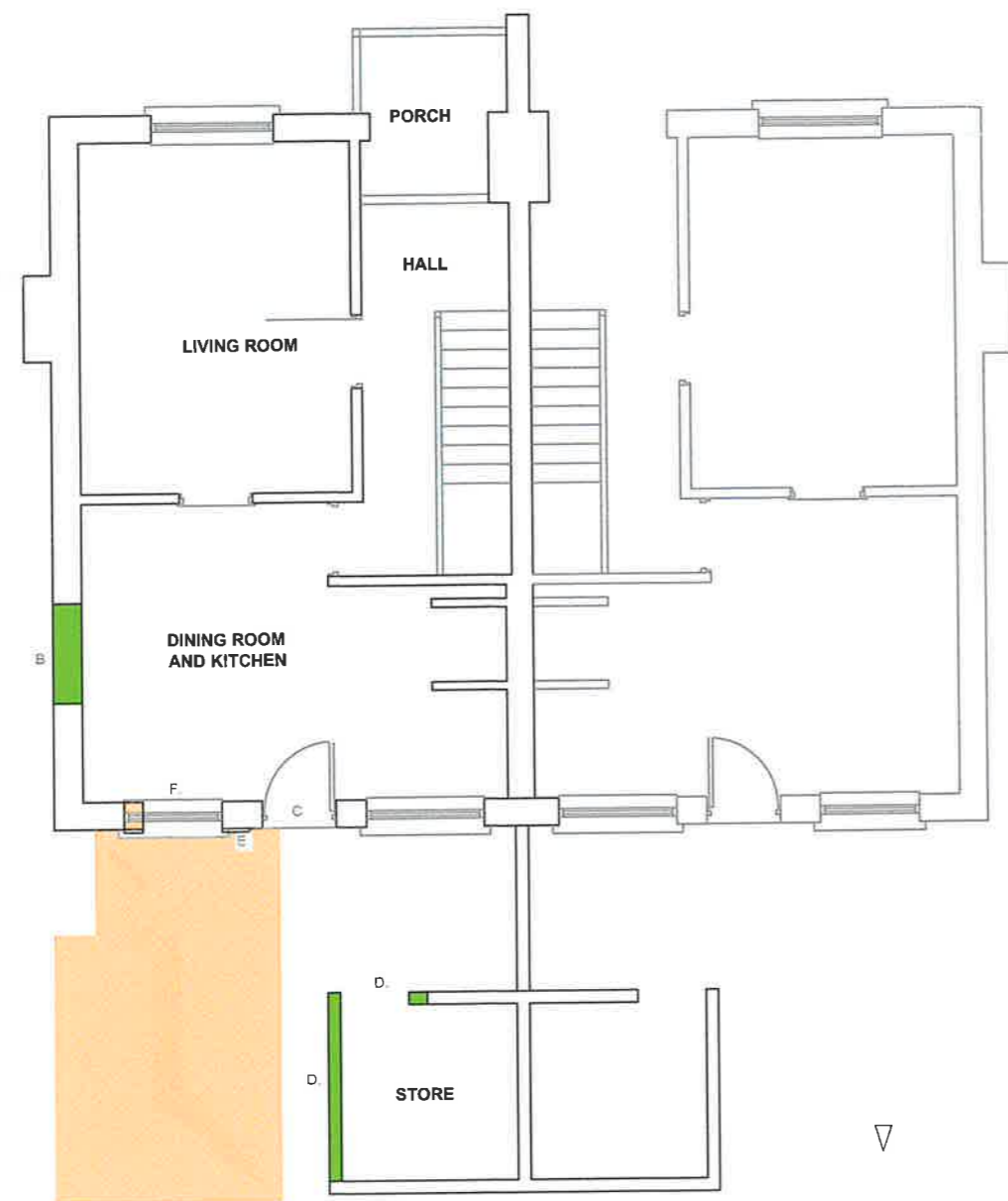
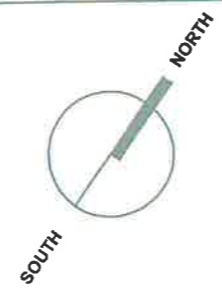


627796

627796

Ordinance Survey, Ireland





B PROVIDE FOR BREAKING OUT NEW WINDOW OPENING TO GABLE WALL AND FITTING NEW TG UPVC WINDOW PROVIDE FOR MAKING GOOD AS PER DETAILS

