



Comhairle Contae Thiobraid Árann
Tipperary County Council

Tipperary County Council
RECEIVED
24 OCT 2024
CASH OFFICE
Civic Offices, Clonmel

Receipt No 186 326
Issued 24 10 2024
€ 80.00 Charge

PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

1. Applicant's address/contact details:

Applicant	TIPPERARY TOWN FOOTBALL CLUB
Address	RATHSASSERAGH, KNOCKANRAWLEY TIPPERARY TOWN.
Telephone No.	[REDACTED]
E-mail	[REDACTED]

2. Agent's (if any) address:

Agent	
Address	
Telephone No.	
E-mail	
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)	RATHSASSERAGH, KNOCKANRAWLEY TIPPERARY TOWN
--	--

TIPPERARY CO. COUNCIL
RECEIVED
24 OCT 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.)

1.2 meter Perimeter fencing.	
Fencing will cover the Perimeter of our playing field.	
It will cover our two sidelines and behind one of our goals.	
Proposed floor area of proposed works/uses:	sqm 200 meters Approx

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
	C. Other <input checked="" type="checkbox"/>	
Where legal interest is 'Other', please expand further on your interest in the land or structure	We have a mortgage on our ground. We as trustees hold the club/ground in trust.	
If you are not the legal owner, please state the name and address of the owner	Name: Address:	

Signature of Applicant(s) Brian Kenny Date: 23/10/24

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


GUIDANCE NOTES

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

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

This application form and relevant fee should be submitted to:

Planning Section, Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary	<u>OR</u>	Planning Section, Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary
Enquires:		
Telephone 0761 06 5000		
E-Mail planning@tipperarycoco.ie		

FOR OFFICE USE ONLY	
Fee Recd. € <u>80 chg</u>	DATE STAMP
Receipt No <u>186.336</u>	
Date <u>24/10/24</u>	
Received by <u>Helga Prockl</u>	

Orlowska, Marta

From: Planning Group
Sent: 24 October 2024 16:05
To: Orlowska, Marta
Subject: FW: [External] Exemption of planning.
Attachments: IMG-20240903-WA0018.jpg

[REDACTED]
Sent: 24 October 2024 14:58
To: Planning Group <planning@tipperarycoco.ie>
Subject: [External] Exemption of planning.

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.

A cara.

I submitted on behalf and exemption of planning certificate on behalf of Tipperary Town FC.

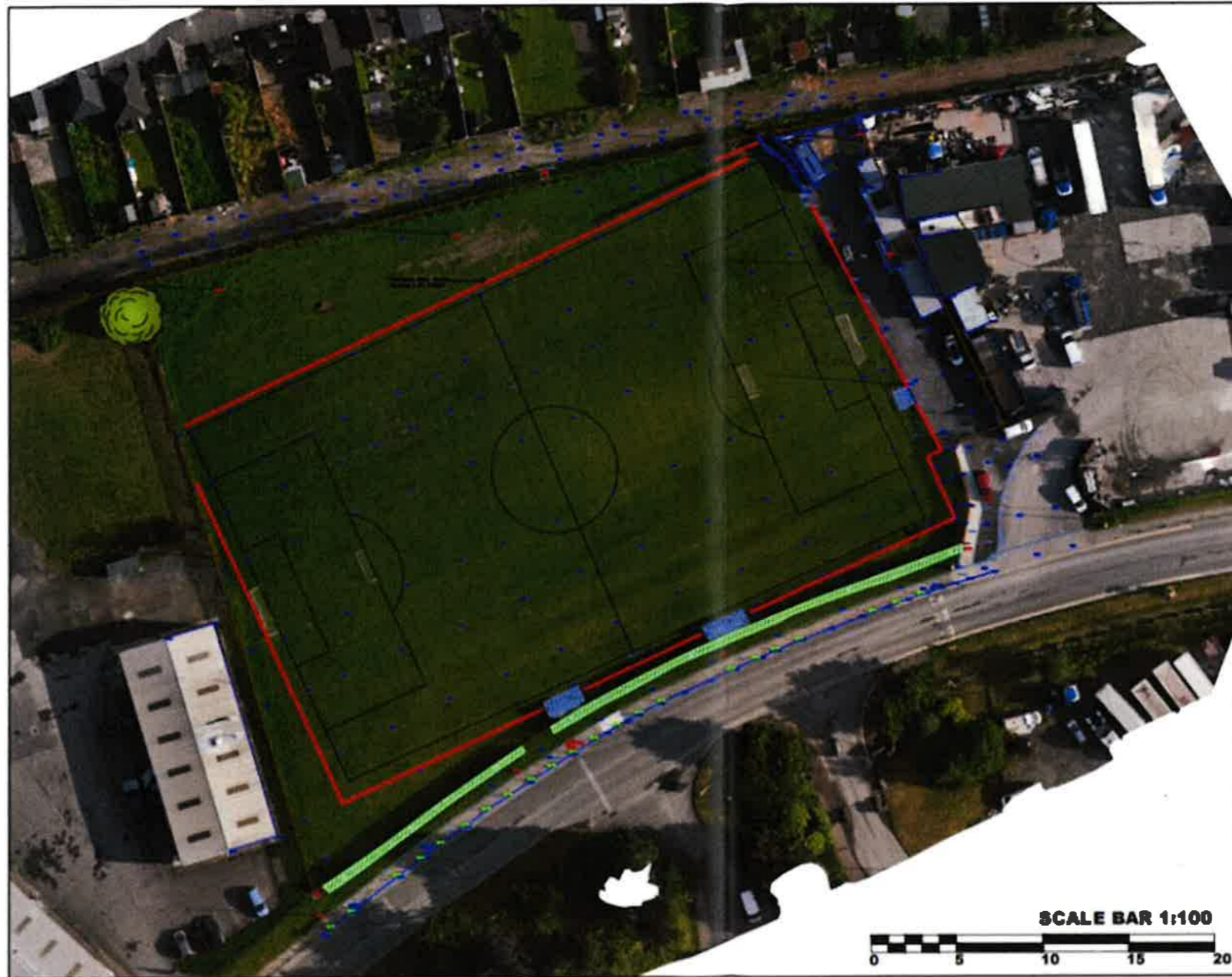
Please find attached documents needed to proceed with the application.

