



PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

1. Applicant's address/contact details:

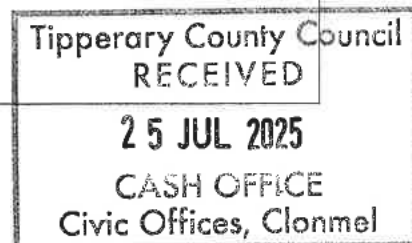
Applicant	ROBERT REIDY
Address	GARNAVILLA CAHIR CO. TIPPERARY E21 CX29
Telephone No.	
E-mail	

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 <input checked="" type="checkbox"/>	Agent <input type="checkbox"/>

3. Location of Proposed Development:

Postal Address or Townland or Location (as may best identify the land or structure in question)	2 LOWER ABBEY STREET, CA CAHIR, CO. TIPPERARY E21 CX29
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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.

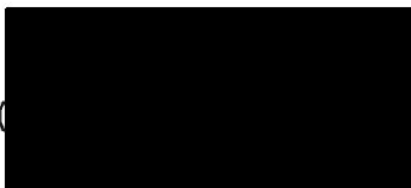
(Note: only works and uses listed and described under this section will be assessed under this Section 5 Application. Use additional sheets if required.)

RENOVATIONS TO INTERNAL STRUCTURE NEW ROOF FINISHES.
SUPPLY + INSTALL NEW WINDOWS + DOORS NEW ELECTRICAL +
MECHANICAL SERVICES. ASSOCIATED ELECTRICAL + MECHANICAL
WORKS. NO MATERIAL ALTERCATIONS TO EXTERNAL STRUCTURE
THEREFORE NO FLOOR PLANS & ELEVATIONS INCLUDED.
Proposed floor area of proposed works/uses: 108 sqm

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

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

Signature of Applicant(



Date: 22/7/25.

