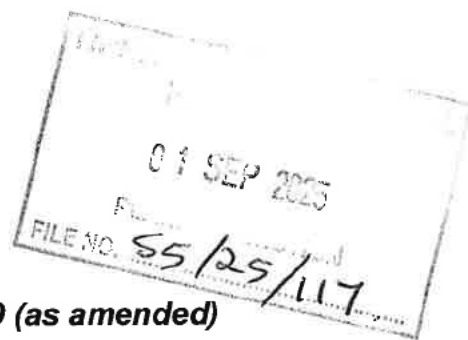




Comhairle Contae Thiobraid Árann
Tipperary County Council



PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

1. Applicant's address/contact details:

| | |
|----------------------|--|
| <i>Applicant</i> | Dan Quirke |
| <i>Address</i> | Gurteenamoe, Clonoulty, Cashel, Co. Tipperary |
| <i>Telephone No.</i> | |
| <i>E-mail</i> | |

2. Agent's (if any) address:

| | |
|--|--|
| <i>Agent</i> | Sean A. Ryan - Ryan Architectural Solutions Ltd |
| <i>Address</i> | Parkstown, Horse and Jockey, Thurles, Co. Tipperary |
| <i>Telephone No.</i> | |
| <i>E-mail</i> | |
| <i>Please advise where all correspondence in relation to this application is to be sent;</i> | |
| Applicant [] Agent [✓] | |

3. Location of Proposed Development:

| | |
|--|---|
| <i>Postal Address or Townland or Location (as may best identify the land or structure in question)</i> | Slievenamon Road, Thurles, Co. Tipperary. E41N7N2 |
|--|---|



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.

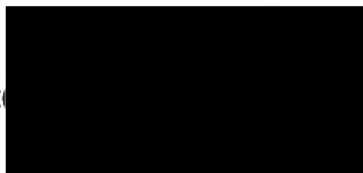
(Note: only works and uses listed and described under this section will be assessed under this Section 5 Application. Use additional sheets if required.)

| |
|--|
| Application relates to the following - Change of use from domestic residential dwelling to provide residential care for a max of 6 residents and 2 carers at above address. in accordance with (a) Section 2,3, & 4 of the planning and development Act 2000 (as Amended), (b) Article 6 & 9 of the planning nad Development Regulation 2001, (as Amended), (c) Class 14 (f) of Part 1 of Schedule 2 of the planning and Development Regulation 2001 (as amended) |
| The building is proposed to be used by people with ID's People with intellectual disabilities, Mental Health Issue, Restricted Mobility, or person's constrained to a Wheelchair. |
| Building is proposed to be use by HSE for Residential Care or similar type use. |
| Proposed floor area of proposed works/uses: 150 sqm |

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

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

Signature of Applicant



Date: 27/08/2025

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 0761 06 5000

E-Mail planning@tipperarycoco.ie

FOR OFFICE USE ONLY

DATE STAMP

Fee Recd. € 80 —

Receipt No 131286

Date 1/9/25

Received by Maureen Lillis



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ORDNANCE SURVEY LICENCE NO: AR00067 25

NOTES:
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DISCREPANCIES TO BE REPORTED **IMMEDIATELY** TO THE
DESIGNER BEFORE ANY WORKS PROCEED.

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK
PROCEEDS.
DO NOT SCALE! USE FIGURED DIMENSIONS ONLY.
NOT FOR CONSTRUCTION! UNLESS STATED OTHERWISE.

01 SEP 2025

PLANNING SECTION

FILE NO:

S5/25/117

| DATE: | REVISIONS: |
|-------|------------|
| | K |
| | J |
| | H |
| | G |
| | F |
| | E |
| | D |
| | C |
| | B |
| | A |

Ryan Architectural Solutions Ltd.