F PROVIDE FOR TAKING OUT EX. WINDOW BREAK OUT AND FORM NEW DOOR WAY AS PER DETAILS

C PROVIDE FOR TAKING OUT EXISTING DOOR FRAME AND BUILDING UP DOOR OPE AND FIT NEW INTERNAL DOOR AND FRAME / ARCHITRAVES PROVIDE FOR MAKING GOOD AS PER DETAILS

D PROVIDE FOR DEMOLISHING SOUTH SIDE WALL AND PART OF WEST WALL AND REBUILD NEW WALL AND PLASTER SAME PROVIDE FOR REUSING EX DOOR AND FRAME AND FOR MAKING GOOD AS PER DETAILS

E PROVIDE FOR 40MM INSULATED PLASTER SLAB TO EXISTING REAR WALL WHERE INDICATED SAME SKIMMED IN PLASTER AS PER DETAILS

PROVIDE FOR FORMING CONCRETE RAMP AT BOTH SIDES OF ENTRANCE WITH HANDRAIL FIXED TO EXISTING GABLE WALL AS PER DETAILS

PROVIDE FOR CONNECTING NEW FOUL AND STORM DRAINAGE TO EXISTING FOUL AND STORM DRAINAGE AS PER DETAILS

GROUND FLOOR SURVEY PLAN
SCALE 1:100

GROUND FLOOR PROPOSED PLAN
SCALE 1:100
FLOOR AREA NEW EXTENSION 7.50M2

Notes	Revisions	Project	PROPOSED SHOWER ROOM TO REAR OF RESIDENCE, AND ALL ASSOCIATED SITE WORKS AT NO 11, CHURCHVIEW, FAUGHEEN, CARRICK-ON-SUIR, CO. TIPPERARY.		
		Title	GROUND FLOOR SURVEY PLAN AND PROPOSED REAR EXTENSION PLAN		
		Client	MRS BRIDGET DIGMAN		
		Sheet No.	01	Scale	1:100@A3
				Date	NOVEMBER 2024



REAR ELEVATIONS SURVEY SOUTH EAST

ROOF
TEGRAL SLATES TO ROOFS
ON BATTENS ON FELT
ON 125MMX35MM RAFTERS
RIDGE BOARDS, PURLINS
COLLARS AND STRUTS
150MMX50MM CEILING JOISTS
WALLPLATES

ROOF FLASHED INTO
EXISTING REAR WALL
AS PER DETAILS

WHITE ALUMINIUM
FASCIAS, SOFFITS

ALUMINIUM GUTTERS
AND DOWNPIPES



PROPOSED SECTION

WALLS EXTERNAL
100MM BLOCK OUTER LEAF
150MM CAVITY WITH PUMPED IN
WALL INSULATION 100MM BLOCK
INNER LEAFS

WALLS INTERNAL
100MM BLOCK PARTITION WALLS
SCUDDED COAT OF PLASTER AND
SKIMMED IN HARDWALL

WALLS EXTERNAL
SCUDDED SCRATCH PLASTER COAT
WITH NAP PLASTER FINISH
TO MATCH EXISTING PAINTED WHITE

150MM POWER FLOATED CONCRETE FLOORS TO
NEW BUILD ON 150MM FLOOR INSULATION,
RADON BARRIER AND FLOOR SLUMPS ON 50MM
BLINDING ON COMPACTED HARDCORE FILLING