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**

OR

**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

DATE STAMP

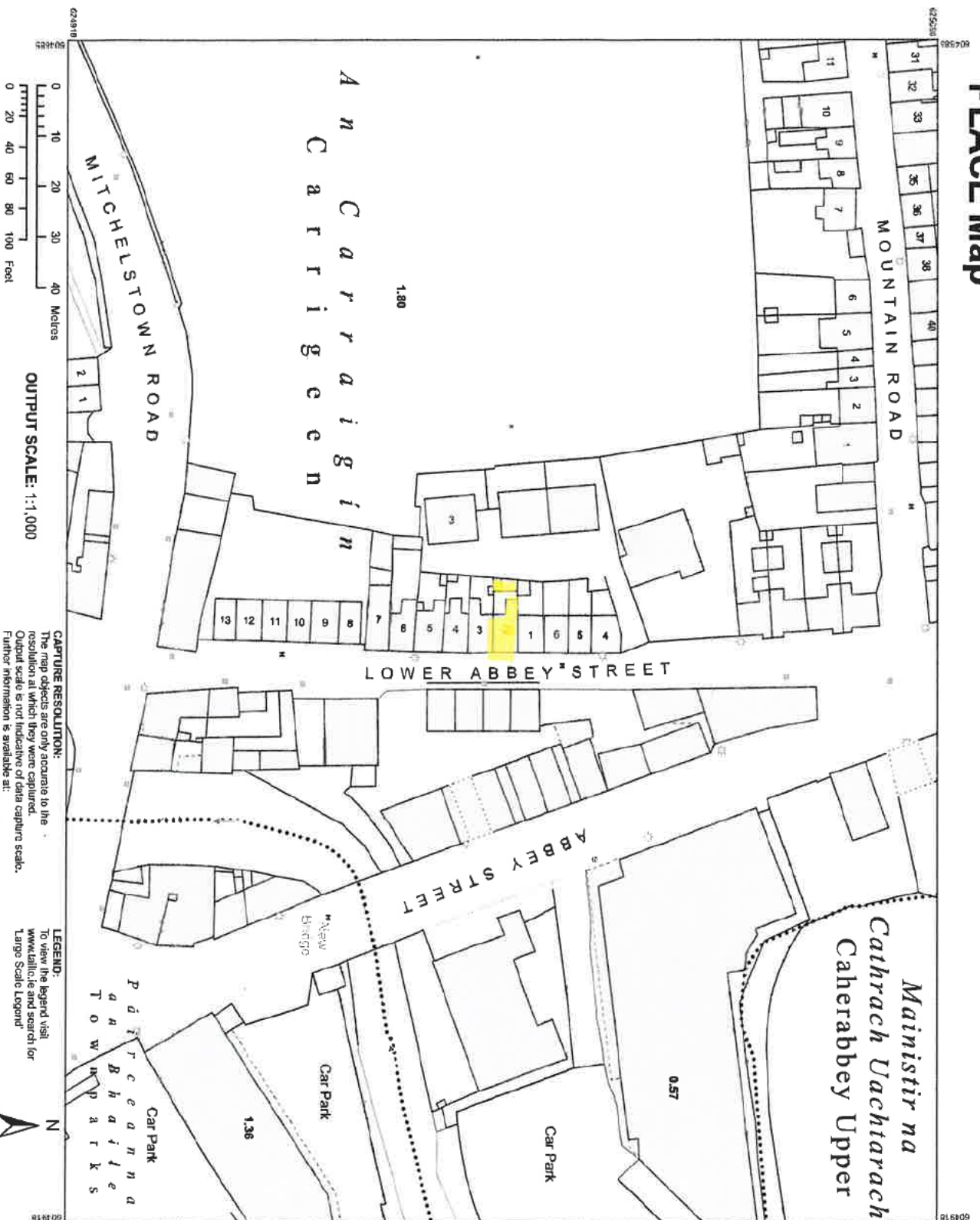
Fee Recd. € _____

Receipt No _____

Date _____

Received by _____

PLACE Map



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.tai.ie/search/Capture-Resolution

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



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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

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Comhairle Contae Thiobraid Árann
Tipperary County Council

Comhairle Contae
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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
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E45 A099

t 0818 06 5000/600
e customerservice
@tipperarycoco.ie
tipperarycoco.ie

Date: 28th July, 2025 Our Ref: S5/25/104 Civic Offices, Clonmel

Robert Reidy
Garnavilla
Cahir
Co. Tipperary
E21 CX29

Re: Application for a Section 5 Declaration – renovations to internal structure, new roof finishes, install new windows and doors and new electrical and mechanical services at 2 Lower Abbey Street, Cahir, Co. Tipperary

Dear Robert

I acknowledge receipt of your application for a Section 5 Declaration received on 25th July, 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 faithfully,

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 Ref.:	S5/25/104
Applicant:	Robert Reidy
Development Address:	2 Lower Abbey Street, Cahir, Co. Tipperary.
Proposed Development:	renovations to internal structure, new roof finishes, install new windows and doors and new electrical and mechanical services.

1. GENERAL

A request was made for a declaration under Section 5 of the Planning and Development Act, 2000 (as amended) as to whether or not the following is development and if so, does it constitute exempted development:

- a) *renovations to internal structure, new roof finishes, install new windows and doors and new electrical and mechanical services.*

The development is located at 2 Lower Abbey Street, Cahir, Co. Tipperary.

2. STATUTORY PROVISIONS

The following statutory provisions are relevant to this referral case;

Planning and Development Act 2000 (as amended)

Section 3 (1) of the Planning and Development Act 2000, as amended, states as follows:-

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

Section 2(1) of the Planning and Development Act, 2000, as amended, defines "works" as:-

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

Section 4 conveys power on the Minister to make regulations to provide for any class of development to be exempted development for the purposes of the Act.

Of relevance to this declaration is the provision of Section 4(1)(h) of the Act which 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.

3. ASSESSMENT

a. Site Location

The site is located at 2 Lower Abbey Street, Cahir, Co. Tipperary.

b. Relevant Planning History

None recorded

Figure 1 Planning history



c. Assessment

A) Is or is not Development

As set out above, development is defined, in the context of the planning and Development Act 2000 (as amended) as 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. Works are defined as any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal.

