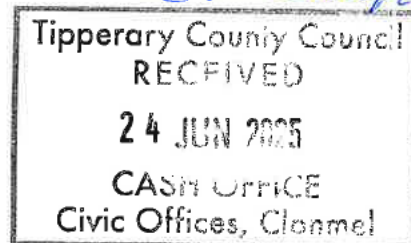




Comhairle Contae Thiobraid Árann
Tipperary County Council



PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

1. Applicant's address/contact details:

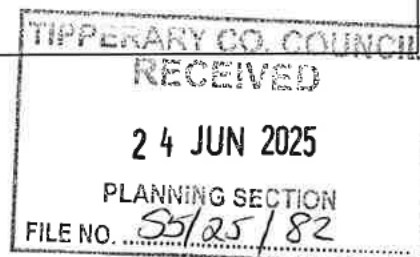
<i>Applicant</i>	Board of Management Rockwell College
<i>Address</i>	Rockwell College, Cashel, Co. Tipperary E25 ED60
<i>Telephone No.</i>	
<i>E-mail</i>	

2. Agent's (if any) address:

<i>Agent</i>	N/A
<i>Address</i>	
<i>Telephone No.</i>	
<i>E-mail</i>	
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:

<i>Postal Address or Townland or Location (as may best identify the land or structure in question)</i>	Rockwell College, Cashel, Co. Tipperary E25 ED60
--	--



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.

The Board of Management of Rockwell College requests confirmation that the
use of these rooms as dormitories is exempt from the planning process and
that the refurbishment works as per the attached specification sheet is also
exempt. It is the intention to replace the existing single PVC windows with triple
glazed windows. We understand that these too will be exempt.
Proposed floor area of proposed works/uses: sqm 420

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	B. Occupier X
	C. Other	
<i>Where legal interest is 'Other', please expand further on your interest in the land or structure</i>	N/A	
<i>If you are not the legal owner, please state the name and address of the owner</i>	Name: Spiritan Congregation Address: Kimmage Manor, Whitehall Road, Dublin 12	

Signature of Applicant(s) 

Date: 23.6.25

SECRETARY, BOARD OF MANAGEMENT

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

Fee Recd. € 80 Cheque
Receipt No 193801
Date 24/06/2025
Received by [Signature]

DATE STAMP

Tipperary County Council
RECEIVED
24 JUN 2025
CASH OFFICE
Civic Offices, Clonmel

Girls Boarding at Rockwell College

Room Number: 236 Piano Room

Function: Staff Office/Reception

Strip down walls and floor coverings and replace with paint and carpet. Dry lining if required. Painting and full finish. Remove curtain fittings and replace. Central ceiling light fitting. Four additional USB plug points. Shelving 20" height and 12" width to take large box files on wall adjacent to door. Change door to fire-rated FD30.

Common Room

Function: Common Room for girls.

Strip down walls and floors. Repaint walls- dry lining if required. Laminate flooring. Remove curtain fittings and replace with Curtains to below windowsill. Wiring for large screen tv at top of room above fireplace. Four banquettes with fitted table as per illustration in Appendices, suitable for 5 pax each. Remove any unnecessary storage heaters etc. Remove ceiling tiles and plaster ceiling. Remove existing lighting. Switches will need replacing. All sockets to be USB sockets and internet access points on lake-side wall. Change door to fire-rated FD30.

Existing Toilet & Shower Block

Function: Showers & Toilets for Jnr Wing

Remove existing temporary wall blocking access to showers. Full check on the water and waste systems to ensure effectiveness. Remedial works to fix if required. Replace door to Block.

Kitchenette

Function: Kitchenette

Replace existing doors and fitted worktop with new fittings. Removal of separate worktop. Plastering of ceiling and walls, removal of existing wall and ceiling coverings, replacement of light fitting. Install food lockers 18" high and 12" wide x 40 in total if space allows. Additional plug points for microwave / kettle. Full length fridge freezer, dishwasher, electric hob. Re-tiling or covering of existing tiles on splashback or other splashback option. Laminate flooring.

Room 233

Function: Prefect Room

Fitted unit of one single bed with under bed storage. Over-bed shelving. One double wardrobe and one bedside locker. Ceiling tiles removed and ceiling replaced and plastered. Laminate floor. Removal of existing carpet. Install handbasin and necessary plumbing. Remove glass wall piece and restore wall.

Room 232**Function: Twin Room**

Fitted unit of two single beds with over bed shelving, two bedside lockers, two double wardrobes. Ceiling tiles removed and ceiling replaced and plastered. Laminate floor. Removal of existing carpet. Install handbasin and necessary plumbing. Move radiator to underneath window.

Room 231**Function: Twin Room**

Fitted unit of two single beds with over bed shelving, two bedside lockers, two double wardrobes. Ceiling tiles removed and ceiling replaced and plastered. Laminate floor. Removal of existing carpet. Install handbasin and necessary plumbing. Move radiator to underneath window.

Room 230

Fitted unit of two single beds with over bed shelving, two bedside lockers, two double wardrobes. Ceiling tiles removed and ceiling replaced and plastered. Laminate floor. Removal of existing carpet. Install handbasin and necessary plumbing. Move radiator to underneath window.

Room 229**Function: Junior Dorm**

Renovation to allow fire corridor to exit. New entrance door to room. Three sets of bunk beds with lockers, shelving and wardrobes for 6 pax. Laminate flooring. Fire rated slab walls and ceilings as advised. All wiring, 12 USB sockets, internet points. Painting, skirting etc. Large mirrors. Bank of wardrobes. Overhead lighting for each bunk. Study/vanity desks as space allows. Wall and door hooks.

Rooms 237, 238, 240, 241, 242, 243, 244, 245, 248 and 249 10 bedrooms

Fitted unit of two single beds with over bed shelving, two bedside lockers, two double wardrobes. Sanding and staining of existing wood floors. Hand basin. Plastering and painting of walls and ceilings, skirtings. Four USB sockets, internet points,. Replace doors with fire rated. Large mirror and overbed lighting.

Room 239: Staff en-suite room

Single room with shower, basin & w/c. Fitted unit with bed, locker and over bed shelving. Wardrobe and desk. Sanding and staining of existing wood floors. Plastering and painting of walls and ceilings, skirtings. Four USB sockets, internet points, control switches for central light beside beds. Replace door with fire rated.

Room 247:**Function: New toilet and shower block**

Four showers and toilets. Min two hand basins. Push-button showers. All whites, all associated plumbing, ventilation. Tiling of shower units. Replace door with fire rated.

End of corridor: Shower and toilet unit**Function: Prefects private shower room.**

Replace existing toilet, shower and handbasin. Make good walls, ceiling and door. All electrics and plumbing as required. Tiling of shower unit.

General:

- All fire doors to be FD30
- FD30 fire door to sub-divide long corridor.
- Upgrading of current emergency lighting and existing fire alarm system.

Bedroom facilities: in all rooms

- Overbed lighting
- Large mirrors
- Wardrobes with shelving
- Varsity desk where space allows
- Wall hooks and door hooks
- Underbed storage
- Curtains
- Hard floors – existing wood floors and laminate where new flooring is required.