1000X300 30 NEWTON CONCRETE
FOUNDATIONS TO EXTERNAL WALLS
WITH REINFORCING MESH
AS PER DETAILS



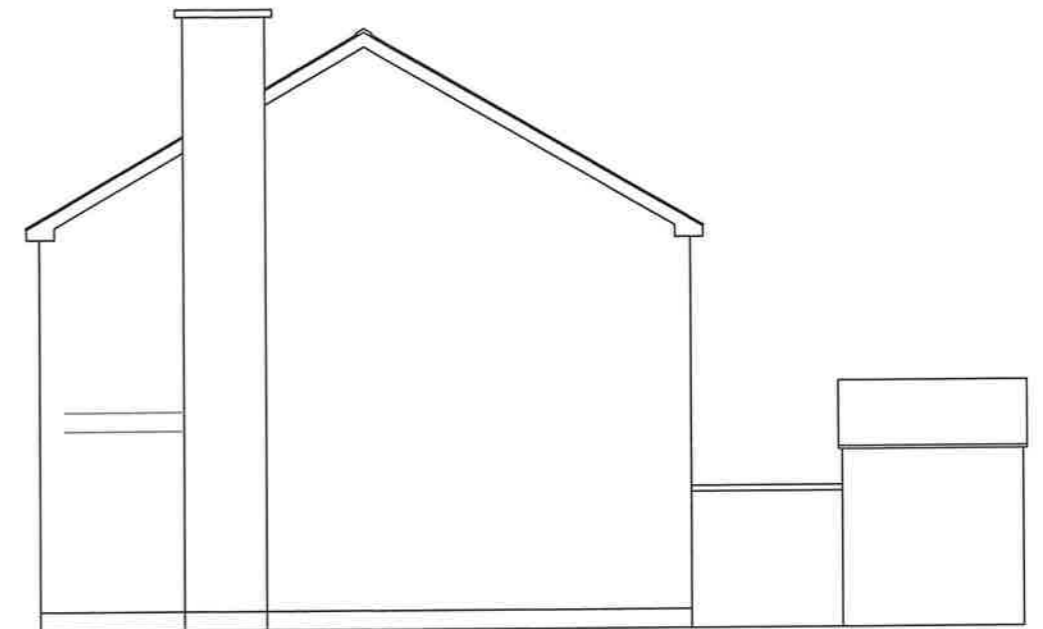
REAR ELEVATIONS PROPOSED SOUTH EAST

NOTES:

- INSURANCE
- NEW BUILDING REGULATIONS
- HEALTH & SAFETY STATEMENT
- FIXED PRICE CONTRACT
- ROOF CONSTRUCTION SPECIFIED CONTRACTOR
- WALL CONSTRUCTION SPECIFIED CONTRACTOR
- FLOOR CONSTRUCTION SPECIFIED CONTRACTOR
- MAROLEUM FLOOR COVERINGS CONTRACTOR
- FOUNDATIONS SPECIFIED CONTRACTOR
- RAINWATER GOODS SPECIFIED CONTRACTOR
- FOUL / STORM DRAINAGE CONNECTED TO
- FOUL / STORM MAINS CONTRACTOR
- AIR VENTS TO WINDOWS CONTRACTOR
- MECHANICAL VENTILATION TO WET ROOM CONTRACTOR
- ACCESS RAMP AS INDICATED CONTRACTOR
- PC. SUM OF €2000 + VAT EURO FOR ELECTRICAL CONTRACT.
- OIL FIRED CENTRAL HEATING SYSTEM CONTRACTOR
- PC. SUM OF €3000 + VAT
- BATHROOM AS SPECIFIED AS PER OT. CONTRACTOR
- WHEELCHAIR TURNING CIRCLE 1500 RADIUS SPECIFIED
- LEVEL FLOOR SHOWER AS OT. CONTRACTOR
- NON SLIP FLOOR TILES. CONTRACTOR
- WALL TILES CONTRACTOR
- T90. SHOWER SYSTEM. CONTRACTOR
- GRAB RAILS AS PER OT. SPECIFICATIONS CLIENTS
- SOAP/ SHAMPOO DISPENSERS AS PER OT CLIENTS
- TOILET ROLL HOLDER CLIENTS
- TOWEL RAIL CONTRACTOR
- PORTABLE HALF HEIGHT SHOWER DOORS / FIXED SCREEN DOORS
- AS PER OT. SPECIFICATIONS CLIENTS
- SHOWER SEAT AS PER OT. SPECIFICATIONS CLIENT
- SINK / TAPS AS PER OT. SPECIFICATIONS CONTRACTOR
- WC. TOILET AS PER OT. SPECIFICATIONS CONTRACTOR
- WALL MIRROR TO BATHROOM CLIENTS
- WALL AND FLOOR TILES PC.SUM€ 1500.00



REAR ELEVATIONS SURVEY SOUTH WEST



REAR ELEVATIONS PROPOSED SOUTH WEST

Notes	Revisions	Project	PROPOSED SHOWER ROOM TO REAR OF RESIDENCE, AND ALL ASSOCIATED SITE WORKS AT NO 11, CHURCHVIEW, FAUGHEEN, CARRICK-ON-SUIR, CO. TIPPERARY .		
		Title	ELEVATIONS SURVEY AND PROPOSED		
		Client	MRS BRIDGET DIGMAN		
		Sheet No.	02	Scale	1:100@A3