If the attached documents are not correct please don't hesitate to contact me and I'll will be happy to resend.

Kind regards
Brian kenny







NOTES

1. These drawings are for planning purposes only. The drawings are subject to all public specifications and to government work. Full details have not been prepared for the construction of the building.
2. ALL WORK SHALL BE TO THE STANDARD OF FINISHED GRADE UNLESS NOTED OTHERWISE.
3. Contractor to check all levels, setting out and dimensions on site prior to commencement of work.
4. All work to be constructed in accordance with current building regulations, local authority requirements and good building practice.
5. All materials and products specified must carry CE marking and Declaration of Performance as appropriate.
6. The contractor and all sub-contractors shall consult with manufacturers regarding the detailing of all materials, services and installations at all times and in regard to installation of all work to be carried out strictly in accordance with manufacturers' specifications and instructions.
7. All building regulations to be used in accordance with BS part 1.

Legend

- Proposed Strip Group Paving 1.2m wide

CAPBISH CONSTRUCTION AND DESIGN

Project Name: **Paving**

Client: **GBA Group**

Location: **Seavoy Lane HI**

Drawing No: **01 - Access Plan**

Scale: **1:100**

Date: **08/05/2024**

Drawn by: **01-01-01**



Comhairle Contae Thiobraid Árann
Tipperary County Council

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

E91 N512

Comhairle Contae
Thiobraid Árann,
Oifigi 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: 25th October 2024

Our Ref: S5/24/125

Civic Offices, Clonmel

Brian Kenny
C/o Tipperary Town Football Club
Rathsasseragh,
Knowkanrawley,
Tipperary Town
Co. Tipperary.

Re: Application for a Section 5 Declaration – 1.2 Metre Perimeter fencing. The fencing will cover the perimeter of the playing field and two sidelines and behind one of the goals.

Dear Mr. Kenny,

I acknowledge receipt of your application for a Section 5 Declaration received on 24th October 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

TIPPERARY COUNTY COUNCIL

Application for Declaration under Section 5

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

Planning Reference: S5/24/125

Applicant: Tipperary Town Football Club

Development Address: Rathasseragh, Knockanrawley, Tipperary Town, Co. Tipperary

Proposed Development: 1.2m perimeter fencing. Fencing will cover the perimeter of playing field. It will cover 2 sides and behind goals. – 200m approx.

1. **GENERAL**

On the 24th October 2024 a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended by Tipperary Town Football Club in respect of the following development at Rathasseragh, Knockanrawley, Tipperary Town, Co. Tipperary.

The development details listed in the application are as follows;

1.2m perimeter fencing. Fencing will cover the perimeter of playing field. It will cover 2 sides and behind goals. – 200m approx.

The application is accompanied by the following

- Section 5 Application Form,
- Site Location Map
- Image of proposed fencing



Figure 1 Google

2. **STATUTORY PROVISIONS**

The following statutory provisions are relevant to this case;

Planning and Development Act 2000, as amended

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

Interpretation.

Section 2(1) includes the following definitions:-

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

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

Section 3(1)

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

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

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

(i) by reason of the size, nature or limited effect on its surroundings, of development belonging to that class, the carrying out of such development would not offend against principles of proper planning and sustainable development, or

(ii) the development is authorised, or is required to be authorised, by or under any enactment (whether the authorisation takes the form of the grant of a licence, consent, approval or any other type of authorisation) where the enactment concerned requires there to be consultation (howsoever described) with members of the public in relation to the proposed development prior to the granting of the authorisation (howsoever described).

Section 4 (4) states as follows:-

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

Planning and Development Regulations 2001, as amended

Planning and Development Regulations 2001, as amended

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.

Class 11 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended states:

Description of Development

Conditions and Limitations

CLASS 11

The **construction, erection, lowering, repair or replacement, other than within or bounding the curtilage of a house, of**

(a) any fence (not being a hoarding or sheet metal fence),

Or

(b) any wall of brick, stone, blocks with decorative finish, other concrete blocks or mass concrete.

1. The height of any new structure shall not exceed 1.2 metres or the height of the structure being replaced, whichever is the greater, and in any event shall not exceed 2 metres.

2. Every wall, other than a dry or natural stone wall, constructed or erected bounding a road shall be capped and the face of any wall of concrete or concrete blocks (other than blocks of a decorative finish) which will be visible from any road, path or public area, including a public open space, shall be rendered or plastered.

Article 9 of the Planning and Development Regulations 2001, as amended sets out restrictions on exemptions and states:

9. (1) Development to which article 6 relates shall not be exempted development for the purposes of the Act—

(a) if the carrying out of such development would—

(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.

(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use.