The applicant has indicated that the proposal involves internal renovations to the subject structure, new roof finishes, installation of new windows and doors and new electrical and mechanical services. As such, it constitutes development.

B) Is or is not Exempted Development

Based on the information on file, the proposal comprises the renovation of No. 2 Lower Abbey Street, Cahir, Co. Tipperary. The subject structure is not located within the designated Architectural Conservation Area nor is the structure listed on the Record of Protected Structures.

The works in question can be considered to consist 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.

There is a lack of clarity however in respect of what is meant by new mechanical services i.e. is external equipment required. Further information setting out the nature of the mechanical intervention proposed is required. Details on the new roof finishes are also required.

C) Is the exemption restricted under Article 9

The restrictions under Article 9 do not apply.

D) Environmental Impact Assessment and Appropriate Assessment (AA)

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. See also AA screening report attached as Appendix 1 of this planning report.

The proposed development is not a type of development included for under Schedule 5 of the Planning and Development Regulations 2001, as amended. See also Environmental Impact Assessment (EIA) pre-screening report attached as Appendix 2 of this planning report.

4. RECOMMENDATION

A question has arisen as to whether the following proposal at 2 Lower Abbey Street, Cahir, Co. Tipperary, is development and is or is not exempted development:

- a) *renovations to internal structure, new roof finishes, install new windows and doors and new electrical and mechanical services.*

Tipperary County Council, in considering this referral, had regard particularly to -

- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended
- (b) The details submitted with the Declaration

Tipperary County Council has concluded that the following further information is required in order to make a determination on this application;

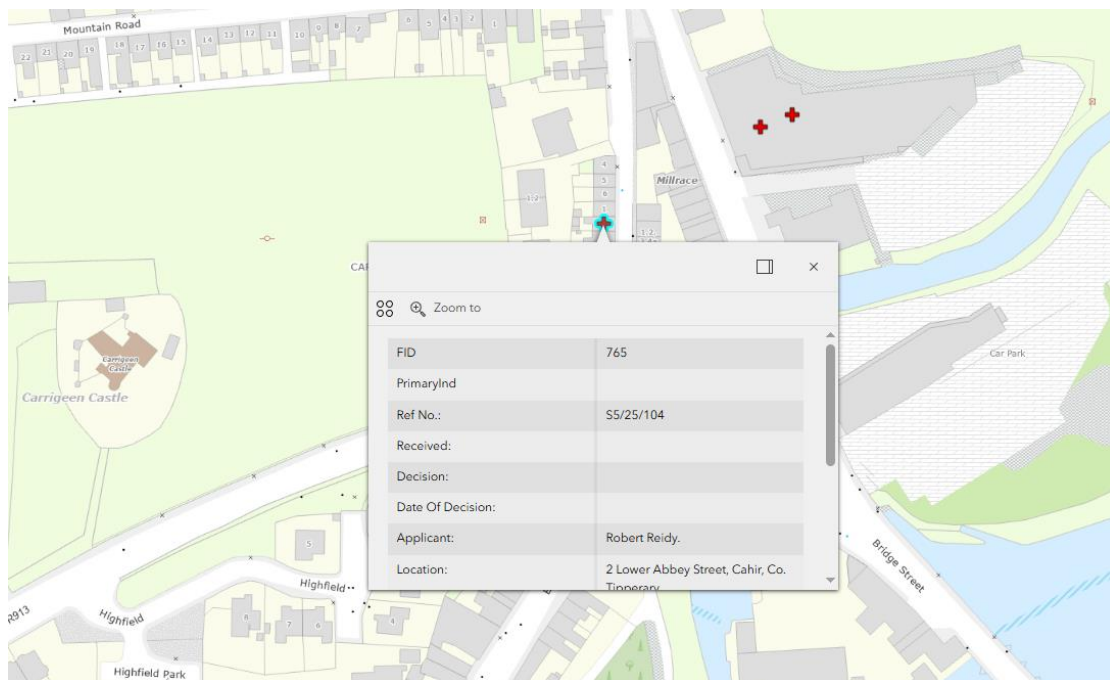
1. The applicant is requested to clarify what is meant by new mechanical services. Please set out the exact nature of the mechanical interventions proposed and clarify if such interventions will have an impact on the exterior of the building or will involve the placing of mechanical components within the curtilage of the dwelling.
2. The applicant is requested to clarify the materials and finishes of the new roof finishes.