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
e customerservice
@tipperarycoco.ie
tipperarycoco.ie

Date: 18th November 2024 Our Ref: S5/24/135 Civic Offices, Clonmel

**Bridget Dignam,
C/o Jimmy Flynn,
Jimmy Flynn & Associates,
Coolnamuck Road,
Carrickbeg,
Carrick on Suir,
Co. Tipperary.**

Re: Application for a Section 5 Declaration – To build a shower room at the rear of the dwelling at No 11 Churchview, Faugheen, Carrick on Suir, Co. Tipperary.

Dear Mr. Flynn,

I acknowledge receipt of your application for a Section 5 Declaration received on 15th November 2024 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

SCANNED

TIPPERARY COUNTY COUNCIL

Application for Declaration under Section 5

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

Planning Ref.: S5/24/135
Applicant: Bridget Dignam
Development Address: No. 11 Churchview, Faugheen, Carrick on Suir, Co. Tipperary
Proposed Development: single storey shower room to rear of dwelling.

1. GENERAL

On the 5th of November 2024 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”:

- Construct a single storey shower room to rear of 11 Churchview, Faugheen, Carrick on Suir, Co. Tipperary.

Having reviewed the details submitted, it is noted that some additional works are set out on the accompanying drawings that are not expressly referenced in the declaration. These include the creation of a new window opening on the western elevation and the demolishing and rebuilding of part of a rear garage, which is required to facilitate the extension. These works will also be considered in this declaration.

2. STATUTORY PROVISION

The following statutory provisions are relevant to this referral case;

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.

Article 6 of the **Planning and Development Regulations 2001**, as amended states:

Exempted Development.

6. (1) Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

Schedule 2, Part 1 'Exempted Development - General:

Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 considers the following works to be exempted development subject to the conditions and limitations set out below:

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

Conditions and Limitations

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.

2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.

(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.

3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.
(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.
(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.

6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.

(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.

(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.

7. The roof of any extension shall not be used as a balcony or roof garden.

Article 9 (1) (a) of the Planning and Development Regulations 2001, as amended sets out the instances where development, to which Article 6 relates, shall not be exempted development for the purposes of the Act and includes the following;

(viiA) consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant to section 12 (1) of the National Monuments (Amendment) Act 1994, save that this provision shall not apply to any excavation or any works, pursuant to and in accordance with a consent granted under section 14 or a licence granted under section 26 of the National Monuments Act 1930 (No. 2 of 1930) as amended,

3. ASSESSMENT

a. Site Location

The site comprises an end of terrace dwelling at 11 Churchview, Faugheen, Carrick on Suir, Co. Tipperary.