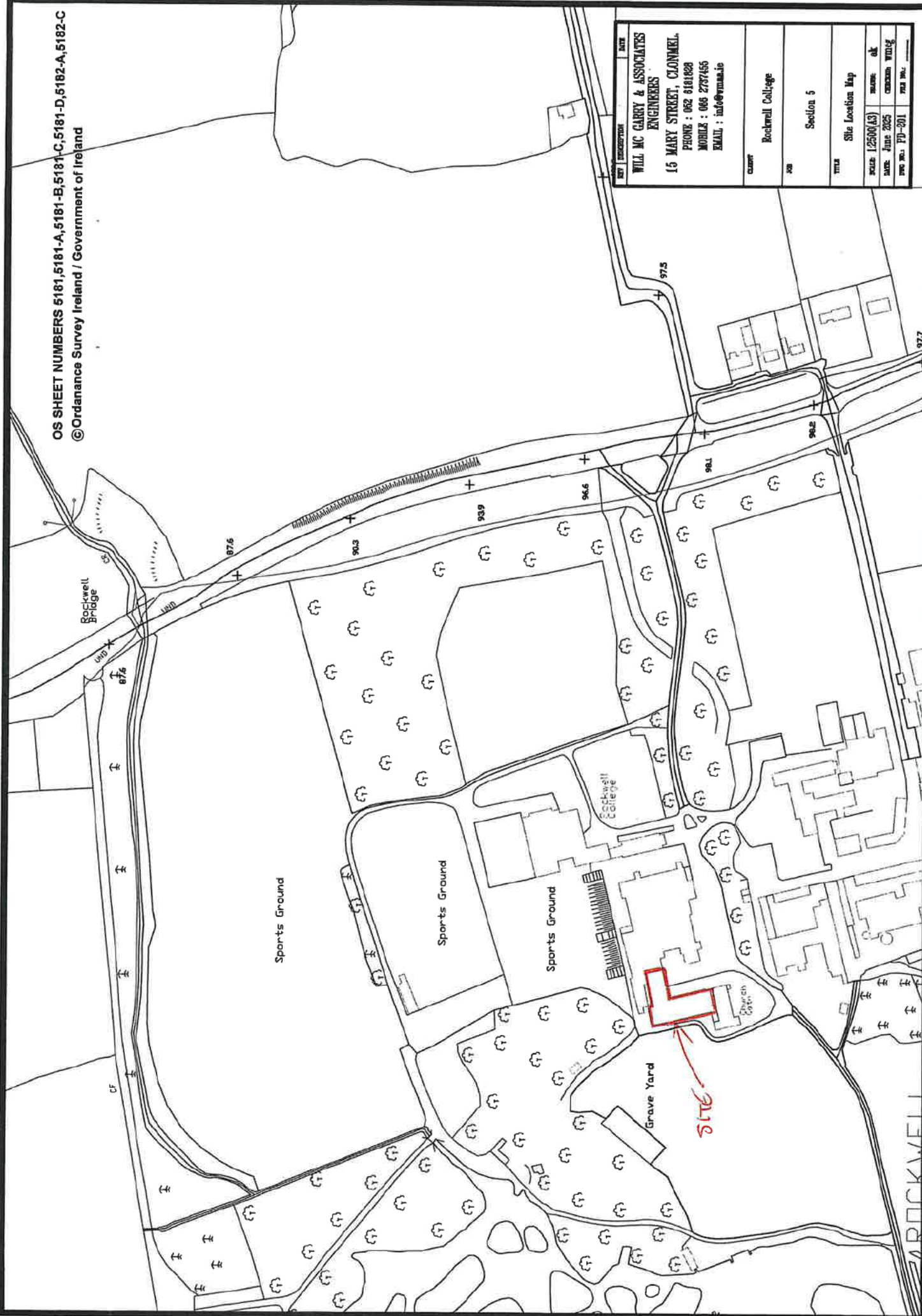
Note:

- Adjustments to above may be needed for rooms 231/230 to allow width for access to fire escape.
- All above are subject to modification and are an outline of the works required.
- College will select colour schemes for laminate, paint, kitchen doors, bedroom furniture and walls

and the fact that the company has a long history of providing high-quality products and services to its customers. The company's commitment to excellence is reflected in its numerous awards and accolades, including the 2011 Best of the Best award from the International Franchise Association. The company's success is a testament to its dedication to its customers and its commitment to innovation and growth.



OS SHEET NUMBERS 5181-A, 5181-B, 5181-C, 5181-D, 5182-A, 5182-C
© Ordnance Survey Ireland / Government of Ireland



KEY	DESCRIPTION	DATE
WILL MC GARRY & ASSOCIATES ENGINEERS		
15 MARY STREET, CLONMEL		
PHONE : 052 8181828		
MOBILE : 086 2737455		
EMAIL : info@wma.ie		
COUNTY	Rockwell College	
NO	200	
TITLE	Section 5	
Site Location Map		
SCALE 1:2500 (A3)	DATE	01
DATE June 2025	CONTRACT NO.	WMA/25
PROJ. NO. PD-201	PROJ. FILE	



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: 25th June 2025 Our Ref: S5/25/82

Civic Offices, Clonmel

Board of Management Rockwell College
Rockwell College
Cashel
Co. Tipperary

**Re: Application for a Section 5 Declaration - the use of these rooms as dormitories is exempt from the planning process and that the refurbishment works as per the attached specification sheets is also exempt. It is proposed to replace the existing single PVC window with triple glazed windows at Rockwell College, Cashel, Co. Tipperary
E25 ED60**

Dear Sir/Madam,

I acknowledge receipt of your application for a Section 5 Declaration received on 24th June 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:	S5/25/82
Applicant:	Board of Management Rockwell College
Development Address:	Rockwell College, Cashel, Co. Tipperary
Proposed Development:	The use of these rooms as dormitories and that the refurbishment works as per the attached specification sheets. It is proposed to replace the existing single PVC windows with triple glazed windows.

1. GENERAL

On 24th June 2025 a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended by Board of Management Rockwell College as to whether or not the following works constituted development and if so, whether same was exempted development:

The use of these rooms as dormitories and that the refurbishment works as per the attached specification sheets It is proposed to replace the existing single PVC windows with triple glazed windows.

The proposed works are outlined hereunder (non-exhaustive)

- Refurbishment works are proposed to the following rooms
(strip down walls, ceiling, replacing carpet painting, furnishing, electrical works, upgrade works to kitchen, plumbing, removal of ceiling tiles, flooring etc)
 - Staff office/ reception
 - Common room
 - Shower/ toilet for Junior wings
 - Kitchenette
 - Prefect room
 - Room 229- 233, 237,238,240-245,248,249
 - Room 239 Staff en-suite room
 - Prefect private shower room
- Fire doors
- Upgrade emergency lighting and alarm system
- Firedoor to sub-divide the corridor

The main school building the subject of this declaration is a Protected Structure (Reg. Ref: TRPS1121 School Building) as contained within the Tipperary County Development Plan 2022-2028.