Signed: Paul Killeen
Paul Killeen E.P., Planning

Date: 01/08/25

C. Conway
Signed: Caroline Conway, SEP Planning
Date: 14.8.2025

Figure 2 Site entered on Planning register



HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

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

(a) File Reference No:	S5/25/104
(b) Brief description of the project or plan:	2 Lower Abbey Street, Cahir, Co. Tipperary.
(c) Brief description of site characteristics:	renovations to internal structure, new roof finishes, install new windows and doors and new electrical and mechanical services
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	No prescribed bodies consulted
(e) Response to consultation:	n/a

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

Europe an 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
002167 Lower River Suir SAC	https://www.npws.ie/protected-sites/sac/002137	Within 0.5km	None	No
000646 Galtee mountains SAC	https://www.npws.ie/protected-sites/sac/000646	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.)
<p>Construction phase e.g.</p> <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 	<p>The construction phase will not result in significant environmental impacts that could affect European Sites within the wider catchment area.</p>
<p>Operational phase e.g.</p> <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 • Physical presence of structures (e.g. collision risks) • Potential for accidents or incidents 	<p>No impacts</p>

In-combination/Other	No likely in combination effects
(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 	<p>None.</p> <p>The application site is not within a European site, therefore there is no risk of habitat loss or fragmentation or any effects on QI species directly or ex-situ.</p> <p>Given the nature of the proposal, it will not have impacts that could affect European Sites within the wider catchment area..</p> <p>.</p>
(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	
<p>The assessment of significance of effects:</p> <p>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.</p>	
<p>On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:</p> <p>the nature and scale of the proposed development, the intervening land uses and distance from European sites,</p> <p>it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a</p>	

significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

Conclusion:

	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	✓	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
Signature and Date of Recommending Officer:	Paul Killeen	Date: 01/08/25

EIA Pre-Screening	
Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	S5/25/104
Development Summary:	<i>renovations to internal structure, new roof finishes, install new windows and doors and new electrical and mechanical services</i>
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 <u> [insert here] </u>	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): <u> [specify class & threshold here] </u>	EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is sub-threshold:	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



Date: 14th August, 2025 Our Ref: S5/25/104 Civic Offices, Nenagh

Mr Robert Reidy
Garnavilla
Cahir
Co. Tipperary, E21 CX29

Re: Application for a Section 5 Declaration – renovations to internal structure, new roof finishes, install new windows and doors and new electrical and mechanical services at 2 Lower Abbey Street, Cahir, Co. Tipperary

Dear Mr Reidy,

I refer to an application received from you on 25th July, 2025 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 requested to clarify what is meant by new mechanical services. Please set out the exact nature of the mechanical interventions proposed and clarify if such interventions will have an impact on the exterior of the building or will involve the placing of mechanical components within the curtilage of the dwelling.
2. The applicant is requested to clarify the materials and finishes of the new roof finishes.

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

Yours sincerely

for **Director of Services**

REIDY'S GARAGE LTD
GARNAVILLA
CAHIR,
CO. TIPPERARY.
IRELAND
E21 V072

TEL: 052 7441206/087 2344159

E-MAIL: [REDACTED]

26th August 2025

Siobhan Ryan
Planning and Development
Tipperary County Council,
Civic Offices,
Clonmel,
Co. Tipperary

Ref: S5/25/104

Re: Application for a Section 5 Declaration – renovations to internal structure, new roof finishes, install new windows and doors and new electrical and mechanical service at 2 Lower Abbey Street, Cahir, Co. Tipperary

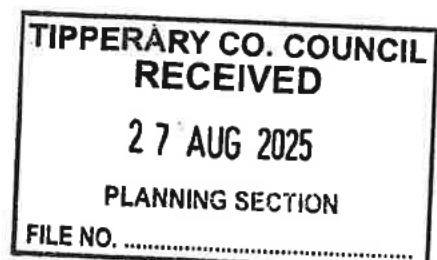
Dear Ms. S. Ryan,

Thank you for your letter. To clarify, new mechanical services include replacement of all existing plumbing and heating systems. These services will not impact on the exterior of the building and will not involve the placing of mechanical components within the curtilage of the dwelling.