b. Relevant Planning History

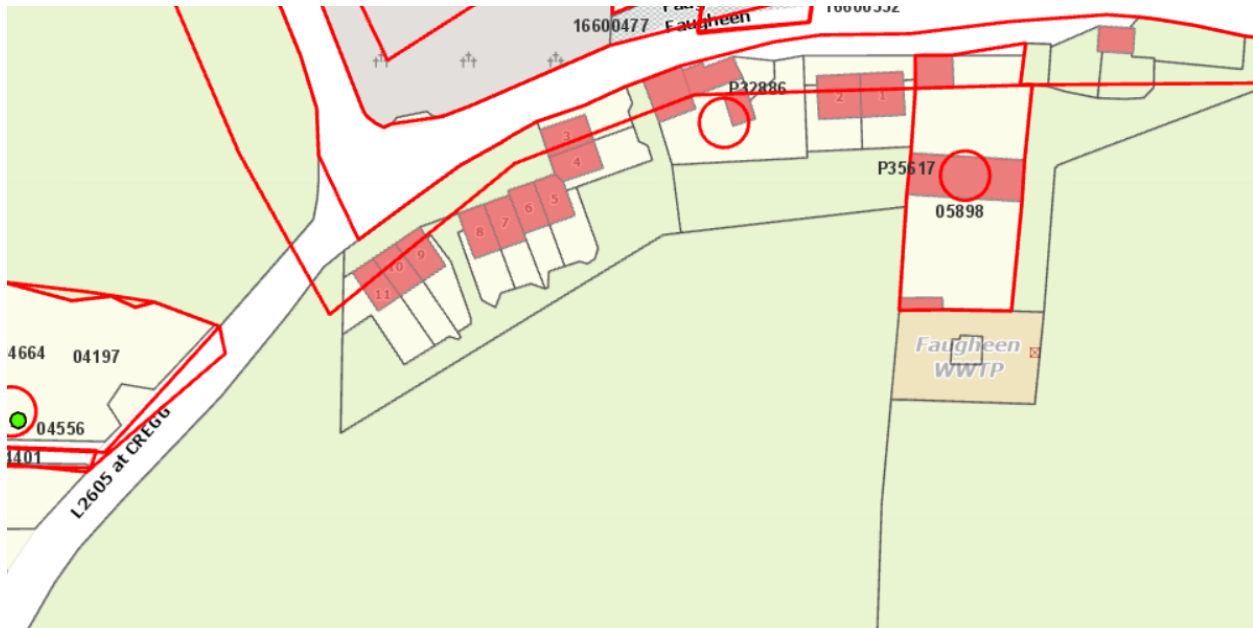
On site

No relevant or recent permission on site

Adjacent

None recorded

Figure 1 Planning history



c. Assessment

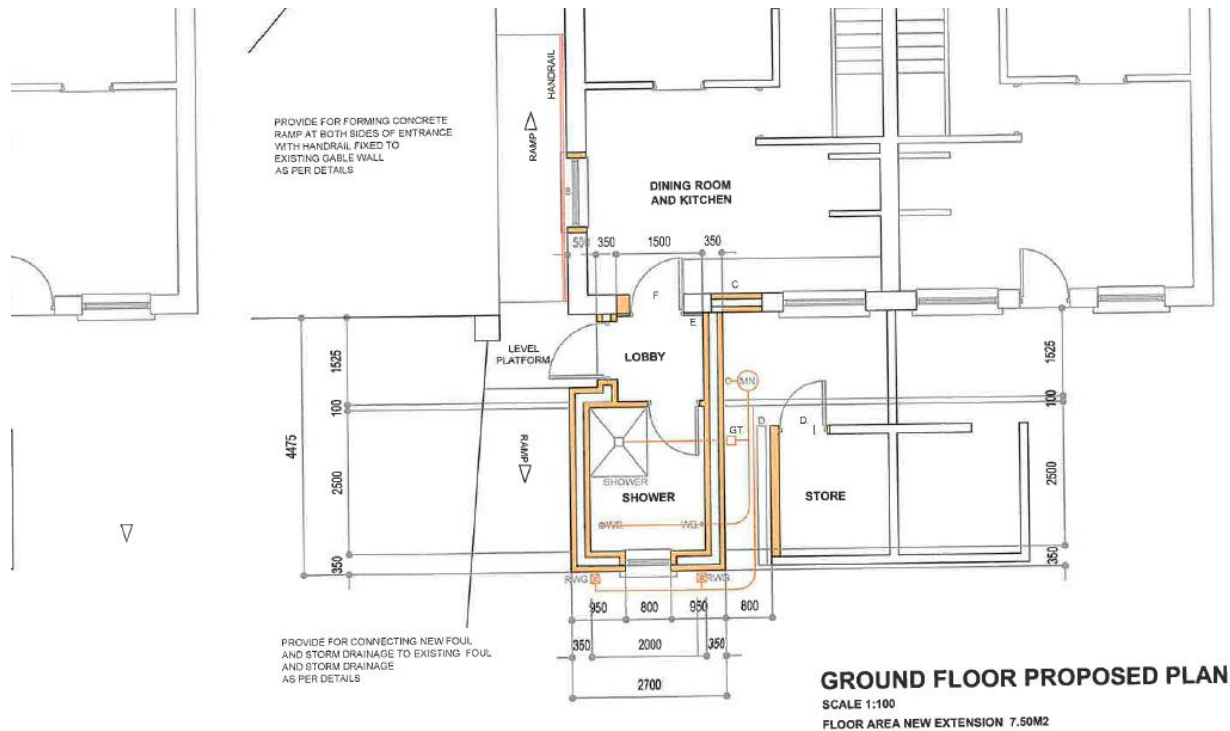
A) “Is or is not Development”

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”

The works proposed comprise of internal modifications and the construction of a small extension to the rear of the property. It will provide an additional 7.5 sqms of internal floor space (ground floor wetroom).