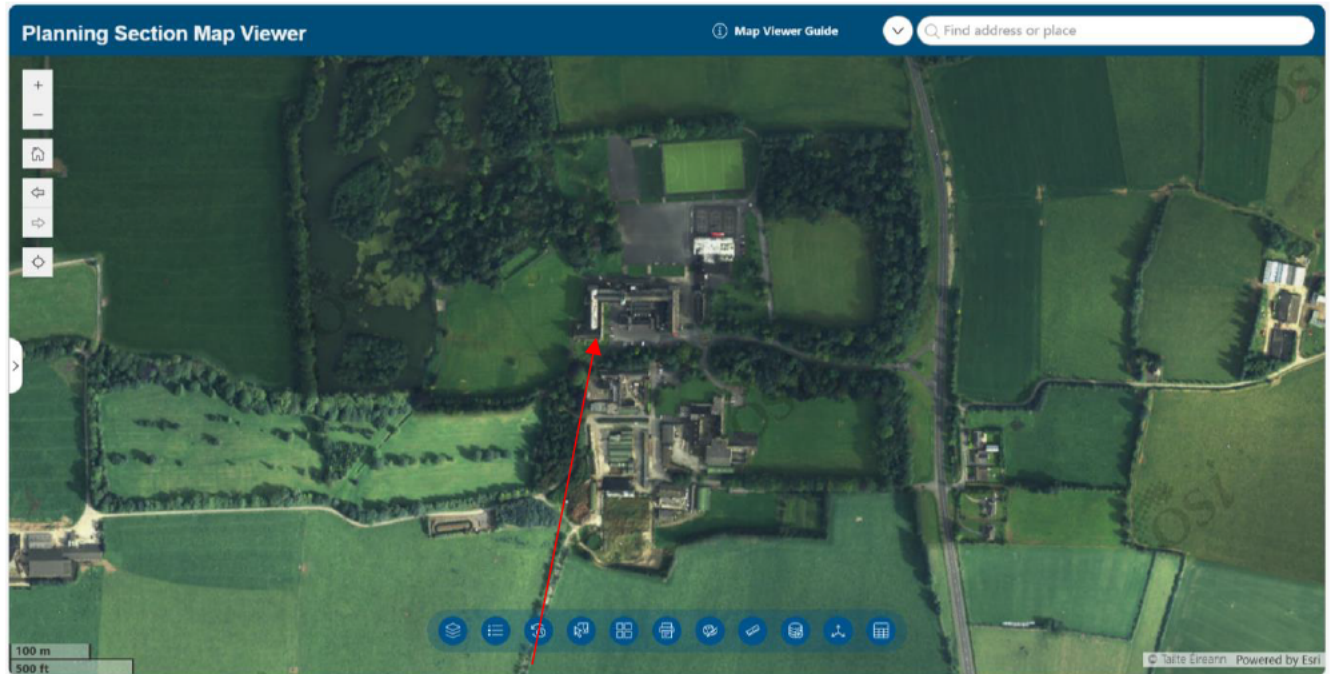


Figure 1 Site Location

2. **STATUTORY PROVISIONS**

The following statutory provisions are relevant to this case;

Planning and Development Act 2000, as amended

Section 3 (1) of the Planning and Development Act 2000, as amended (hereafter referred to as the Act), 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 Act 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 states:

(1) *The following shall be exempted developments for the purposes of this Act—*

(h) *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.*

(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).

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.

Section 57 (**Works affecting character of protected structures or proposed protected structures**)

57. (1) Notwithstanding section 4(1)(a), (h), (i), (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

Planning and Development Regulations 2001, as amended

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—

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

(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 application site is located in the rural area of Rockwell, c. 2.02km north-east of New Inn and c.5km south of Cashel. Same is c.1km west of the Regional Road R-639 and 600m east of Local Primary Road L-1312-0 where the lands are bridged by the M8. The development site is not visible from the above roads owing to existing landscaping and landform on site.

The main school building the subject of this declaration is a Protected Structure (Reg. Ref: TRPS1121 School Building) as contained within the Tipperary County Development Plan 2022-2028.

TRPS1121	Rockwell College, New Inn, Cashel	Rockwell		Tipp/Cahir/Cashel MD
----------	--------------------------------------	----------	--	----------------------

The overall landholding is occupied by 5 number National Inventory of Architectural Heritage (NIAH) designations. The main college building as being of Regional Significance (NIAH ref. 22206909) with special interest under the categories of architectural, artistic, social and historical interest; noting that the former country house includes elements attributed to the architect William Tinsley.

Other buildings of note in the Rockwell College campus include;

- The monastery (1860-1870; NIAH ref. 22206907);
- The college chapel (1880-1890; NIAH ref. 22206908);
- The demesne walls/gates/railings (1930-50; NIAH ref. 22206910);
- Early-twentieth century classroom building (1930-40; NIAH ref. 22206916).

There is no known archaeology or other designations. Rockwell Lake is a proposed Natural Heritage Area (pNHA).

b. Relevant Planning History

There is extensive planning history associated with the main school site same includes the Protected Structure. To the north of the school block there is recent planning history relating to the sports facilities on site.

24/60899 Permission GRANTED A proposed prefabricated biomass boiler room and ancillary wood chip silo, and all ancillary site works, which are located within the curtilage of a protected structure.

23/60031 Permission GRANTED for the demolition of part of Talbot House (total area of demolition =1,363 m²), including all associated site development works. (The site lies within the curtilage of a protected structure reference number RPS105 – Rockwell college).

22/60662 Permission GRANTED for (a) Construction of 2 no. calf houses with an underground slurry tank (b) Construction of extension to existing silage pit and all Associated Site Works Please Note: This site lies within the curtilage of a protected structure(s).

S57/21/8 Declaration relating to Block 3, Talbot House issued 6th September 2021

S57/21/7 Declaration relating to Block 5, Talbot House issued 6th September 2021

18600213 Permission GRANTED for (a) construction of 207 new roofed cubicles with underground slatted tank, (b) construction of a new milking parlour, dairy and waiting yard, (c) construction of a handling and drafting area, (d) Construction of an extension to existing silage pit, (e) erection of a meal bin and water tank and all associated site works. The site lies within the curtilage of a protected structure(s).

17600647 Permission GRANTED for the construction of 202 new roofless cubicles with an underground slatted tank, construction of a new straw bedded shed. Construction of a new handling and drafting area. Construction of a new silage pit, construction of a new milking parlour, dairy, waiting yard, handling area and underground slatted tank, erection of a meal bin and water tank and all associated site works. The site lies within the curtilage of a protected structure.

17/90097 Permission GRANTED demolition and replacement of two existing fire escape stairs, the property is a protected structure RPS ID Ref S105.

16/600619 Permission GRANTED for proposed demolition of Talbot House (total area 2120m²), the site lies within the curtilage of a protected structure(s) (RPS S105 - Rockwell College).