Regarding the roof finishes, this will include new batons, blue bangor slates, upgraded felt and upgraded fascia soffit to the existing roof.

Yours sincerely,

Robert Reidy





Comhairle Contae Thiobraid Árann
Tipperary County Council

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

Comhairle Contae
Thiobraid Árann,
Oifigí Cathartha,
An tAonach,
Co. Thiobraid Árann
Tipperary County Council,
Civic Offices, Nenagh,
Co. Tipperary
E45 A099

t 0818 06 5000/6000
e customerservice
@tipperarycoco.ie
tipperarycoco.ie

Date: 27th August 2025 Our Ref: S5/25/104 Civic Offices, Clonmel

Mr Robert Reidy
Garnavilla
Cahir
Co. Tipperary, E21 CX29

Re: Application for a Section 5 Declaration - renovations to internal structure, new roof finishes, install new windows and doors and new electrical and mechanical services at 2 Lower Abbey Street, Cahir, Co. Tipperary

Dear Mr Reidy

I acknowledge receipt of Further Information received on 27th August 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 Ref.:	S5/25/104
Applicant:	Robert Reidy
Development Address:	2 Lower Abbey Street, Cahir, Co. Tipperary.
Proposed Development:	renovations to internal structure, new roof finishes, install new windows and doors and new electrical and mechanical services.

1. GENERAL

A request was made for a declaration under Section 5 of the Planning and Development Act, 2000 (as amended) as to whether or not the following is development and if so, does it constitute exempted development:

- a) renovations to internal structure, new roof finishes, install new windows and doors and new electrical and mechanical services.*

The development is located at 2 Lower Abbey Street, Cahir, Co. Tipperary.

2. STATUTORY PROVISIONS

The following statutory provisions are relevant to this referral case;

Planning and Development Act 2000 (as amended)

Section 3 (1) of the Planning and Development Act 2000, as amended, states as follows:-

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

Section 2(1) of the Planning and Development Act, 2000, as amended, defines "works" as:-

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

Section 4 conveys power on the Minister to make regulations to provide for any class of development to be exempted development for the purposes of the Act.

Of relevance to this declaration is the provision of Section 4(1)(h) of the Act which 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.

3. ASSESSMENT

a. Site Location

The site is located at 2 Lower Abbey Street, Cahir, Co. Tipperary.

b. Relevant Planning History

None recorded

Figure 1 Planning history



c. Assessment

A) Is or is not Development

As set out above, development is defined, in the context of the planning and Development Act 2000 (as amended) as 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. Works are defined as any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal.

The applicant has indicated that the proposal involves internal renovations to the subject structure, new roof finishes, installation of new windows and doors and new electrical and mechanical services. As such, it constitutes development.

B) Is or is not Exempted Development

Based on the information on file, the proposal comprises the renovation of No. 2 Lower Abbey Street, Cahir, Co. Tipperary. The subject structure is not located within the designated Architectural Conservation Area nor is the structure listed on the Record of Protected Structures.

The works in question can be considered to consist 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.

There is a lack of clarity however in respect of what is meant by new mechanical services i.e. is external equipment required. Further information setting out the nature of the mechanical intervention proposed is required. Details on the new roof finishes are also required.

C) Is the exemption restricted under Article 9

The restrictions under Article 9 do not apply.

D) Environmental Impact Assessment and Appropriate Assessment (AA)

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. See also AA screening report attached as Appendix 1 of this planning report.