Figure 2 floor plans and side elevations



Having reviewed the conditions and limitations associated with Class 1, it is not considered that any apply in this instance. The dwelling was not previously extended. The works are to the rear and are under 40sqms. The window on the southern elevation is more than a metre from the southern boundary.

With respect to the creation of the new window opening on the eastern elevation of the main dwelling, this is a minor intervention that does not alter the external appearance of the dwelling.

The modification to the store involves the setting back of the wall of the garage c 215 mm. Again, this is a minor intervention, which does not impact the character of the structure.

C) Restrictions under Article 9

It is noted that no exemptions under Article 9 of the Planning and Development Regulations 2001, as amended that would apply. The site is located on the outer extent of the buffer associated with TS079-015 (medieval settlement) and is 116m from the monument.

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

The subject site is located c. 779ms from the Lower River Suir SAC, 12 kms from the Hugginstown Fen SAC and 12.5 kms from the River Barrow And River Nore SAC.

The proposed development is located within the curtilage of a residential dwelling and comprises of domestic extension to the rear of the property, the creation of a new window opening and a minor modification to the wall of a garage.

Having regard to:

- the small scale nature of the development,
- the location of the development relevant to the closest European site (lower River Suir,
- The intervening land uses between the subject site and the SAC's referenced above and
- the consequent absence of a direct pathway to these European sites,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

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.

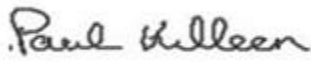
4. RECOMMENDATION

Having regard to:

- (a) Sections 2, 3 & 4 of the Planning and Development Act 2000 (as amended)
- (b) Part 1 Class 1, of Schedule 2 Planning & Development Regulations 2001, as amended.
- (c) Articles 6 and 9 of the Planning & Development Regulations 2001, as amended

Tipperary County Council has concluded that the proposal 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”.

The development would not be likely to have significant effects on the environment and would not require an EIA.