14600037 Permission GRANTED for the proposed demolition of 7 no. piggery/farm buildings (total area 2222m²) and 2 no. glasshouses (total area 1960m²)

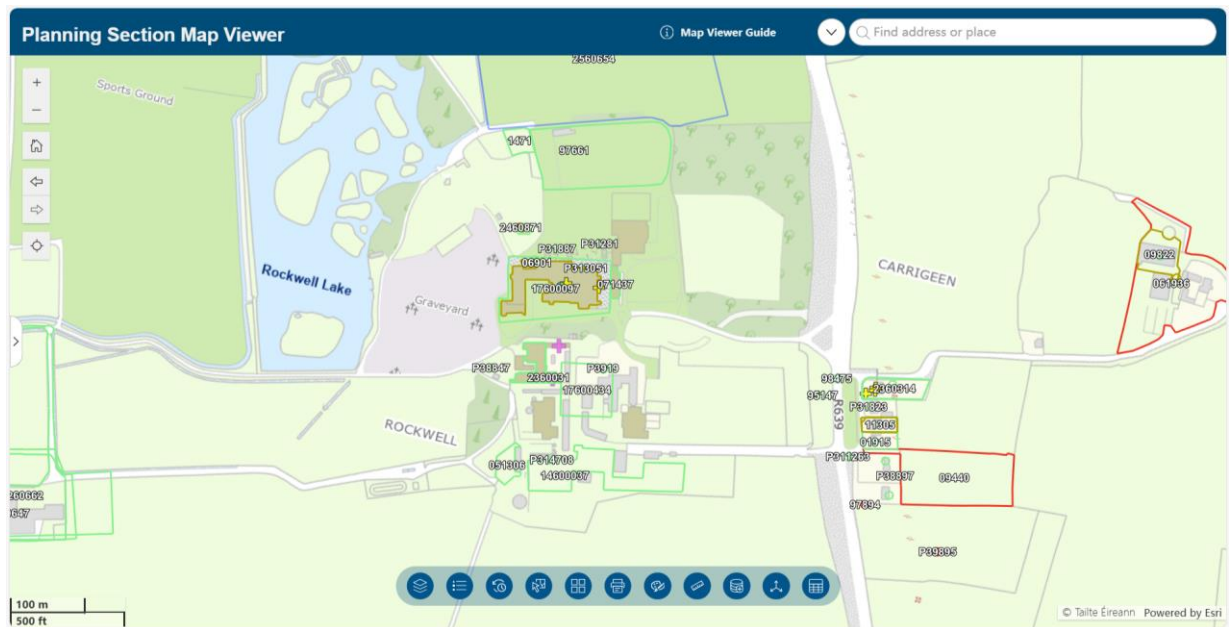


Figure 2 Planning Register

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 proposal would involve "works" and such works would constitute "development" within the meaning of Section 3 of the Planning and Development Act 2000, as amended.

B) "Is or is not Exempted Development"

The application has not included for floor plans, elevations and sections showing the location of the proposed works. No elevations of the proposed windows to be replaced have been included nor has a specification of the proposed window been submitted. Based on the absence of the above information it is unclear if the proposed works are located in historic buildings and impact on the original historic fabric of the building. Furthermore, in the absence of an Architectural Heritage Impact Assessment it is not possible to determine if the proposal would be restricted by Section 57 of the Act such that it would materially affect the character of the Protected Structure.

Further information should be requested.



Figure 3 Elevation included subject rooms
<https://www.rockwellcollege.ie/visit-rockwell-rockwell-tour/>

C) Restrictions under Article 9

Further information recommended. It is not clear if the proposal is restricted under Article 9 at this stage.

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

AA

The proposal has been screened as to the requirement for AA and it has been determined that same is not required.

EIA

The proposal is not a class of development requiring EIA. See Pre-Screening Report attached.

4. RECOMMENDATION

It is recommended that **Further Information** be requested 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. As the building a Protected Structure the restriction on exemption set out under Section 57 of the Planning and Development Act 2000, as amended, is applicable.

The application as submitted does not include for appropriately scaled floor plans, elevations or sections showing the location and extent of the proposed works and same is required in order for the Planning Authority to determine if the proposal can be considered exempted development. Furthermore, it has not been demonstrated that the proposal would not have a material impact on the character of the Protected Structure and that Section 57 of the Planning and Development Act 2000, as amended, does not apply.

In order to enable an informed determination of the application the applicant is requested to submit;

- Floor Plans/Elevations and Sections as necessary demonstrating the location and extent of the proposed works in each room.

- Elevations of the proposed windows to be replaced. Indication whether windows are form part original historic fabric or otherwise. Style and specification including colour of the replacement windows to be outlined. Photographs of each window to be replaced should be included.
- An Architectural Heritage Impact Assessment of the proposal which shall be undertaken and laid out in accordance with the *Architectural Heritage Protection Guidelines for Planning Authorities 2011*. The AHIA shall be prepared by an appropriately qualified and experienced conservation professional and should include a room by room schedule of the proposed works which is cross referenced with photographs of the location of the proposed works.

District Planner:



Date: 16/07/2025



Senior Executive Planner:

Date: 17.7.2025

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

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

(a) File Reference No:	S5/25/82
(b) Brief description of the project or plan:	The use of these rooms as dormitories and that the refurbishment works as per the attached specification sheets It is proposed to replace the existing single PVC windows with triple glazed windows.
(c) Brief description of site characteristics:	Existing school site with in rural area
(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 SAC	https://www.npws.ie/protected-sites/sac/002137	Within 0.5km	None	No
002125 Anglesey Road SAC	https://www.npws.ie/protected-sites/sac/002125	Within 15km	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.	No potential impacts.

<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 													
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													
<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>													
The proposed development is not likely to have significant effects.													
Conclusion:													
	<table border="1"> <thead> <tr> <th></th> <th>Tick as Appropriate:</th> <th>Recommendation:</th> </tr> </thead> <tbody> <tr> <td>(i) It is clear that there is no likelihood of significant effects on a European site.</td> <td><input checked="" type="checkbox"/></td> <td>The proposal can be screened out: Appropriate assessment not required.</td> </tr> <tr> <td>(ii) It is uncertain whether the proposal will have a significant effect on a European site.</td> <td><input type="checkbox"/></td> <td> <input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission </td> </tr> <tr> <td>(iii) Significant effects are likely.</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/> Request NIS</td> </tr> </tbody> </table>		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
	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:	S5/25/82	
Development Summary:	The use of these rooms as dormitories and that the refurbishment works as per the attached specification sheets It is proposed to replace the existing single PVC windows with triple glazed windows.	
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes, no further action required <input checked="" type="checkbox"/> No, Proceed to Part A	
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)		
<input type="checkbox"/> Yes, specify class _____		EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No		Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)		
<input checked="" type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2		No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _____		EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : _____		Proceed to Part C
C. If Yes, has Schedule 7A information/screening report been submitted?		
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant		Screening required Determination
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant		Preliminary Examination required



Date: 17th July 2025

Our Ref: S5/25/82

Civic Offices, Nenagh

Board of Management Rockwell College
Rockwell College
Cashel
Co. Tipperary

Re: Application for a Section 5 Declaration – The use of these rooms as dormitories and that the refurbishment works as per the attached specification sheets. It is also proposed to replace the existing single PVC windows with triple glazed windows.

Dear Sir/Madam,

I refer to an application received from you on 24th June 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;

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. As the building a Protected Structure the restriction on exemption set out under Section 57 of the Planning and Development Act 2000, as amended, is applicable.

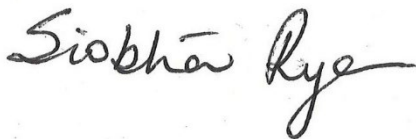
The application as submitted does not include for appropriately scaled floor plans, elevations or sections showing the location and extent of the proposed works and same is required in order for the Planning Authority to determine if the proposal can be considered exempted development. Furthermore, it has not been demonstrated that the proposal would not have a material impact on the character of the Protected Structure and that Section 57 of the Planning and Development Act 2000, as amended, does not apply.