3. ASSESSMENT

a. Site Location

The site comprises of a football grounds within the Settlement of Tipperary Town. The site is located adjacent to industrial lands to the east and west and row of dwelling front on Fr. Matthew Street to the north.

b. Relevant Planning History

24/60937 Permission APPLIED FOR a two storey club house building and all ancillary site works (Decision due 05/01/2025).

14600432 Permission GRANTED for playing pitch, new entrance, car parking area, boundary fences, and associated siteworks.

c. Precedent cases

I note no comparable cases from An Bord Pleanála.

d. Assessment

The question posed under the Section 5 Declaration application is whether the following works “Fencing will cover the perimeter of playing field. It will cover 2 sides and behind goals. – 200m appo” is development and is exempted development.

i) “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 proposal therefore constitutes “development” within the meaning of the Planning and Development Act 2000, as amended.

ii) “Is or is not Exempted Development”

Class 11, Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, relates to the type of works subject to this Section 5.

I note the applicant has stated it is proposed to erect this fencing along the perimeter of the playing pitch. I note an image of an example of green paladin fencing has been provided.

However, the applicant has not included any elevations of the proposed fencing or directly indicated the proposed finishes.

Further information should be requested in this regard in order for the Planning Authority to have certainty on the proposal presented.

iii) Restrictions under Article 9

Not relevant.

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

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

AA

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

EIA

The proposed development has been subject to a preliminary examination to determine the requirement for EIA. EIA is not required in respect of the development. See also for Environmental Impact Assessment (EIA) preliminary examination screening report attached as Appendix 2.

4. RECOMMENDATION

It is recommended that FURTHER INFORMATION is requested under Section 5(2) of the Planning and Development Act 2000, as amended, as follows;

1. The applicant is advised the purpose of a Section 5 of the Planning and Development Act 2000, as amended, is to establish if a particular development is or is not an exempted development within the meaning of the above-mentioned Act based on the proposed development as outlined on the declaration application form **and** the submitted drawings.

There are no drawings submitted therefore the Planning Authority cannot determine if a development is development and is exempted development.

The applicant is therefore requested to suitably scaled;

- Dimensioned Elevation drawings (sufficiently detailed including heights and finishes) to illustrate the proposed development.

District Planner:

L. Butler-Lyon

Date:13/11/2024

Senior Executive Planner:

C. Conway

Date: 14.11.2024

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

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

(a) File Reference No:	S5/24/1258
(b) Brief description of the project or plan:	1.2m perimeter fencing. Fencing will cover the perimeter of playing field. It will cover 2 sides and behind goals. – 200m approx.
(c) Brief description of site characteristics:	Existing development settlement
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	None
(e) Response to consultation:	None

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

European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptor)	Considered further in screening Y/N
002137 Lower River Suir	https://www.npws.ie/protected-sites/sac/002137	Within 10km	None	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:

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

<ul style="list-style-type: none"> Physical presence of structures (e.g. collision risks) Potential for accidents or incidents 	
In-combination/Other	No potential impacts.
(b) Describe any likely changes to the European site:	
<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> Reduction or fragmentation of habitat area Disturbance to QI species Habitat or species fragmentation Reduction or fragmentation in species density Changes in key indicators of conservation status value (water or air quality etc.) Changes to areas of sensitivity or threats to QI Interference with the key relationships that define the structure or ecological function of the site 	No potential impacts.
(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.

The proposed development is not likely to have significant effects .Works relate to the building only.

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

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

File Reference: S5/24/125

Development Summary: 1.2m perimeter fencing. Fencing will cover the perimeter of playing field. It will cover 2 sides and behind goals. – 200m approx.

Was a Screening Determination carried out under Section 176A-C?

Yes, no further action required

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



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: 14th November, 2024

Our Ref: S5/24/125

Civic Offices, Nenagh

Brian Kenny
C/O Tipperary Town Football Club
Rathsasseragh
Knowanrawley
Tipperary Town
Co. Tipperary

Re: Application for a Section 5 Declaration – The construction of 1.2m perimeter fencing. Fencing will cover the perimeter of playing field. It will cover 2 sides and behind goals. 200m approx at Rathsasseragh, Knockanrawley, Tipperary Town, Co. Tipperary

Dear Mr Kenny,

I refer to an application received from you on 24th October, 2024 requesting a Declaration from this Planning Authority as to whether or not certain works constitute development within the meaning of the Planning and Development Act 2000, as amended.

Further information is requested as follows;

It is recommended to request the following further information pursuant to Section 5 (2) (b) of the Planning and Development Act 2000, as amended

1. The applicant is advised the purpose of a Section 5 of the Planning and Development Act 2000, as amended, is to establish if a particular development is or is not an exempted development within the meaning of the above-mentioned Act based on the proposed development as outlined on the declaration application form and the submitted drawings.

There are no drawings submitted therefore the Planning Authority cannot determine if a development is development and is exempted development.

The applicant is therefore requested to suitably scaled;

- Dimensioned Elevation drawings (sufficiently detailed including heights and finishes) to illustrate the proposed development.

Further consideration of your request for a declaration cannot be considered until the above information is received.

Yours sincerely

Geraldine Quinn

for **Director of Services**

Ryan, Siobhan Anne

From: [REDACTED]
Sent: 13 January 2025 11:46
To: Ryan, Siobhan Anne
Subject: Re: [External] Re: Section 5 Decision
Attachments: DR-10-02.pdf; DR-10-01.pdf

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.

Hi siobhan I hope is well.

Please find attached drawi as requested by your office to continue with our exemption of planning.

Please feel free to contact me regarding any further information.

Kind regards
B Kenny.