Signed: 
District planner

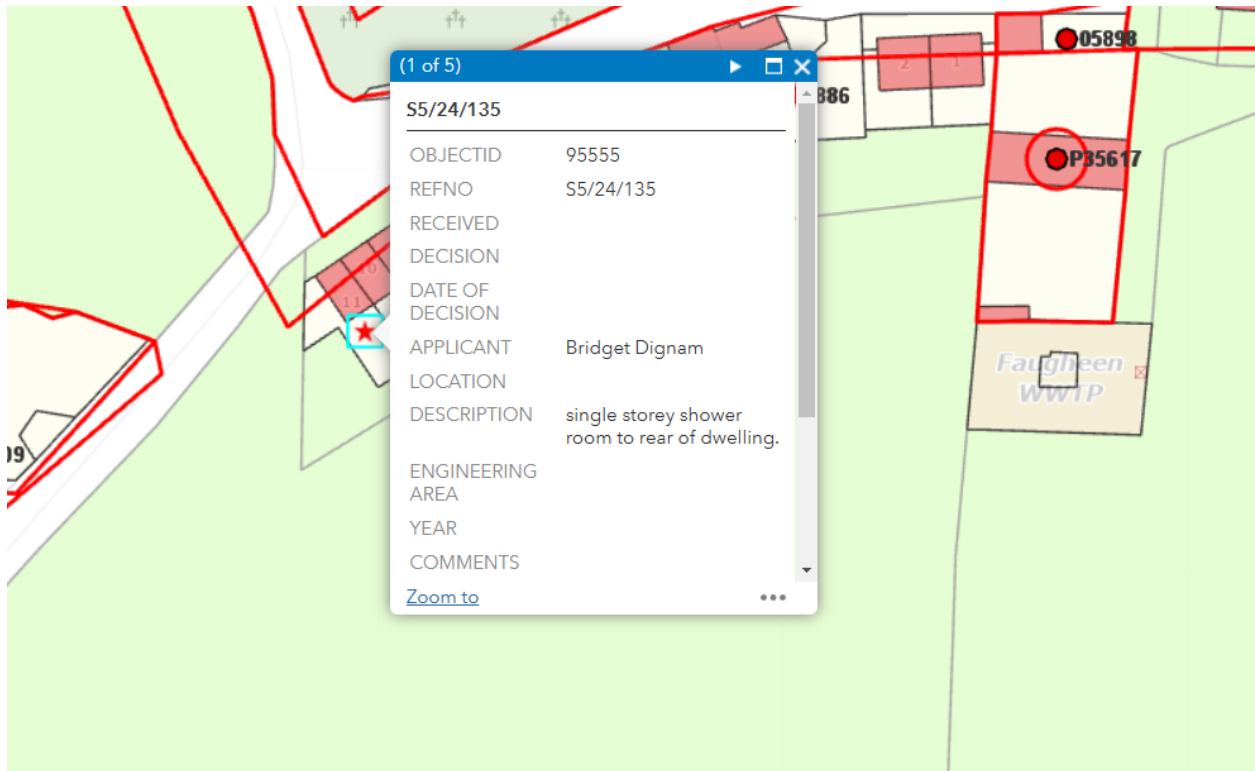
Date: 09/12/24

Signed: 
Senior Executive Planner

Date: 9.12.2024

EIA Pre-Screening	
Establishing a development is a 'sub-threshold development'	
File Reference:	S5/24/135
Development Summary:	Domestic extension
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes, no further action required <input checked="" type="checkbox"/> No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
<input type="checkbox"/> Yes, specify class _____	EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
<input checked="" type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2	No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _____	EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : _____	Proceed to Part C
C. If Yes , has Schedule 7A information/screening report been submitted?	
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

Figure 3 Site entered on Planning register





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
e customerservice
@tipperarycoco.ie

tipperarycoco.ie

Date: 11th December, 2024

Our Ref: S5/24/135

Civic Offices, Nenagh

**Bridget Dignam,
C/O Jimmy Flynn
Jimmy Flynn & Associates
Coolnamuck Road
Carrickbeg
Carrick on Suir
Co. Tipperary**

Re: Declaration under Section 5 of the Planning and Development Act 2000

Dear Ms Dignam,

I refer to your application for a Section 5 Declaration received on 15th November, 2024, in relation to the following proposed works:

Single storey shower room to rear of dwelling at No. 11 Churchview, Faugheen, Carrick on Suir, Co. Tipperary.

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

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

- (a) Sections 2, 3 & 4 of the Planning and Development Act 2000 (as amended)
- (b) Part 1 Class 1, of Schedule 2 Planning & Development Regulations 2001, as amended.
- (c) Articles 6 and 9 of the Planning & Development Regulations 2001, as amended

Tipperary County Council has concluded that the proposal 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**”.

The development would not be likely to have significant effects on the environment and would not require an EIA.

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

Yours sincerely

Geraldine Quinn

for **Director of Services**

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/24/135** **Delegated Employee's Order No:** _____

SUBJECT: Section 5 Declaration

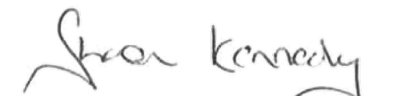
I, Sharon Kennedy, Director of Services, Tipperary County Council, by virtue of the powers delegated to me in accordance with the provisions of Section 154 of the Local Government Act 2001, as amended by Schedule 1, Part 1 of the Local Government Reform Act 2014 under Chief Executive's Order No. 37256 dated 4th March, 2024, hereby order that pursuant to the provisions of the Planning and Development Act 2000, as amended, that an application under Section 5 from Bridget Dignam, C/O Jimmy Flynn, Jimmy Flynn & Associates, Coolnamuck Road, Carrickbeg, Carrick on Suir, Co. Tipperary re: single storey shower room to rear of dwelling at No 11 Churchview, Faugheen, Carrick on Suir, Co. Tipperary is development and is exempted development.

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

- (a) Sections 2, 3 & 4 of the Planning and Development Act 2000 (as amended)
- (b) Part 1 Class 1, of Schedule 2 Planning & Development Regulations 2001, as amended.
- (c) Articles 6 and 9 of the Planning & Development Regulations 2001, as amended

Tipperary County Council has concluded that the proposal 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:



Sharon Kennedy
Director of Services
Planning and Development (including Town Centre First),
Emergency Services and Emergency Planning and
Tipperary/Cahir/Cashel Municipal District

Date: 11/12/2024