In order to enable an informed determination of the application the applicant is requested to submit;

- Floor Plans/Elevations and Sections as necessary demonstrating the location and extent of the proposed works in each room.
- Elevations of the proposed windows to be replaced. Indication whether windows are form part original historic fabric or otherwise. Style and specification including colour of the replacement windows to be outlined. Photographs of each window to be replaced should be included.
- An Architectural Heritage Impact Assessment of the proposal which shall be undertaken and laid out in accordance with the *Architectural Heritage Protection Guidelines for Planning Authorities 2011*. The AHIA shall be prepared by an appropriately qualified and experienced conservation professional and should include a room by room schedule of the proposed works which is cross referenced with photographs of the location of the proposed works.

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

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**

240

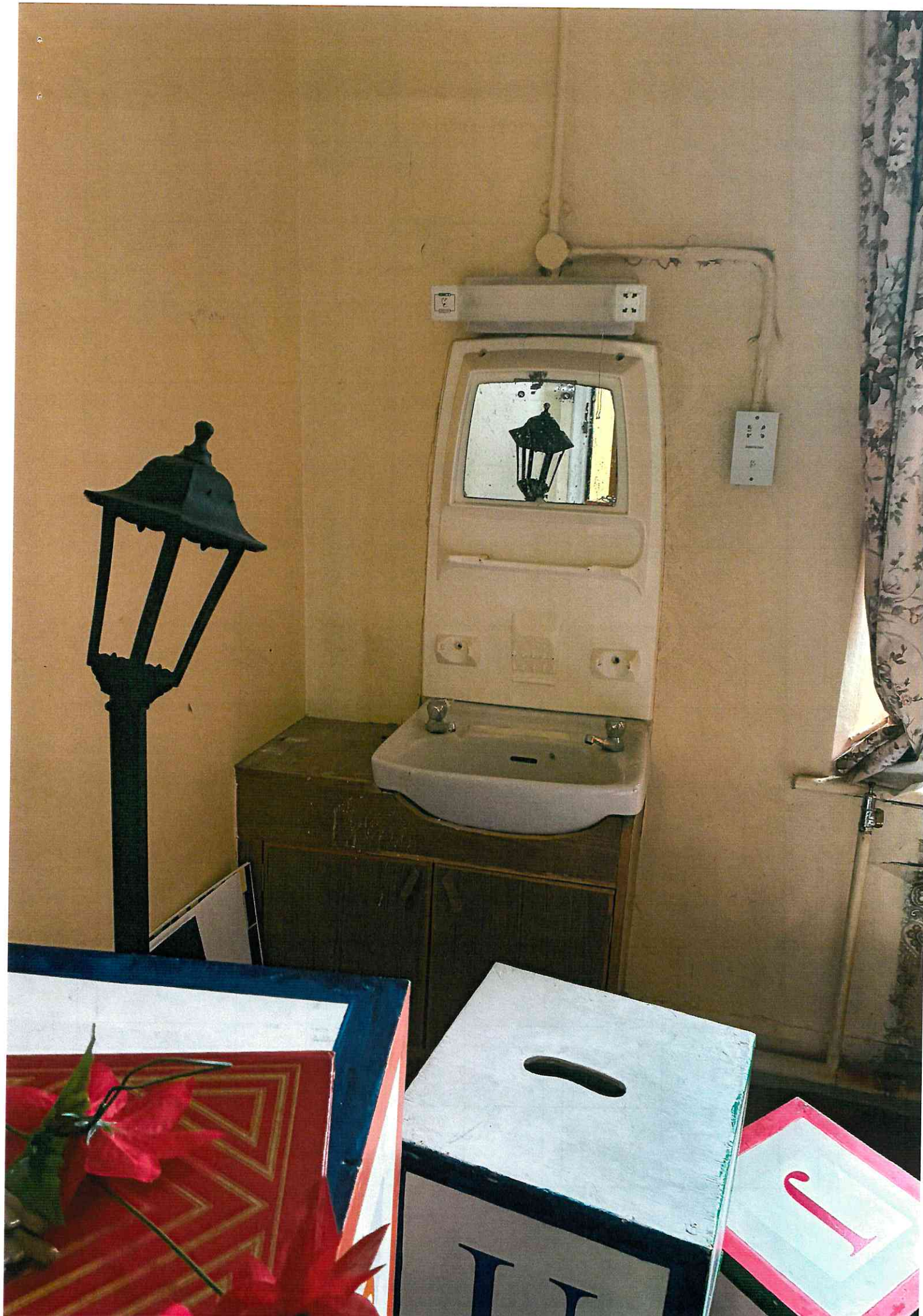
Same As 246

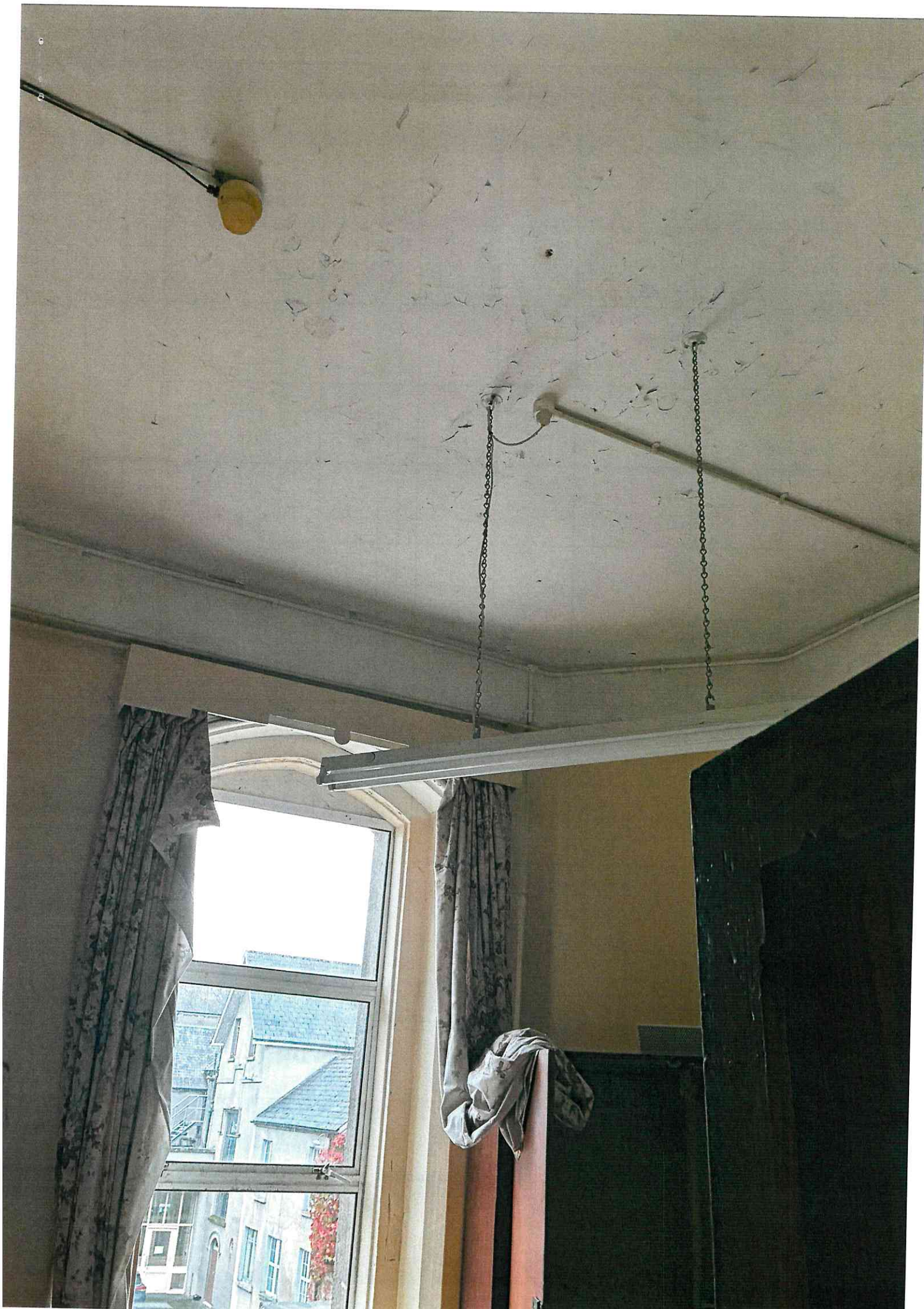
Same As 246















Comhairle Contae Thibraid Árann
Tipperary County Council

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

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

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

tipperarycoco.ie

Date: 13th October 2025 Our Ref: S5/25/82 Civic Offices, Clonmel

Board of Management Rockwell College
Rockwell College
Cashel
Co. Tipperary

**Re: Application for a Section 5 Declaration - the use of these rooms as dormitories is exempt from the planning process and that the refurbishment works as per the attached specification sheets is also exempt. It is proposed to replace the existing single PVC window with triple glazed windows at Rockwell College, Cashel, Co. Tipperary
E25 ED60**

Dear Sir/ Madam

I acknowledge receipt of further information received on 9th October, 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

Report No. 2

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

Planning Reference:	S5/25/82
Applicant:	Board of Management Rockwell College
Development Address:	Rockwell College, Cashel, Co. Tipperary
Proposed Development:	The use of these rooms as dormitories and that the refurbishment works as per the attached specification sheets. It is proposed to replace the existing single PVC windows with triple glazed windows.

Further information was requested on 14th April 2025 under Section 5(2) of the Act. A Further Information Response was received on 9th October 2025.

1. GENERAL