On Wed 20 Nov 2024, 13:31 Ryan, Siobhan Anne, <siobhan.anneryan@tipperarycoco.ie> wrote:

Hi Brian,

No problem, I will put this address on the file.

Kind Regards,

Siobhan

Siobhan Ryan,

Assistant Staff Officer, Planning

Civic Offices, Limerick Road, Nenagh, Co. Tipperary.

Telephone: 0818 06 5000

E-mail: siobhan.anneryan@tipperarycoco.ie

Website: www.tipperarycoco.ie



[REDACTED]
Sent: 20 November 2024 12:53

To: Ryan, Siobhan Anne <siobhan.anneryan@tipperarycoco.ie>

Subject: [External] Re: Section 5 Decision

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.

Hi siobhan..

Apologies for the return of letter..

It probably was delivered to our pitch where there is no post box.

If you could maybe post any further correspondence to my home address?

[REDACTED]
I will get our lad to do some drawings needed to continue with our application and I will email them to you.

Kind regards
Brian kenny

On Wed, 20 Nov 2024, 11:32 Ryan, Siobhan Anne, <siobhan.anneryan@tipperarycoco.ie> wrote:

Dear Brian,

The attached letter was posted to you by registered mail but was returned to our office.

Please find the attached request for further information for S5.24.125.

Kind Regards,

Siobhan

Siobhan Ryan,

Assistant Staff Officer, Planning

Civic Offices, Limerick Road, Nenagh, Co. Tipperary.

Telephone: 0818 06 5000

E-mail: siobhan.anneryan@tipperarycoco.ie

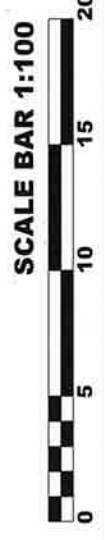
Website: www.tipperarycoco.ie

Tipperary County Council Disclaimer

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DISCLAIMER

1. These drawings are for planning purposes only. They are not to be used for construction or bidding without the approval of the architect. The architect and engineer have not been prepared for the construction of the building.
2. **DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.**
3. Contractor to check all levels, setting out and dimensions on site prior to commencement of works.
4. All works to be constructed in accordance with current building regulations, local authority requirements and good building practice.
5. All materials and products specified must be of the highest quality and must comply with the Performance and Durability requirements as appropriate.
6. The contractor and all sub-contractors must consult with manufacturers regarding the application of materials and products to the building at all times and in regards to detailing in all work to be carried out strictly in accordance with manufacturers' specifications and instructions.
7. All building materials to be used in compliance with TD part L.

LEGEND

Proposed Mesh Sports Fencing
1.2m Height

Camden.png

Project Name	Planning
Client	Blackberry
Project Name	Apprentice Team FC
Drawing Title	Site Layout Plan
Created By	03/09/2024
Scale	1:100
Drawn By	
Checked By	
Drawn Date	04-10-24

DISCLAIMER

- These drawings are for planning purposes only. They are not intended to be used for construction. No warranty is made and no liability is assumed for any errors or omissions. The contractor is responsible for obtaining all necessary permits and approvals. The contractor is responsible for providing all necessary information for the construction of the building.
- DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.**
- Contractor to check all levels, setting out, and dimensions on site prior to commencement of works.
- All works to be constructed in accordance with current building regulations, local authority requirements, and good building practice.
- All materials and products specified must be of the highest quality and must meet the performance requirements specified in the drawings, where appropriate.
- The contractor and all sub-contractors must consult with manufacturers regarding the availability of materials and products. Any substitution of materials and products must be approved in writing in all instances and in reports to the architect. All materials and products must be checked out strictly in accordance with manufacturers specification and instructions.
- All building materials to be used in compliance with TD part L.

LEGEND

Camden.png

Project Stage: Planning

Client: Brian Kelly

Project Name: Tipperary Town CC

Drawing Title: Elevations

Drawn by: [Redacted]

Checked by: [Redacted]

Date: 01/09/2024

Scale: 1:50

Drawn by: [Redacted]

Date: 01-10-23



ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D



Comhairle Contae Thiobraid Árann
Tipperary County Council

Comhairle Contae
Thiobraid Árann,
Oifigí Cathartha,
Cluain Meala,
Co. Thiobraid Árann
Tipperary County Council,
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Co. Tipperary
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t 0818 06 5000
e customerservice
@tipperarycoco.ie
tipperarycoco.ie

Date: 14th January, 2025

Our Ref: S5/24/125

Civic Offices, Nenagh

Tipperary Town Football Club
C/O Brian Kenny
7 Inis Oir
Cashel Rd
Clonmel Town
Co. Tipperary
E91 K092

Re: Application for a Section 5 Declaration re- 1.2 Metre Perimeter fencing. The fencing will cover the perimeter of the playing field and two sidelines and behind one of the goals at Rathasseragh, Knockanrawley, Tipperary Town, Co. Tipperary

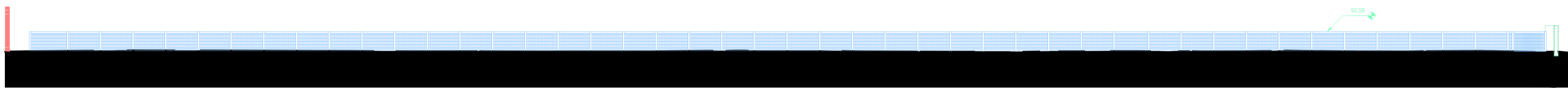
Dear Mr Kenny,

I acknowledge receipt of Further Information received on 13th January, 2025 in connection with the above.

