



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:

Applicant	MARY COPE
Address	2 Brookville Breen, Borrisokane Road, Nenagh E45 X395
Telephone No.	
E-mail	

2. Agent's (if any) address:

Agent	
Address	
Telephone No.	
E-mail	
Please advise where all correspondence in relation to this application is to be sent;	
Applicant [] Agent []	

3. Location of Proposed Development:

Postal Address <u>or</u> Townland <u>or</u> Location (as may best identify the land or structure in question)	
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4. **Development Details:**

Please provide details of the proposed development for which an exemption under Section 5 of the Planning and Development Act is applied for.

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

Permission to Keep White Window
per picture Attached, instead of
glass in Study Room. I bought
House in 2018, and the garage
Door was with this glass and it was A
Proposed floor area of proposed works/uses: Study Room. sqm

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

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

Signature of Applicant(s)



Date: 14-10-2025

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 0818 06 5000

E-Mail planning@tipperarycoco.ie

FOR OFFICE USE ONLY

DATE STAMP

Fee Recd. € 80.00

Receipt No NEN/AM/10/132372

Date 14/10/2025

Received by Doreen O'Brien

2 Brookville Green
Nenagh
Co. Tipperary E45 X395
26th August 2025

Mr Jonathan Flood
Senior Planner
Planning Department
Tipperary County Council
Limerick Road
Nenagh
Co. Tipperary



Dear Mr Flood,

Re: 2 Brookville Green, Nenagh, Co. Tipperary

I am writing in relation to my home of the above address, which I purchased in 2018. The house needed major refurbishment. I do not know how long it was vacant but there were derelict notices on the property. It was a bank sale, I was given little information except what I gathered from neighbours. At one point I know the house was rented with one family downstairs, another upstairs.

My reason for contacting you is as you can see from attached DNG details. There was a big pane of glass to left of the front door. It was a such an eye sore and could not be opened for ventilation, I had this glass removed and sourced red brick and a window put in so that it would be in keeping with the rest of the house and indeed my neighbour No. 1, No. 3 is a different house design a larger property. (These 3 houses are on the main road the rest of the estate is behind us). Attached please see photo before and now.

I am asking you to please grant me a Minor Variation for the window I had installed.

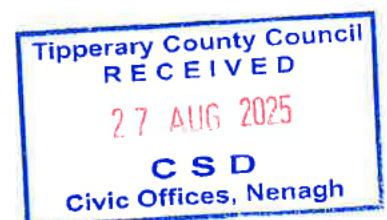
This house was in a most awful condition when I bought it. Much worse than I was given to believe. In fact, it nearly broke me mentally as well as financially.

If you require any further detail please do not hesitate to contact me [redacted] mail:

Thank you for your attention.

Yours sincerely,

[redacted]
Mary Cope



DNG

MICHAEL GILMARTIN

DNG Michael Gilmartin

2 Brookville Green, Nenagh, Tipperary**4 Bedroom Detached House c.133.37 m² / c.1436 ft²****For Sale By Auction AMV:****BER D1**

E45 X395

L581
X581

***** For sale by Public Auction *****

***** 6th June 2018 at The Imperial Hotel, South Mall, Cork City *****

***** Registrations start at 10am. Auction to begin at 11am *****

How do you purchase at the auction:

1. To bid on the day of the auction you are required to register on the morning of the auction.
2. To register you are required to bring a valid utility bill, ID (passport/drivers licence) and a bank draft or cheque. All funds need to be made out to DNG Creedon Auctioneers.
3. On the day of the auction, you are expected to sign the contracts when the deal is agreed.
4. You are required to pay a deposit of 10% of the purchase price or a minimum of €5,000 whichever is greater, when signing the contracts.
5. Congratulations 28 days later the property is yours.