On 24th June 2025 a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended by Board of Management Rockwell College as to whether or not the following works constituted development and if so, whether same was exempted development:

The use of these rooms as dormitories and that the refurbishment works as per the attached specification sheets. It is proposed to replace the existing single PVC windows with triple glazed windows.

The proposed works are outlined hereunder (non-exhaustive)

- Refurbishment works are proposed to the following rooms
(strip down walls, ceiling, replacing carpet painting, furnishing, electrical works, upgrade works to kitchen, plumbing, removal of ceiling tiles, flooring etc)
 - Staff office/ reception
 - Common room
 - Shower/ toilet for Junior wings
 - Kitchenette
 - Prefect room
 - Room 229- 233, 237,238,240-245,248,249
 - Room 239 Staff en-suite room
 - Prefect private shower room
- Fire doors
- Upgrade emergency lighting and alarm system
- Fire door to sub-divide the corridor

The main school building the subject of this declaration is a Protected Structure (Reg. Ref: TRPS1121 School Building) as contained within the Tipperary County Development Plan 2022-2028.

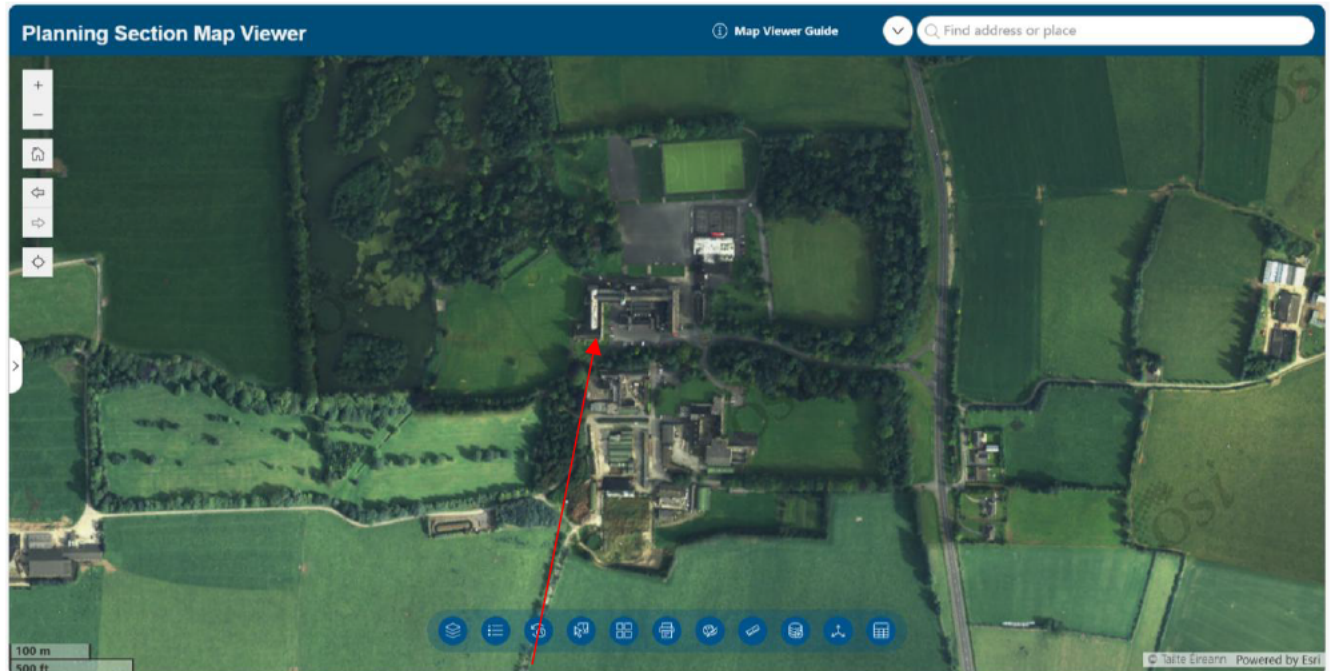


Figure 1 Site Location

2. **STATUTORY PROVISIONS**

The following statutory provisions are relevant to this case;

Planning and Development Act 2000, as amended

Section 3 (1) of the Planning and Development Act 2000, as amended (hereafter referred to as the Act), 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 Act 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 states:

(1) *The following shall be exempted developments for the purposes of this Act—*

(h) *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.*

(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).

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.

Section 57 (*Works affecting character of protected structures or proposed protected structures*)

57. (1) Notwithstanding section 4(1)(a), (h), (i), (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

Planning and Development Regulations 2001, as amended

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—

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

(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 application site is located in the rural area of Rockwell, c. 2.02km north-east of New Inn and c.5km south of Cashel. Same is c.1km west of the Regional Road R-639 and 600m east of Local Primary Road L-1312-0 where the lands are bridged by the M8. The development site is not visible from the above roads owing to existing landscaping and landform on site.