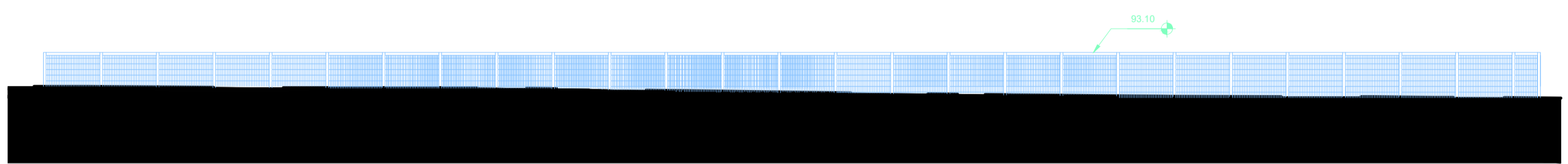
I wish to advise that you will be notified of a decision on your application in due course.

Yours sincerely

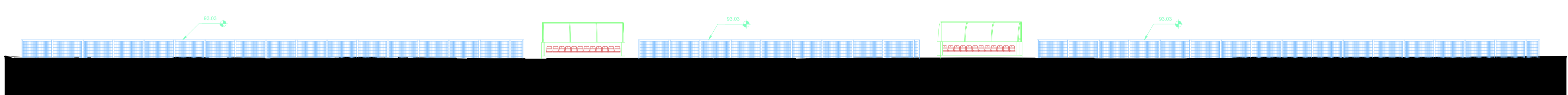
for **Director of Services**



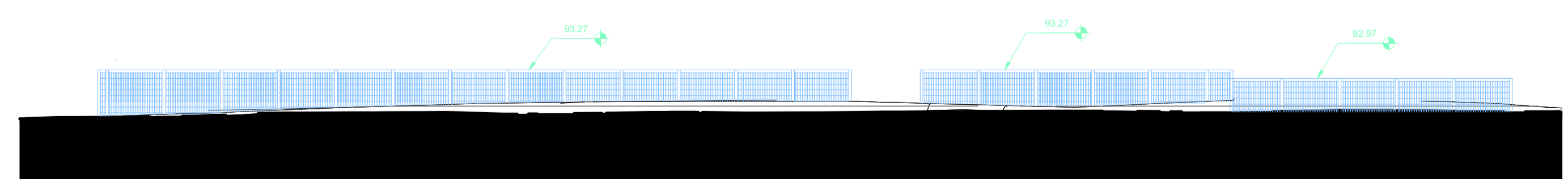
ELEVATION A



ELEVATION B



ELEVATION C

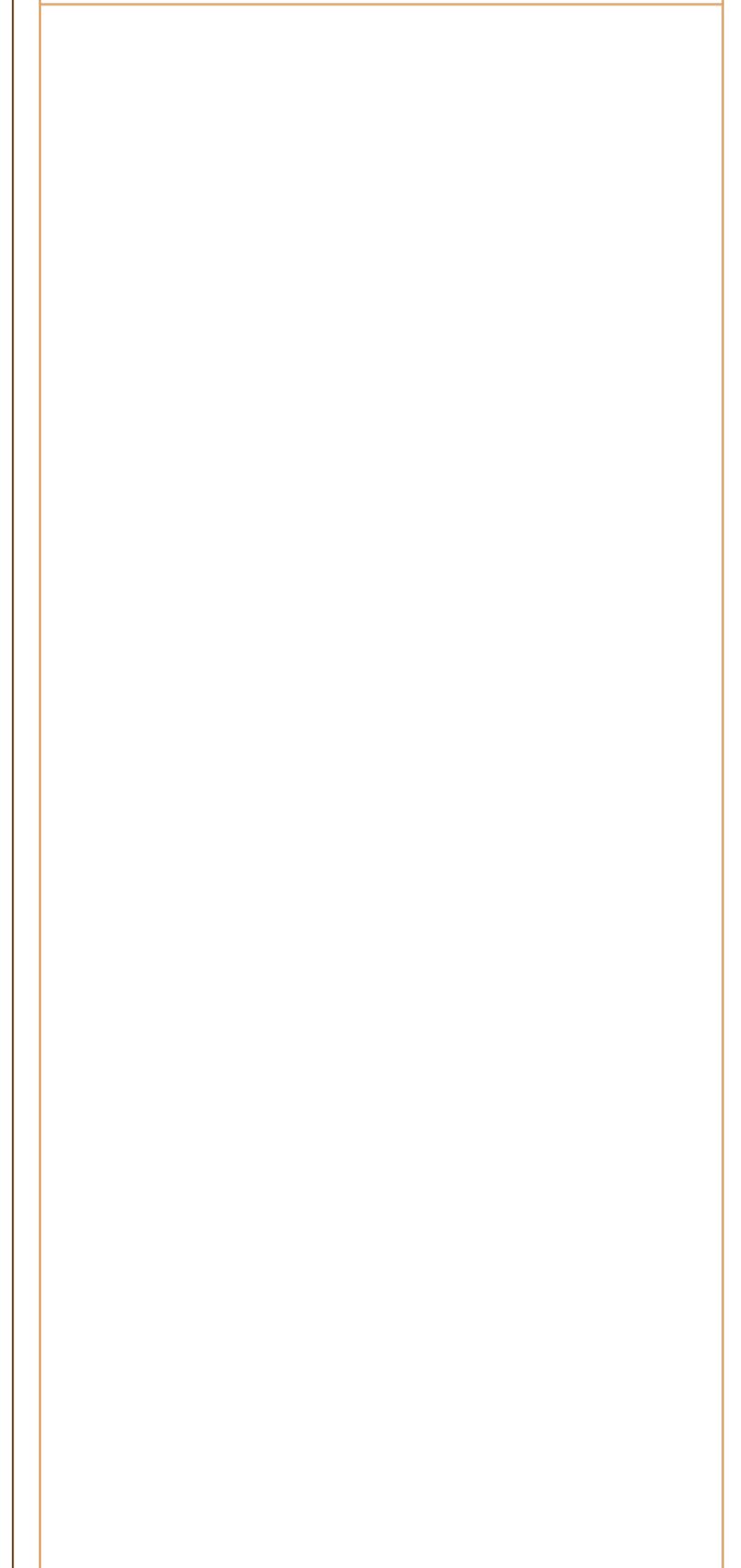


ELEVATION D

DISCLAIMER

1. These drawings are for planning purposes only. The drawings are noted with an outline specification only for proposed work. Full details have not been prepared for the construction of the building.
2. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
3. Contractor to check all levels, setting out and dimensions on site prior to commencement of works.
4. All works to be constructed in accordance with current building regulations, local authority requirements and good building practice.
5. All materials and products specified must carry CE marking and Declarations of Performance as appropriate.
6. The contractor and all sub-contractors shall consult with manufacturers regarding the detailing of all materials, services and installation at all times and in regards to detailing in all conditions. All work to be carried out strictly in accordance with manufacturers specification and instructions.
7. All building materials to be used in compliance with TGD part L.

LEGEND



. \Camden.png

Project Stage: Planning

Client: Brian Kenny

Project Name: Tipperary Town FC

Drawing Title: Elevations

Drawn by: BK Checked by: Date: 03/09/2024 Scale @ A1

Model File Identifier: NA Status:

Drawing No: DR-10-02

DISCLAIMER

1. These drawings are for planning purposes only. The drawings are noted with an outline specification only for proposed work. Full details have not been prepared for the construction of the building.
2. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
3. Contractor to check all levels, setting out and dimensions on site prior to commencement of works.
4. All works to be constructed in accordance with current building regulations, local authority requirements and good building practice.
5. All materials and products specified must carry CE marking and Declarations of Performance as appropriate.
6. The contractor and all sub-contractors shall consult with manufacturers regarding the detailing of all materials, services and installation at all times and in regards to detailing in all conditions. All work to be carried out strictly in accordance with manufacturers specification and instructions.