Architectural & Planning Consultants ~
Parkstown, Horse & Jockey,
Thurles, County Tipperary
Rep. of Ireland
Tel: +353 504 90244
Fax: +353 504 90245
Email: info@ras.ie

STAGE:

Section 5

CLIENT:

Dan Quirke

JOB NO:

25-

PROJECT:

Proposed Change from Residential
to Residential Care
at Slievenamon Rd, Thurles

TITLE:

Floor Plans & Elevations

DWG NO:

S5-102

REVISION:

1st

SCALE:

1/100

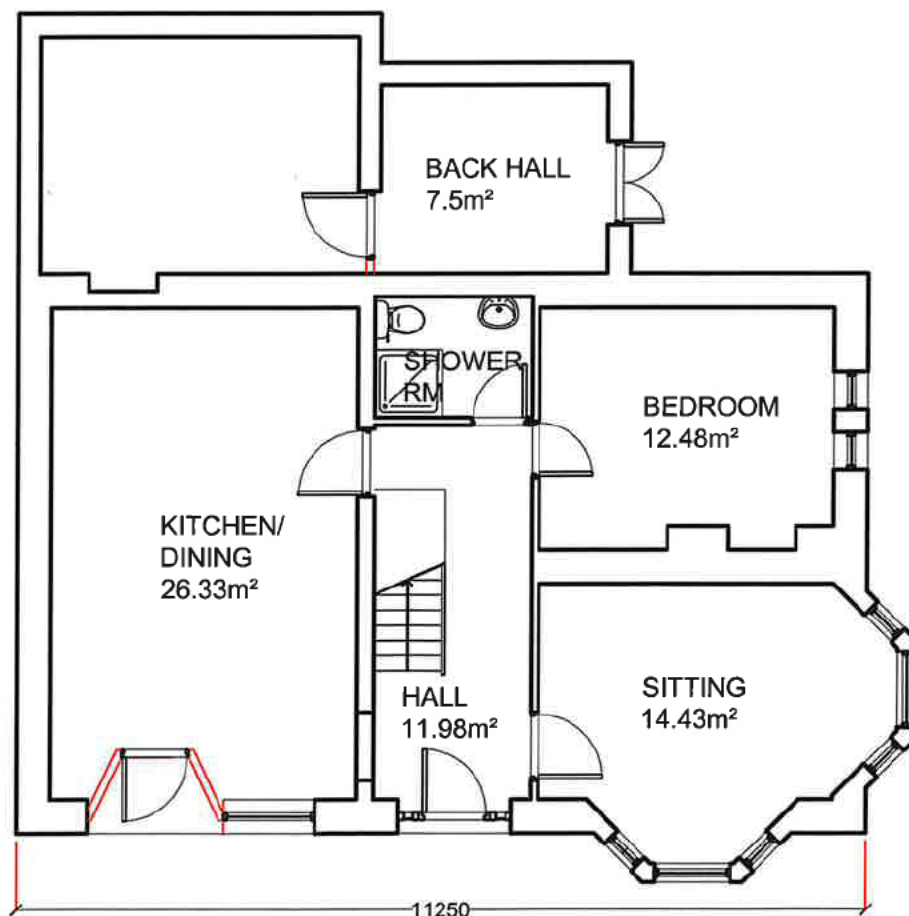
DRAWN BY:

SAR

DATE:

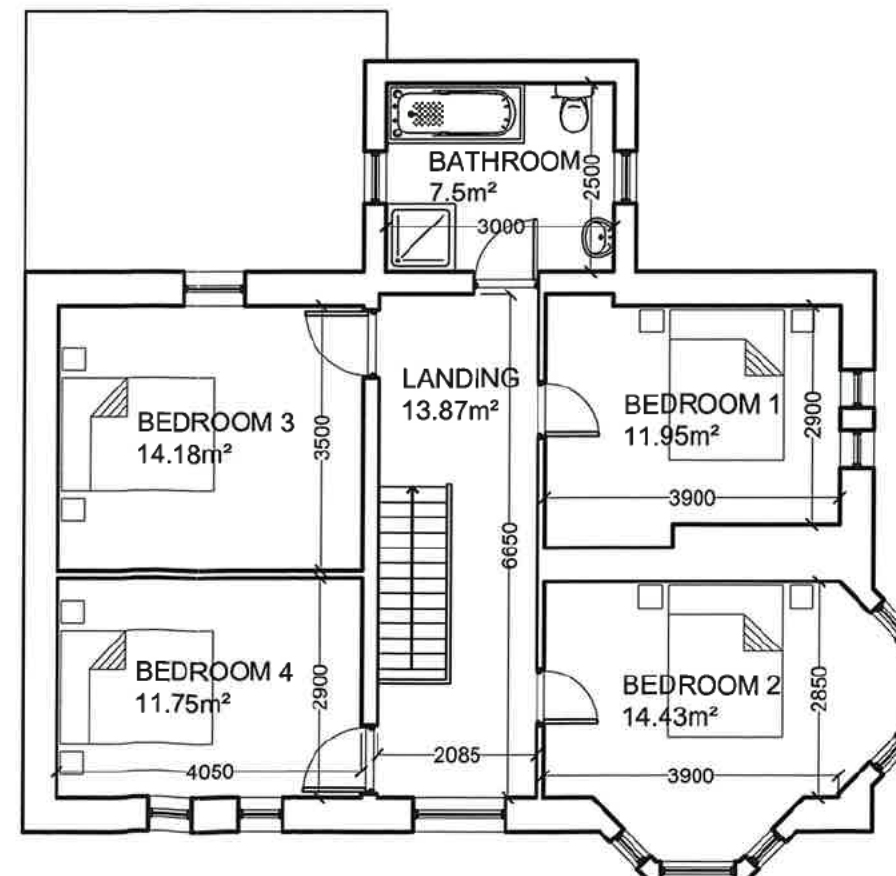
Aug 25

CHECK:



GROUND FLOOR LAYOUT

95.4 sq m
1:100



FIRST FLOOR LAYOUT

79.44 sq m
1:100

Existing & Proposed Layouts

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01 SEP 2025

PLANNING SECTION

S5/25/117

| DATE: | REVISIONS: |
|-------|------------|
| | K |
| | J |
| | H |
| | G |
| | F |
| | E |
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| | C |
| | B |
| | A |

Ryan Architectural Solutions Ltd.