The main school building the subject of this declaration is a Protected Structure (Reg. Ref: TRPS1121 School Building) as contained within the Tipperary County Development Plan 2022-2028.

TRPS1121	Rockwell College, New Inn, Cashel	Rockwell		Tipp/Cahir/Cashel MD
----------	--------------------------------------	----------	--	----------------------

The overall landholding is occupied by 5 number National Inventory of Architectural Heritage (NIAH) designations. The main college building as being of Regional Significance (NIAH ref. 22206909) with special interest under the categories of architectural, artistic, social and historical interest; noting that the former country house includes elements attributed to the architect William Tinsley.

Other buildings of note in the Rockwell College campus include;

- The monastery (1860-1870; NIAH ref. 22206907);
- The college chapel (1880-1890; NIAH ref. 22206908);
- The demesne walls/gates/railings (1930-50; NIAH ref. 22206910);
- Early-twentieth century classroom building (1930-40; NIAH ref. 22206916).

There is no known archaeology or other designations. Rockwell Lake is a proposed Natural Heritage Area (pNHA).

b. Relevant Planning History

There is extensive planning history associated with the main school site same includes the Protected Structure. To the north of the school block there is recent planning history relating to the sports facilities on site.

24/60899 Permission GRANTED A proposed prefabricated biomass boiler room and ancillary wood chip silo, and all ancillary site works, which are located within the curtilage of a protected structure.

23/60031 Permission GRANTED for the demolition of part of Talbot House (total area of demolition =1,363 m²), including all associated site development works. (The site lies within the curtilage of a protected structure reference number RPS105 – Rockwell college).

22/60662 Permission GRANTED for (a) Construction of 2 no. calf houses with an underground slurry tank (b) Construction of extension to existing silage pit and all Associated Site Works Please Note: This site lies within the curtilage of a protected structure(s).

S57/21/8 Declaration relating to Block 3, Talbot House issued 6th September 2021

S57/21/7 Declaration relating to Block 5, Talbot House issued 6th September 2021

18600213 Permission GRANTED for (a) construction of 207 new roofed cubicles with underground slatted tank, (b) construction of a new milking parlour, dairy and waiting yard, (c) construction of a handling and drafting area, (d) Construction of an extension to existing silage pit, (e) erection of a meal bin and water tank and all associated site works. The site lies within the curtilage of a protected structure(s).

17600647 Permission GRANTED for the construction of 202 new roofless cubicles with an underground slatted tank, construction of a new straw bedded shed. Construction of a new handling and drafting area. Construction of a new silage pit, construction of a new milking parlour, dairy, waiting yard, handling area and underground slatted tank, erection of a meal bin and water tank and all associated site works. The site lies within the curtilage of a protected structure.

17/90097 Permission GRANTED demolition and replacement of two existing fire escape stairs, the property is a protected structure RPS ID Ref S105.

16/600619 Permission GRANTED for proposed demolition of Talbot House (total area 2120m²), the site lies within the curtilage of a protected structure(s) (RPS S105 - Rockwell College).

14600037 Permission GRANTED for the proposed demolition of 7 no. piggery/farm buildings (total area 2222m²) and 2 no. glasshouses (total area 1960m²)

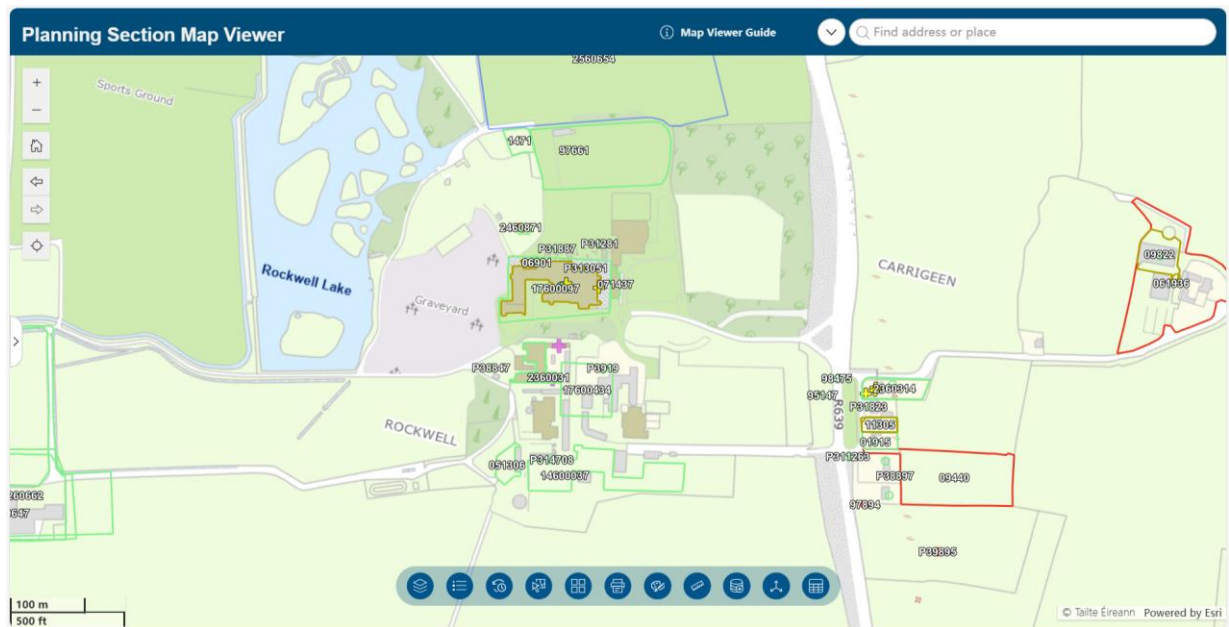


Figure 2 Planning Register

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 proposal would involve "works" and such works would constitute "development" within the meaning of Section 3 of the Planning and Development Act 2000, as amended.

B) "Is or is not Exempted Development"

The application has not included for floor plans, elevations and sections showing the location of the proposed works. No elevations of the proposed windows to be replaced have been included nor has a specification of the proposed window been submitted. Based on the absence of the above information it is unclear if the proposed works are located in historic buildings and impact on the original historic fabric of the building. Furthermore, in the absence of an Architectural Heritage Impact Assessment it is not possible to determine if the proposal would be restricted by Section 57 of the Act such that it would materially affect the character of the Protected Structure.

Further information should be requested.



Figure 3 Elevation included subject rooms
<https://www.rockwellcollege.ie/visit-rockwell-rockwell-tour/>

C) Restrictions under Article 9

Further information recommended. It is not clear if the proposal is restricted under Article 9 at this stage.

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

AA

The proposal has been screened as to the requirement for AA and it has been determined that same is not required.

EIA

The proposal is not a class of development requiring EIA. See Pre-Screening Report attached.