7. All building materials to be used in compliance with TGD part L.

LEGEND

- Proposed Mesh Sports Fencing 1.2m Height

Camden.png

Project Stage: Planning

Client: Brian Kenny

Project Name: Tipperary Town FC

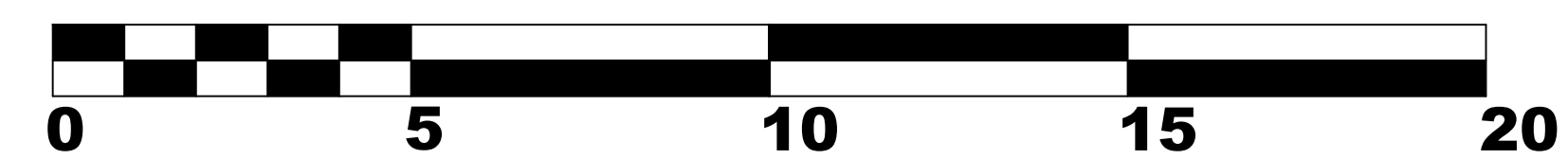
Drawing Title: Site Layout Plan

Drawn by: BK Checked by: Date: 03/09/2024 Scale @ A1: 1:100

Model File Identifier: NA Status:

Drawing No: DR-10-01

SCALE BAR 1:100





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,

Attached is the PDF drawings in relation to the Section 5.24.125 submitted by Brian Kenny.

If there are any further queries feel free to contact me.

Regards,
Billy Keating





Comhairle Contae Thiobraid Árann
Tipperary County Council

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

Comhairle Contae
Thiobraid Árann,
Oifigi Cathartha,
An tAonach,
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t 0818 06 5000
e customerservice
@tipperarycoco.ie
tipperarycoco.ie

Date: 27th January, 2025

Our Ref: S5/24/125

Civic Offices, CLonmel

Tipperary Town Football Club
C/O Brian Kenny



Re: Application for a Section 5 Declaration re- 1.2 Metre Perimeter fencing. The fencing will cover the perimeter of the playing field and two sidlines and behind one of the goals at Rathsasseragh, Knockanrawley, Tipperary Town, Co. Tipperary

Dear Mr Kenny,

I acknowledge receipt of Further Information received on 27th January, 2025 in connection with the above.

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

Yours sincerely

for **Director of Services**

TIPPERARY COUNTY COUNCIL

Application for Declaration under Section 5

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

Planning Reference: S5/24/125

Applicant: Tipperary Town Football Club

Development Address: Rathasseragh, Knockanrawley, Tipperary Town, Co. Tipperary

Proposed Development: 1.2m perimeter fencing. Fencing will cover the perimeter of playing field. It will cover 2 sides and behind goals. – 200m approx.

1. **GENERAL**

On the 24th October 2024 a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended by Tipperary Town Football Club in respect of the following development at Rathasseragh, Knockanrawley, Tipperary Town, Co. Tipperary.

The development details listed in the application are as follows;

1.2m perimeter fencing. Fencing will cover the perimeter of playing field. It will cover 2 sides and behind goals. – 200m approx.