Architectural & Planning Consultants ~
Perkstown, Horse & Jockey,
Thurles, County Tipperary
Rep. of Ireland
Tel: +353 504 90244
Fax: +353 504 90245
Email: info@ras.ie

STAGE:

Section 5

CLIENT:

Dan Quirke

JOB NO:

25-

PROJECT:

Proposed Change from Residential to
Residential Care
at Slievenamon Rd, Thurles

TITLE:

SiteLocation Map & Site Plan

DWG NO:

S5-101

REVISION:

1st

SCALE:

1/1000, 500

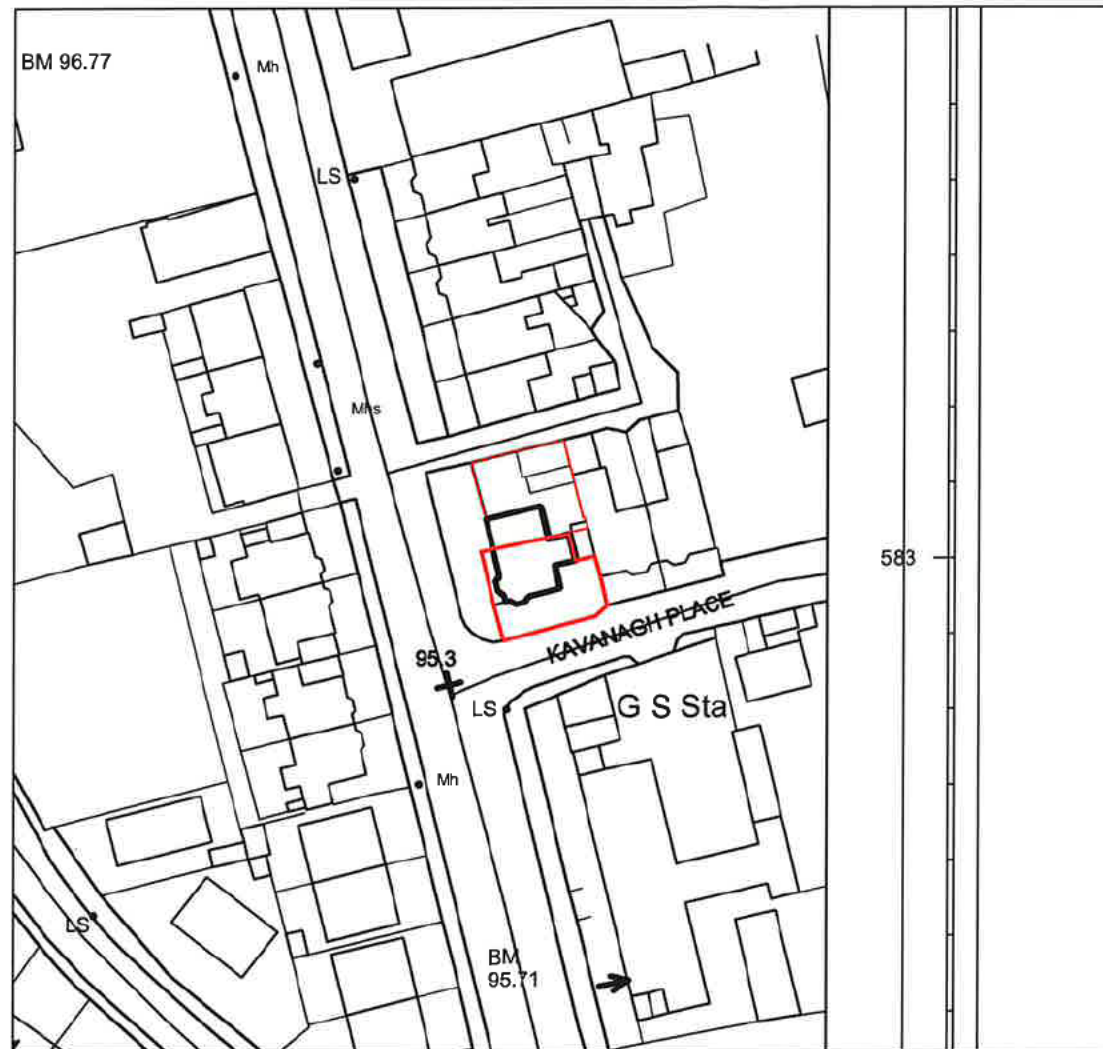
DRAWN BY:

SAR

DATE:

Aug 25

CHECK:



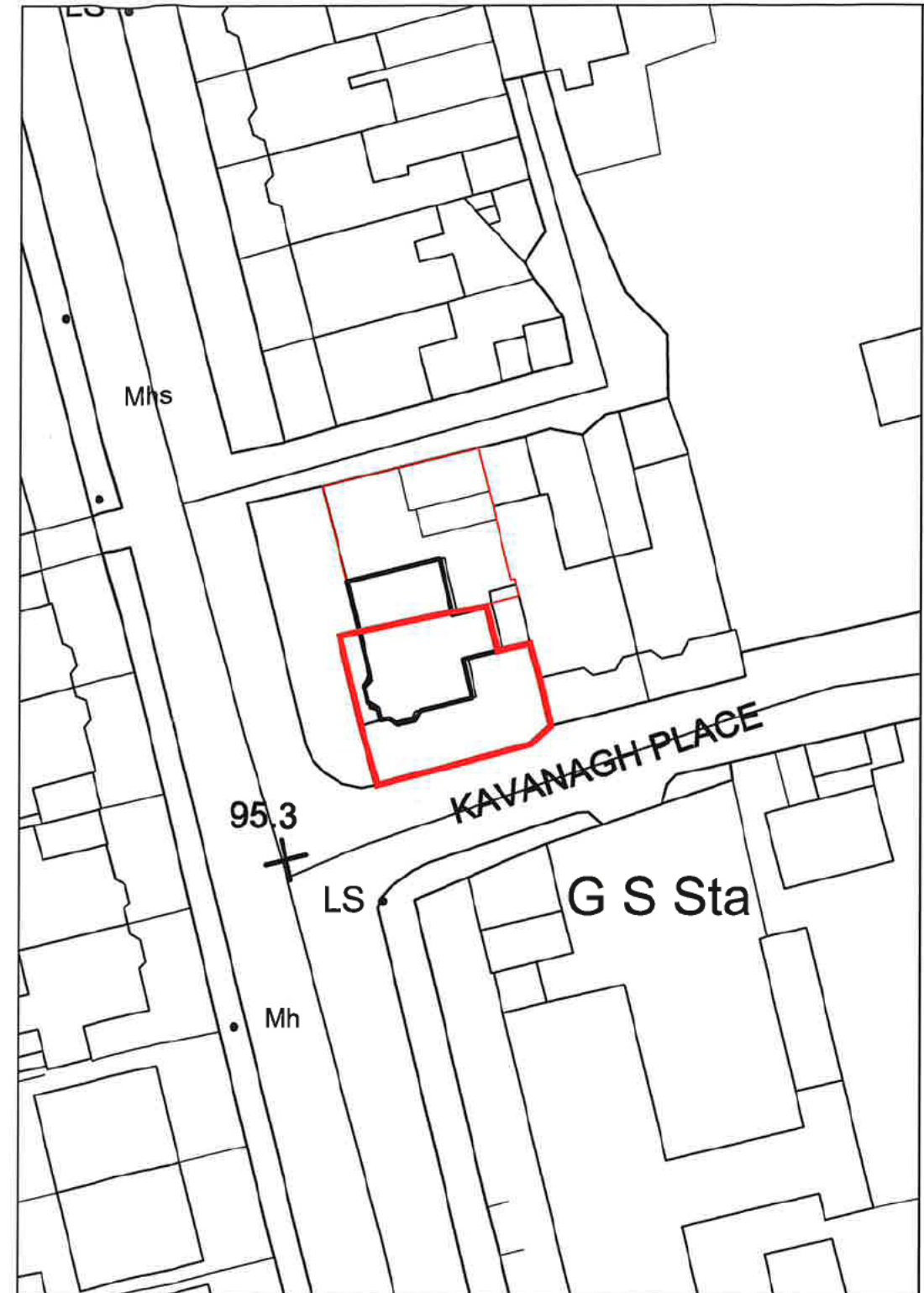
Site Location Map

1/1000



ORDNANCE SURVEY IRELAND
LICENCE NO. AR0006725
© GOVERNMENT OF IRELAND

COPIED FROM OS MAPS 4696-11



Site Plan

1/500





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 5000/601
e customerservice
@tipperarycoco.ie

tipperarycoco.ie

Date: 2nd September 2025 Our Ref: S5/25/117 Civic Offices, Nenagh

Dan Quirke
C/O Sean Ryan - Ryan Architectural Solutions Ltd
Parkstown
Horse and Jockey
Thurles
Co Tipperary

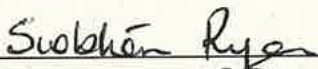
Re: Application for a Section 5 Declaration – Change of use from domestic residential dwelling to provide residential care for a max of 6 residents and 2 carers at Slievenamon Rd Thurles Co Tipperary E41 N7N2.

Dear Sir,

I acknowledge receipt of your application for a Section 5 Declaration received on 1st September 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.: S5/25/117

Applicant: Dan Quirke

Development Address: Slievenamomn Rd, Thurles, Co. Tipperary E41N7N2

Proposed Development: Change of use from residential to use as a residence to provide residential care for max of 6 residents and 2 carers

1. SUMMARY

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 constituted development and if so, whether same was exempted development:

- Change of use from residential to use as a residence to provide residential care for max of 6 residents and 2 carers

The application states the building is to be used by people with intellectual disabilities, mental health issues, restricted mobilities or persons constrained to a wheelchair.

2. LEGISLATION

Section 2 (1) of the Planning and Development Act 2000, as amended, states as follows:-

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal....'

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 4 of the Planning and Development Act 2000, as amended, provides for Exempted Development and Section 4(1) sets out works which shall be exempted development for the purposes of this act. Section 4(2) (a) of the same Act states that 'the Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act.

The Planning and Development Regulations 2001 (as amended) contain the following exemptions under Schedule 2 Part 1:

Schedule 2 Part 1 *Change of use*
CLASS 14

Development consisting of a change of use—

- (f) from use as a house, to use as a residence for persons with an intellectual or physical disability or a

intellectual or physical disability or mental illness and persons providing care for such persons.

mental illness living in any such residence shall not exceed 6 and the number of resident carers shall not exceed 2.

3. **ASSESSMENT**

a. Site Location

Site is located at Slievenamomn Rd, Thurles, Co. Tipperary E41N7N2. There is an existing dwelling on the site.

b. Planning History

On Site:

01/54/1921 Permission granted to Dan Quirke to Demolish exist sheds &construct new shop/deli unit to inc kitchen on ground fl., storage&ancillary rooms on 1st floor with conversion of adj. Shop/deli to resident accommodation, refurbish remaining (Grant Date 25.10.2001).



Figure 1 Original Development on site

Figure 2: Granted Development on site

03/54/2027 Permission granted to Dan Quirke for a change of use of existing dwelling from residential to commercial use and all associated work (Grant Date 24.09.2003)

(Note: The applicant has confirmed that permission 03/54/2027 was not implemented as per phone call with agent Sean Ryan, RAS on 22.09.2025)



00/54/1889

Permission refused to Dan Quirke Permission to demolish store & build retail outlet at Slievenamon Road

c. Assessment

A) "Is or is not Development"

Having considered all of the details and documentation on file with regards the question asked the Planning Authority is satisfied that the change of use would involve "development" within the meaning of Section 3 of the Act as it would result in a material change of use of the premises.