No 2 Brookville Green is a detached house measuring c.133.37sqm on its own site with direct access onto the Borrisokane Road. Internally the property consists of living room with open fire, double doors to kitchen/dining area, utility room with WC and a study. On the first floor there are 4 bedrooms, 1 of which is ensuite, with a family bathroom. The property is in need of significant refurbishment, repair and upgrading. There is a southerly aspect to the large rear garden. This would make a fantastic family home for those seeking a property on its own site.

Open Viewings: Tuesday 15th May: 13:15 - 13:45 Thursday 17th May: 17:00 - 17:30 Tuesday 22nd May 11:00 - 11:30

www.myhome.ie/1234600

Accommodation

Entrance Hall	3.871m x 2.017m
Living Room	5.625m x 4.096m
Kitchen/Dining	6.219m x 4.264m
Utility Room	3.076m x 2.946m
Converted Garage/Study	5.015m x 2.726m
Bedroom 1	2.768m x 2.889m
Bedroom 2	4.53m x 3.235m
Ensuite	2.546m x 1.885m
Bedroom 3	4.032m x 3.031m
Bedroom 4	2.327m x 3.076m
Main Bathroom	1.923m x 1.821m

Tiled

Tiled kitchen area, timber floor dining area

Built in Wardrobe

Ensuite

Built in Wardrobe

Features

- Large front and rear gardens
- 4 bedrooms - 1 ensuite
- Good location within walking distance of Nenagh town and all amenities

BER Details

BER: D1 BER No.110749488 Energy Performance Indicator:235.84 kWh/m²/yr

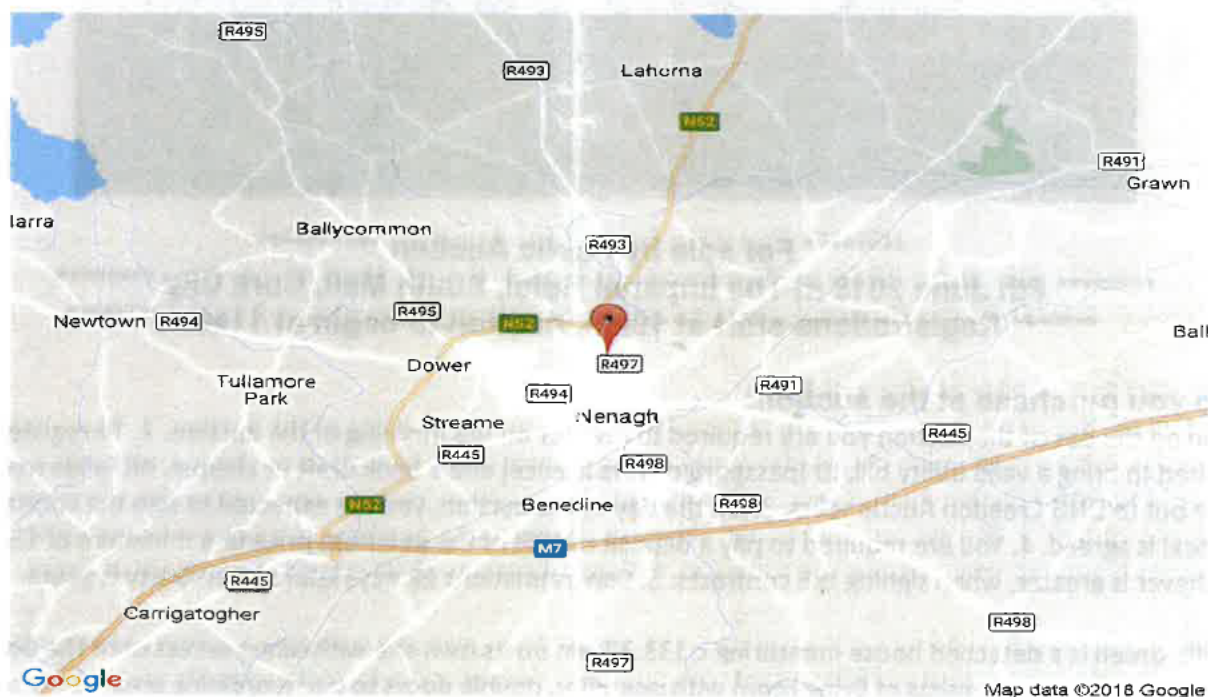
Viewing

Open Viewings: Tuesday 15th May 13:15 - 13:45

Thursday 17th May 17:00 - 17:30

Tuesday 22nd May 11:00 - 11:30

Directions



14 OCT 2025

PLANNING SECTION

FILE NO. 55725/132



House now 26-08-2025



55/257132.