The proposed development is not a type of development included for under Schedule 5 of the Planning and Development Regulations 2001, as amended. See also Environmental Impact Assessment (EIA) pre-screening report attached as Appendix 2 of this planning report.

4. FURTHER INFORMATION

The following further information was requested on the 14th of August 2025,

1. The applicant is requested to clarify what is meant by new mechanical services. Please set out the exact nature of the mechanical interventions proposed and clarify if such interventions will have an impact on the exterior of the building or will involve the placing of mechanical components within the curtilage of the dwelling.
2. The applicant is requested to clarify the materials and finishes of the new roof finishes.

The applicant replied on the 27th of August 2025.

APPRAISAL

Point 1

The applicant has confirmed that the mechanical services to be provided include the replacement of existing plumbing and heating services and will not impact the exterior of the building.

Point 2

The applicant is proposing to reroof the structure with Bangor blue slates. This is acceptable.

5. RECOMMENDATION

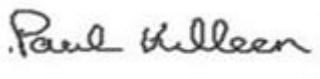
A question has arisen as to whether the following proposal at 2 Lower Abbey Street, Cahir, Co. Tipperary. is development and is or is not exempted development:

- a) *renovations to internal structure, new roof finishes, install new windows and doors and new electrical and mechanical services.*


Tipperary County Council, in considering this referral, had regard particularly to -

- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended
- (b) The details submitted with the Declaration
- (c) The details submitted by way of further information on the 27th of August 2025,

Tipperary County Council has concluded that the proposal constitutes development and is considered to be “exempted development.

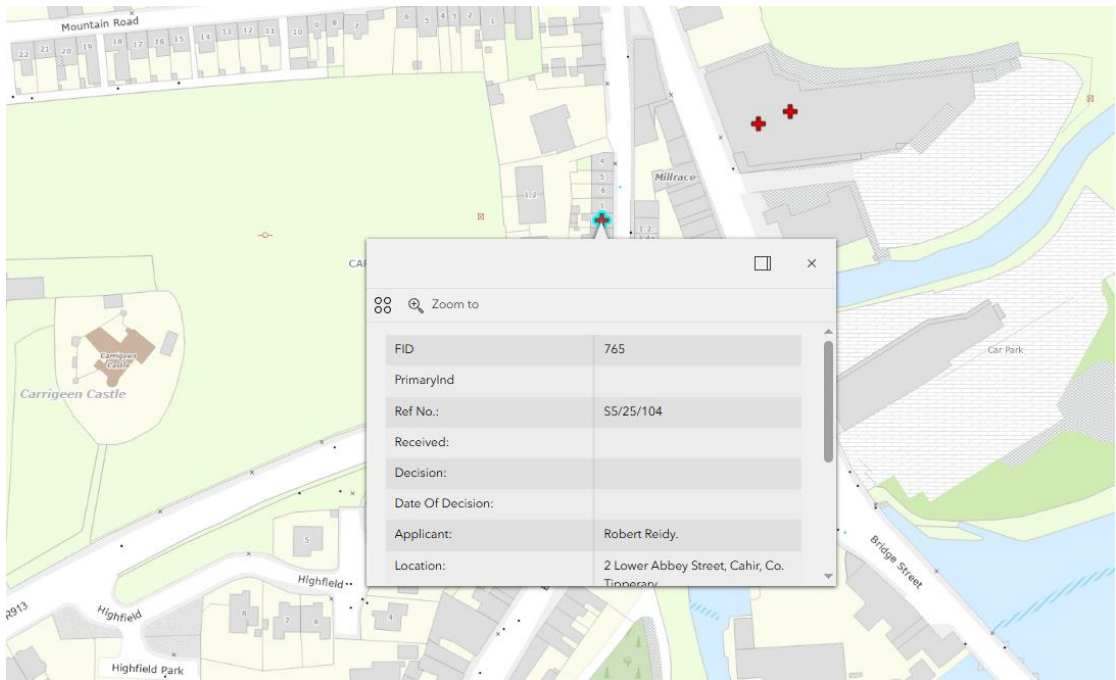
Signed: 
Paul Killeen E.P., Planning

Date: 09/09/25


Signed: Caroline Conway, SEP Planning

Date: 9.9.2025

Figure 2 Site entered on Planning register



HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

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

(a) File Reference No:	S5/25/104
(b) Brief description of the project or plan:	2 Lower Abbey Street, Cahir, Co. Tipperary.
(c) Brief description of site characteristics:	renovations to internal structure, new roof finishes, install new windows and doors and new electrical and mechanical services
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	No prescribed bodies consulted
(e) Response to consultation:	n/a