The application is accompanied by the following

- Section 5 Application Form,
- Site Location Map
- Image of proposed fencing



Figure 1 Google

2. **STATUTORY PROVISIONS**

The following statutory provisions are relevant to this case;

Planning and Development Act 2000, as amended

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

Interpretation.

Section 2(1) includes the following definitions:-

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

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

“fence” includes a hoarding or similar structure but excludes any bank, wall or other similar structure composed wholly or mainly of earth or stone;

Section 3(1)

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

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

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

(i) by reason of the size, nature or limited effect on its surroundings, of development belonging to that class, the carrying out of such development would not offend against principles of proper planning and sustainable development, or

(ii) the development is authorised, or is required to be authorised, by or under any enactment (whether the authorisation takes the form of the grant of a licence, consent, approval or any other type of authorisation) where the enactment concerned requires there to be consultation (howsoever described) with members of the public in relation to the proposed development prior to the granting of the authorisation (howsoever described).

Section 4 (4) states as follows:-

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

Planning and Development Regulations 2001, as amended

Planning and Development Regulations 2001, as amended

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.

Class 11 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended states:

Description of Development

Conditions and Limitations

CLASS 11

The **construction, erection, lowering, repair or replacement, other than within or bounding the curtilage of a house, of**

(a) any fence (not being a hoarding or sheet metal fence),

Or

(b) any wall of brick, stone, blocks with decorative finish, other concrete blocks or mass concrete.

1. The height of any new structure shall not exceed 1.2 metres or the height of the structure being replaced, whichever is the greater, and in any event shall not exceed 2 metres.

2. Every wall, other than a dry or natural stone wall, constructed or erected bounding a road shall be capped and the face of any wall of concrete or concrete blocks (other than blocks of a decorative finish) which will be visible from any road, path or public area, including a public open space, shall be rendered or plastered.

Article 9 of the Planning and Development Regulations 2001, as amended sets out restrictions on exemptions and states:

9. (1) Development to which article 6 relates shall not be exempted development for the purposes of the Act—

(a) if the carrying out of such development would—

(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.

(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use.

3. ASSESSMENT

a. Site Location

The site comprises of a football grounds within the Settlement of Tipperary Town. The site is located adjacent to industrial lands to the east and west and row of dwelling front on Fr. Matthew Street to the north.

b. Relevant Planning History

24/60937 Permission APPLIED FOR a two storey club house building and all ancillary site works (Decision due 05/01/2025).

14600432 Permission GRANTED for playing pitch, new entrance, car parking area, boundary fences, and associated siteworks.

c. Precedent cases

I note no comparable cases from An Bord Pleanála.

d. Assessment

The question posed under the Section 5 Declaration application is whether the following works “Fencing will cover the perimeter of playing field. It will cover 2 sides and behind goals. – 200m approx” is development and is exempted development.

i) “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 proposal therefore constitutes “development” within the meaning of the Planning and Development Act 2000, as amended.

ii) “Is or is not Exempted Development”

Class 11, Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, relates to the type of works subject to this Section 5.

I note the applicant has stated it is proposed to erect this fencing along the perimeter of the playing pitch. I note an image of an example of green paladin fencing has been provided.

However, the applicant has not included any elevations of the proposed fencing or directly indicated the proposed finishes.

Further information should be requested in this regard in order for the Planning Authority to have certainty on the proposal presented.

iii) Restrictions under Article 9

Not relevant.

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

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

AA

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

EIA

The proposed development has been subject to a preliminary examination to determine the requirement for EIA. EIA is not required in respect of the development. See also for Environmental Impact Assessment (EIA) preliminary examination screening report attached as Appendix 2.

4. FURTHER INFORMATION

The following FURTHER INFORMATION was requested on the 14th of November 2024;

1. The applicant is advised the purpose of a Section 5 of the Planning and Development Act 2000, as amended, is to establish if a particular development is or is not an exempted development within the meaning of the above-mentioned Act based on the proposed development as outlined on the declaration application form **and** the submitted drawings.

There are no drawings submitted therefore the Planning Authority cannot determine if a development is development and is exempted development.

The applicant is therefore requested to suitably scaled;

- Dimensioned Elevation drawings (sufficiently detailed including heights and finishes) to illustrate the proposed development.

The applicant replied on the 13th of January 2025 and submitted further unsolicited information on the 27th of January 2025.

Appraisal

The applicant has submitted elevation drawings A – D and a Site Layout Plan to a scale of 1:100, detailing a proposed mesh sport fencing with a height of 1.2m to be constructed around the perimeter

of the playing field. The proposed fence has a length of 200m and will cover the 2 sides of the playing field and the areas behind goals. The drawings submitted clarify the further information required to determine whether the development is development and is exempted development. I am satisfied that same demonstrates that the proposal avails of the exemption set out under Class 11, Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended.

Environmental considerations

It is not considered that the revised proposals give rise to additional impacts in relation to Environmental Impact Assessment or Appropriate Assessment.

5. RECOMMENDATION

WHEREAS a question has arisen as to whether the erection of "1.2m perimeter fencing. Fencing will cover the perimeter of playing field. It will cover 2 sides and behind goals. – 200m approx." is development and is or is not exempted development. The subject site is located at Rathasseragh, Knockanrawley, Tipperary Town, Co. Tipperary.