B) "Is or is not Exempted Development"

It is considered that the works comes within the criteria as set under Class 14 (f) Schedule 2 Part 1 of the Planning & Development Regulations 2001, as amended, which relates to '*Exempted Development - Change of Use*'.

C "Restrictions on Exempted Development"

Section 57 of the Planning and Development act 2000, as amended states:

57.—(1) Notwithstanding section 4(1)(a), (h), (i), F484[(ia)] (j), (k), or (l) and any regulations made under section 4(2), the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of—
(a) the structure, or
(b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

The proposal is for change of use only and does not involve the carrying out of works. It is therefore not restricted under Section 57.

Article 9 of the Regulations sets out Restrictions on Exemptions and states:

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—

(i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,

(iii) endanger public safety by reason of traffic hazard or obstruction of road users,

(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.

I have examined the planning history for the site and confirm that the development does not contravene any condition attached to planning permission 01/54/1921.

The exemption is not restricted under Article 9 (a) (i).

I am satisfied that the development would not endanger public safety by reason of traffic hazard or obstruction of road users. The exemption is not restricted under Article 9 (a) (ii).

I have undertaken an Appropriate Assessment Screening Assessment of the project which concludes that the project would not give rise to significant impacts on a Natura 2000 (European) and that appropriate assessment would not be required. The exemption is not restricted under Article 9 (a) (viiB).

Article 9 places a restriction on the Class 14 exemption if the carrying out of such development would—

(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.

The structure on site is not considered to be unauthorised.

D “Environmental Assessments”

The development proposed has been screened for AA and it has been determined that an AA is not required.

The development to be retained 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 change of use from an existing dwelling at Slievenamomn Rd, Thurles, Co. Tipperary E41N7N2 to use as a residence to provide residential care for max of 6 residents and 2 carers constitutes “development” and “exempted development”.

Tipperary County Council, in considering this proposal had regard particularly to –

- (a) Sections 2, 3, 4 and 57 of the Planning and Development Act 2000 (as amended)
- (b) Article 6 & 9 of the Planning and Development Regulations 2000, as amended,
- (c) Class 14 (f) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)

Tipperary County Council, in exercise of the powers conferred on it by section 5(2)(a) of the 2000 Act, as amended, it is hereby decided that the change of use from an existing dwelling at Slievenamomn Rd, Thurles, Co. Tipperary E41N7N2 to use as a residence to provide residential care for max of 6 residents and 2 carers constitutes is “development” within the meaning of the Planning and Development Act 2000, as amended and is “exempted development”.

District Planner:

A handwritten signature in blue ink, appearing to read 'D. O'Sullivan', is written over a horizontal line.

Date: 22.09.2025

Senior Executive Planner

A handwritten signature in black ink, reading 'Jonathan Flood', is written over a horizontal line.

Date: 23/09/2025

AA Screening Form

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

| | |
|---|------------------------|
| (a) File Reference No: | S5/25/117 |
| (b) Brief description of the project or plan: | As per planners report |
| (c) Brief description of site characteristics: | As per planners report |
| (d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW | None |
| (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.

| 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 |
|----------------------|--|--|--|-------------------------------------|
| 000934 | Kilduff Devilsbit Mountains SAC https://www.npws.ie/protected-sites/sac/000934 | Less than 15km | No ecological connection via ground/surface water. No ecological connection via air due to separation distance | Less than 15km |
| 002137 | Lower River Suir SAC https://www.npws.ie/protected-sites/sac/002137 | Less than 15km | No ecological connection via ground/surface water. No ecological connection via air due to separation distance | Less than 15km |

¹ Short paraphrasing and/or cross reference to NPWS is acceptable – it is not necessary to reproduce the full text on the QI/SCI.

² If the site or part thereof is within the European site or adjacent to the European site, state here.