4. FUTHER INFORMATION REQUEST, RESPONSE & ASSESSMENT

Further Information was requested on 17th July 2025 under Section 5(2) of the Act 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. As the building a Protected Structure the restriction on exemption set out under Section 57 of the Planning and Development Act 2000, as amended, is applicable.*

The application as submitted does not include for appropriately scaled floor plans, elevations or sections showing the location and extent of the proposed works and same is required in order for the Planning Authority to determine if the proposal can be considered exempted development. Furthermore, it has not been demonstrated that the proposal would not have a material impact on the character of the Protected Structure and that Section 57 of the Planning and Development Act 2000, as amended, does not apply.

In order to enable an informed determination of the application the applicant is requested to submit;

- Floor Plans/Elevations and Sections as necessary demonstrating the location and extent of the proposed works in each room.*
- Elevations of the proposed windows to be replaced. Indication whether windows are form part original historic fabric or otherwise. Style and specification including colour of the replacement windows to be outlined. Photographs of each window to be replaced should be included.*
- An Architectural Heritage Impact Assessment of the proposal which shall be undertaken and laid out in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities 2011. The AHIA shall be prepared by an appropriately qualified and experienced conservation professional and should include a room by room schedule of the proposed works which is cross referenced with photographs of the location of the proposed works.*

The Response included for the following:

- Photos of the interior of a bedroom and door
- Architectural Heritage Impact Assessment prepared by ACP date 3rd October 2025
- Unscaled floor plan drawings as an appendix to the AHIA (Provided by applicant)

I note that the AHIA includes a historic overview of the buildings and its protected status. Section 5 includes for a record of the existing elements of the subject rooms and Section 6 include a table of all the proposed external and internal works. I note it is also proposed to carry out the following works which did not form part of the Declaration Form

- New external wastewater piping to serve new shower block No 249 & 238
- Replace all external aluminium with modern PVC on the east and west facades

I note there a Section 57 submitted in relation to a similar proposal under S57/24/36. The further information response on this Section 5 was referred to the Architectural Conservation Officer who has reviewed same and considers that the FI response included for inadequate floor plans and a poorly-presented, often contradictory schedule of works. It is considered that the material submitted with the S5 application is inadequate to demonstrate that the works will not materially impact on the Protected Structure and therefore it has not been demonstrated that same avail of an exemption.

5. **RECOMMENDATION**

WHEREAS a question has arisen as to whether the use of rooms as dormitories and refurbishment works and replacement of the existing single PVC windows with triple glazed windows at Rockwell College, Cashel, Co. Tipperary is development and 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) Section 57 of the Planning and Development Act, 2000, as amended
- (c) Article 5 and 9 of the Planning and Development Regulations 2001, as amended,

AND WHEREAS Tipperary County Council has concluded that –

The proposal constitutes works and is development.

Owing to the deficiencies in the information submitted under the Section 5 application, and the lack of clarity in relation to the proposal, it is not possible to confirm if the use of the rooms as dormitories and refurbishment works and replacement of the existing single PVC windows with triple glazed windows at Rockwell College, Cashel, Co. Tipperary is or is not exempted development.

District Planner:



Date: 22/10/2025

Senior Executive Planner:



Date: 23.10.2025

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

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

(a) File Reference No:	S5/25/82
(b) Brief description of the project or plan:	The use of these rooms as dormitories and that the refurbishment works as per the attached specification sheets It is proposed to replace the existing single PVC windows with triple glazed windows.
(c) Brief description of site characteristics:	Existing school site with in rural area
(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 SAC	https://www.npws.ie/protected-sites/sac/002137	Within 0.5km	None	No
002125 Anglesey Road SAC	https://www.npws.ie/protected-sites/sac/002125	Within 15km	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 	No potential impacts.

<ul style="list-style-type: none"> • 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 													
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													
<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>													
The proposed development is not likely to have significant effects.													
Conclusion:													
	<table border="1"> <thead> <tr> <th></th> <th>Tick as Appropriate:</th> <th>Recommendation:</th> </tr> </thead> <tbody> <tr> <td>(i) It is clear that there is no likelihood of significant effects on a European site.</td> <td><input checked="" type="checkbox"/></td> <td>The proposal can be screened out: Appropriate assessment not required.</td> </tr> <tr> <td>(ii) It is uncertain whether the proposal will have a significant effect on a European site.</td> <td><input type="checkbox"/></td> <td> <input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission </td> </tr> <tr> <td>(iii) Significant effects are likely.</td> <td><input type="checkbox"/></td> <td> <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission </td> </tr> </tbody> </table>		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
	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:	S5/25/82
Development Summary:	The use of these rooms as dormitories and that the refurbishment works as per the attached specification sheets It is proposed to replace the existing single PVC windows with triple glazed windows.
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes, no further action required <input checked="" type="checkbox"/> No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
<input type="checkbox"/> Yes, specify class _____	EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
<input checked="" type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2	No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _____	EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : _____	Proceed to Part C
C. If Yes, has Schedule 7A information/screening report been submitted?	
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening required Determination
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required



Date: 28th October, 2025

Our Ref: S5/25/82

Civic Offices, Nenagh

Board of Management Rockwell College
Rockwell College
Cashel
Co. Tipperary

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

Dear sir/madam,

I refer to your application for a Section 5 Declaration received on 24th June, 2025, and Further Information received on 9th October, 2025 in relation to the following proposed works:

The use of these rooms as dormitories and that the refurbishment works as per the attached specification sheets. It is proposed to replace the existing single PVC windows with triple glazed windows at Rockwell College, Cashel, 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) Section 57 of the Planning and Development Act, 2000, as amended
- (c) Article 5 and 9 of the Planning and Development Regulations 2001, as amended,

AND WHEREAS Tipperary County Council has concluded that –

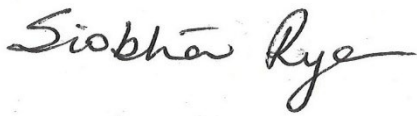
The proposal constitutes works and is development.

Owing to the deficiencies in the information submitted under the Section 5 application, and the lack of clarity in relation to the proposal, it is not possible

to confirm if the use of the rooms as dormitories and refurbishment works and replacement of the existing single PVC windows with triple glazed windows at Rockwell College, Cashel, Co. Tipperary is or **is not 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: **S5/25/82** **Delegated Employee's Order No:** _____

SUBJECT: Section 5 Declaration

I, Brian Beck, 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. 44188 dated 3rd October, 2025, hereby order that pursuant to the provisions of the Planning and Development Act 2000, as amended, that an application under Section 5 from Board of Management Rockwell College, Rockwell College, Cashel, Co. Tipperary, re: The use of these rooms as dormitories and that the refurbishment works as per the attached specification sheets. It is proposed to replace the existing single PVC windows with triple glazed windows at Rockwell College, Cashel, 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) Section 57 of the Planning and Development Act, 2000, as amended
- (c) Article 5 and 9 of the Planning and Development Regulations 2001, as amended,

AND WHEREAS Tipperary County Council has concluded that –

The proposal constitutes works and is development.

Owing to the deficiencies in the information submitted under the Section 5 application, and the lack of clarity in relation to the proposal, it is not possible to confirm if the use of the rooms as dormitories and refurbishment works and replacement of the existing single PVC windows with triple glazed windows at Rockwell College, Cashel, Co. Tipperary is or is **not exempted development**.

Signed:


Brian Beck
Director of Services

Date: 28/10/2025