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) Class 11 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended
- (c) Articles 6 and 9 of the Planning & Development Regulations 2001, as amended
- (d) The information provided by the applicant

AND WHEREAS Tipperary County Council has concluded that –

The development consisting of the erection of "1.2m perimeter fencing. Fencing will cover the perimeter of playing field. It will cover 2 sides and behind goals. – 200m approx." is development and is exempted development as it DOES fall under the exempted development provisions as set out under Section 4 of the Planning and Development Act 2000, as amended.

NOW WHEREAS Tipperary County Council, in exercise of the powers conferred on it by section 5(2)(a) of the Planning and Development Act 2000 as amended, it is hereby decided that the proposal is **development and IS exempted development.**

Assistant Planner:



Date:27/01/2025

Senior Executive Planner:



Date: 28.1.2025

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

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

(a) File Reference No:	S5/24/125
(b) Brief description of the project or plan:	1.2m perimeter fencing. Fencing will cover the perimeter of playing field. It will cover 2 sides and behind goals. – 200m approx.
(c) Brief description of site characteristics:	Existing development settlement
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	None
(e) Response to consultation:	None

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

European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptor)	Considered further in screening Y/N
002137 Lower River Suir	https://www.npws.ie/protected-sites/sac/002137	Within 10km	None	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:

Impacts:	Possible Significance of Impacts: (duration/magnitude etc.)
Construction phase e.g. <ul style="list-style-type: none"> • Vegetation clearance • Demolition • Surface water runoff from soil excavation/infill/landscaping (including borrow pits) • Dust, noise, vibration • Lighting disturbance • Impact on groundwater/dewatering • Storage of excavated/construction materials • Access to site • Pests 	No potential impacts.
Operational phase e.g. <ul style="list-style-type: none"> • Direct emission to air and water • Surface water runoff containing contaminant or sediment • Lighting disturbance • Noise/vibration • Changes to water/groundwater due to drainage or abstraction 	No potential impacts.

<ul style="list-style-type: none"> • Presence of people, vehicles and activities • Physical presence of structures (e.g. collision risks) • Potential for accidents or incidents 	
In-combination/Other	No potential impacts.
(b) Describe any likely changes to the European site:	
<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators of conservation status value (water or air quality etc.) • Changes to areas of sensitivity or threats to QI • Interference with the key relationships that define the structure or ecological function of the site 	No potential impacts.
(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.

The proposed development is not likely to have significant effects .Works relate to the building only.

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

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

File Reference: S5/24/125

Development Summary: 1.2m perimeter fencing. Fencing will cover the perimeter of playing field. It will cover 2 sides and behind goals. – 200m approx.

Was a Screening Determination carried out under Section 176A-C?

Yes, no further action required

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



Comhairle Contae Thiobraid Árann
Tipperary County Council

Comhairle Contae
Thiobraid Árann,
Oifigí Cathartha,
Cluain Meala,
Co. Thiobraid Árann

Tipperary County Council,
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Date: 29th January, 2025

Our Ref: S5/24/125

Civic Offices, Nenagh

Brian Kenny
C/O Tipperary Town Football Club
Rathsasseragh
Knowanrawley
Tipperary Town
Co. Tipperary

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

Dear Mr Kenny,

I refer to your application for a Section 5 Declaration received on 24th October, 2024 and Further Information received on 30th January, 2025, in relation to the following proposed works:

1.2m perimeter fencing. Fencing will cover the perimeter of playing field. It will cover 2 sides and behind goals. – 200m approx at Rathsasseragh, Knockanrawley, Tipperary Town, 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) Class 11 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended
- (c) Articles 6 and 9 of the Planning & Development Regulations 2001, as amended
- (d) The information provided by the applicant

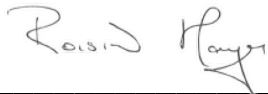
AND WHEREAS Tipperary County Council has concluded that –

The development consisting of the erection of “1.2m perimeter fencing. Fencing will cover the perimeter of playing field. It will cover 2 sides and behind goals. – 200m approx.” is development and is exempted development as it DOES fall under the exempted development provisions as set out under Section 4 of the Planning and Development Act 2000, as amended.

NOW WHEREAS Tipperary County Council, in exercise of the powers conferred on it by section 5(2)(a) of the Planning and Development Act 2000 as amended, it is hereby decided that the proposal is **development and IS exempted development.**

NOTE: Any person issued with a Declaration of a Planning Authority may refer the Declaration for review to An 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



for **Director of Services**

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/24/125** **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. 40781 dated 2nd January, 2025, hereby order that pursuant to the provisions of the Planning and Development Act 2000, as amended, that an application under Section 5 from Tipperary Town Football Club, C/O Brian Kenny, 7 Inis Oir, Cashel Rd., Clonmel Town, Co. Tipperary re: 1.2 metre perimeter fencing. The fencing will cover the perimeter of the playing field and two sidelines and behind one of the goals at Rathsasseragh, Knockanrawley, Tipperary Town, 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) Class 11 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended
- (c) Articles 6 and 9 of the Planning & Development Regulations 2001, as amended
- (d) The information provided by the applicant

AND WHEREAS Tipperary County Council has concluded that –

The development consisting of the erection of "1.2m perimeter fencing. Fencing will cover the perimeter of playing field. It will cover 2 sides and behind goals. – 200m approx." is development and is exempted development as it DOES fall under the exempted development provisions as set out under Section 4 of the Planning and Development Act 2000, as amended.

NOW WHEREAS Tipperary County Council, in exercise of the powers conferred on it by section 5(2)(a) of the Planning and Development Act 2000 as amended, it is hereby decided that the proposal is **development 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: 29/01/2025