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

Europe an 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
002167 Lower River Suir SAC	https://www.npws.ie/protected-sites/sac/002137	Within 0.5km	None	No
000646 Galtee mountains SAC	https://www.npws.ie/protected-sites/sac/000646	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.)
<p>Construction phase e.g.</p> <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 	<p>The construction phase will not result in significant environmental impacts that could affect European Sites within the wider catchment area.</p>
<p>Operational phase e.g.</p> <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 • Physical presence of structures (e.g. collision risks) • Potential for accidents or incidents 	<p>No impacts</p>

In-combination/Other	No likely in combination effects
(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 	<p>None.</p> <p>The application site is not within a European site, therefore there is no risk of habitat loss or fragmentation or any effects on QI species directly or ex-situ.</p> <p>Given the nature of the proposal, it will not have impacts that could affect European Sites within the wider catchment area..</p> <p>.</p>
(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	
<p>The assessment of significance of effects:</p> <p>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.</p>	
<p>On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:</p> <p>the nature and scale of the proposed development, the intervening land uses and distance from European sites,</p> <p>it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a</p>	

significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

Conclusion:

	Tick as Appropriate:	Recommendation:	
(i) It is clear that there is no likelihood of significant effects on a European site.	✓	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	
Signature and Date of Recommending Officer:	Paul Killeen	Date:	01/08/25

EIA Pre-Screening	
Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	S5/25/104
Development Summary:	<i>renovations to internal structure, new roof finishes, install new windows and doors and new electrical and mechanical services</i>
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 <u> [insert here] </u>	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): <u> [specify class & threshold here] </u>	EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is sub-threshold:	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

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Date: 10th September 2025

Our Ref: S5/25/104

Civic Offices, Nenagh

**Mr Robert Reidy
Garnavilla
Cahir
Co. Tipperary
E21 CX29**

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

Dear Mr Reidy,

I refer to your application for a Section 5 Declaration received on 25th July 2025, and Further Information received on 27th August 2025 in relation to the following proposed works:

renovations to internal structure, new roof finishes, install new windows and doors and new electrical and mechanical services at 2 Lower Abbey Street, Cahir, 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 and 4 of the Planning and Development Act, 2000, as amended

(b) The details submitted with the Declaration

(c) The details submitted by way of further information on the 27th of August 2025

Tipperary County Council has concluded that the proposal constitutes development and is considered to be **"exempted development"**.

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

Yours sincerely

Geraldine Quinn

for **Director of Services**

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/25/104** **Delegated Employee's Order No:** _____

SUBJECT: Section 5 Declaration

I, Dave Carroll, A/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. 41983 dated 17th April, 2025, hereby order that pursuant to the provisions of the Planning and Development Act 2000, as amended, that an application under Section 5 from Robert Reidy, Garnavilla, Cahir, Co Tipperary re: renovations to internal structure, new roof finishes, install new windows and doors and new electrical and mechanical services at 2 Lower Abbey Street, Cahir, 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 and 4 of the Planning and Development Act, 2000, as amended
- (b) The details submitted with the Declaration
- (c) The details submitted by way of further information on the 27th of August 2025,

Tipperary County Council has concluded that the proposal constitutes development and is considered to be **"exempted development"**.

Signed:



Date: 10/09/2025

Dave Carroll

A/Director of Services

Planning and Development (including Town Centre First),

Emergency Services and Emergency Planning and

Tipperary/Cahir/Cashel Municipal District