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 loss of vegetation – previously developed site |
| 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 • Physical presence of structures (e.g. collision risks) • Potential for accidents or incidents | Waste water is to be directed to the public sewer. Given that any potential hydrological connections to the nearest water body are indirect and weak and the separation distance is significant, it is considered that there is no real likelihood of any significant effects on European Sites in the wider catchment area |
| In-combination/Other | |

(b) Describe any likely changes to the European site:

| | |
|---|--|
| Examples of the type of changes to give consideration to include: <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>The application site is not located adjacent or 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>The significant distance between the proposed development site and any European Sites, and the very weak and indirect ecological pathway is such that the proposal will not result in any likely changes to the European sites that comprise part of the Natura 2000 network</p> |
|---|--|

(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?

☐ Yes ☒ No

Step 4. Screening Determination Statement

The assessment of significance of effects:

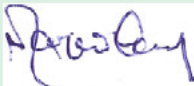
Describe how the proposed development (alone or in-combination) is/is **not likely** to have **significant** effects on European site(s) in view of its conservation objectives.

Conclusion:

Having regard to:

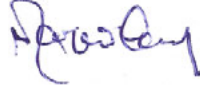
- the small scale nature of the development (change of use of an existing dwelling),
- the location of the development at a significant remove from nearby European sites and,
- the consequent absence of a direct pathway to these European sites,

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

| | Tick as Appropriate: | Recommendation: |
|---|---|---|
| (i) It is clear that there is no likelihood of significant effects on a European site. | X | 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: | <div style="display: flex; align-items: center; justify-content: space-between;">  <div>22/9/2025</div> </div> | |
| Signature and Date of the Decision Maker: | | |

EIA Screening Form

Form 1

| Establishing if the proposal is a 'sub-threshold development': | |
|---|--|
| Planning Register Reference: | S5/25/117 |
| Development Summary: | Change of use from residential to use as a residence for persons with intellectual disability |
| 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 <i>sub-threshold</i> : <u>[insert here]</u> | 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 <input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant | Screening Determination required Preliminary Examination required |
| Signature and Date of Recommending Officer: |  22/9/2025 |



Date: 23rd September, 2025

Our Ref: S5/25/117

Civic Offices, Nenagh

Dan Quirke
C/O Sean Ryan – Ryan Architectural Solutions Ltd
Parkstown
Horse & Jockey
Thurles
Co. Tipperary

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

Dear Mr Quirke,

I refer to your application for a Section 5 Declaration received on 1st September, 2025 in relation to the following proposed works:

Change of use from residential to use as a residence to provide residential care for max of 6 residents and 2 carers at Slievenamon Rd, Thurles, Co. Tipperary E41N7N2

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 and 57 of the Planning and Development Act 2000 (as amended)
- (b) Article 6 & 9 of the Planning and Development Regulations 2001, as amended,
- (c) Class 14 (f) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)

Tipperary County Council, in exercise of the powers conferred on it by section 5(2)(a) of the 2000 Act, as amended, it is hereby decided that the change of use from an existing dwelling at Slievenamon Rd, Thurles, Co. Tipperary

E41N7N2 to use as a residence to provide residential care for max of 6 residents and 2 carers constitutes is "development" within the meaning of the Planning and Development Act 2000, as amended and is "**exempted development**".

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

Yours sincerely

A handwritten signature in black ink, reading "Siobhán Rye". The signature is fluid and cursive, with the first name "Siobhán" and the surname "Rye" clearly distinguishable.

for **Director of Services**

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/25/117**

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 Dan Quirke, C/O Sean Ryan – Ryan Architectural Solutions Ltd., Parkstown, Horse & Jockey, Thurles, Co. Tipperary re: Change of use from residential to use as a residence to provide residential care for max of 6 residents and 2 carers at Slievenamon Rd, Thurles, Co. Tipperary E41N7N2 is development and is exempted development.

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

- (a) Sections 2, 3, 4 and 57 of the Planning and Development Act 2000 (as amended)
- (b) Article 6 & 9 of the Planning and Development Regulations 2000, as amended,
- (c) Class 14 (f) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)

Tipperary County Council, in exercise of the powers conferred on it by section 5(2)(a) of the 2000 Act, as amended, it is hereby decided that the change of use from an existing dwelling at Slievenamon Rd, Thurles, Co. Tipperary E41N7N2 to use as a residence to provide residential care for max of 6 residents and 2 carers constitutes is "development" within the meaning of the Planning and Development Act 2000, as amended and is "**exempted development**".

Signed:



Dave Carroll

A/Director of Services

**Planning and Development (including Town Centre First),
Emergency Services and Emergency Planning and
Tipperary/Cahir/Cashel Municipal District**

Date: 23/09/2025