55/25/132.



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 5000/600
e customerservice
@tipperarycoco.ie
tipperarycoco.ie

Date: 15th October, 2025

Our Ref: S5/25/132

Civic Offices, Nenagh

Mary Cope
2 Brookville Green
Borrisokane Road
Nenagh
E45 X395


Re: Application for a Section 5 Declaration – Retain white window as shown, instead of glass in Study Room. House was purchased in 2018 and the garage door was with this glass and it was a Study Room at 2 Brookville, Green, Borrisokane Road, Nenagh, Co. Tipperary.

Dear Ms Cope,

I acknowledge receipt of your application for a Section 5 Declaration received on 14th 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

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

Planning Reference: S5/25/132
Applicant: Mary Cope
Development Address: 2 Brookville Green, Borrisokane Road, Nenagh E45 X395
Proposed Development: To retain white window instead of glass in Study Room.

1. GENERAL

On the 14th October a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended by Mary Cope as to whether or not the following works constituted development and if so, whether same was exempted development:

- To retain white window instead of glass in Study Room.

The information provided with the declaration application shows that when the applicant purchased the dwelling there was a large opening where the window is now located and that the applicant altered the opening through developing a new smaller sized window with brick facing wall. The details show the window serves a study room (formerly a garage) sized 13.5 sq m. I consider the question should be amended to include for the conversion of the garage to a study and the associated alterations to the front elevation.

2. STATUTORY PROVISIONS

The following statutory provisions are relevant to this referral case;

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

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

And,

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

Section 3 (1) 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 provides for Exempted Development and Section 4(1) sets out works which shall be exempted development for the purposes of the Planning and Development Act 2000, as amended. 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.

Section 4(1) (h) of the Act provides an exemption for :

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;

Section 4 (2)(a) of the Planning and Development Act 2000, as amended, states as follows:-

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

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

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

Section 4(4) states that notwithstanding paragraphs 9a0, (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 4 (4) of the Planning and Development Act 2000, as amended, states as follows:-

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

Planning and Development Regulations 2001, as amended

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

Exempted Development.

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

(3) Subject to article 9, in areas other than a city, a town or an area specified in section 19(1)(b) of the Act or the excluded areas as defined in section 9 of the Local Government (Reorganisation) Act, 1985 (No. 7 of 1985), development of a class specified in column 1 of Part 3 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 3 opposite the mention of that class in the said column 1.

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

Development within the curtilage of a house

Class 1

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

Conditions and Limitations

1.

(a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.

(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.

(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.

2.

(a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.

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

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

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

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.

(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.

(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

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

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

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

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

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

ASSESSMENT

a. Site Location

The site is located at 2 Brookville Green, Borrisokane Road, Nenagh E45 X395. There is an existing dwelling on the site.

b. Relevant Planning History

None recent.

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 Act.

B) "Is or is not Exempted Development"

I consider the conversion of the garage to residential use as part of the house comes within the planning exemption provided under Class 1 of Schedule 2, Part 1 of the Planning and Development Regulations 2001 as amended. The works to the front elevation (installation of a smaller window and associated works) can be considered exempt pursuant to Section 4(1) (h) of the Planning and Development Act 2000, as amended.

C) Restrictions under Article 9

No restrictions under Article 9 apply.

D) Requirement for Appropriate Assessment and Environmental Impact Assessment

AA

Screening for AA is not required in respect of the proposal which is not considered to constitute development.

EIA

Screening for EIA is not required in respect of the proposal which is not considered to constitute development.

8. RECOMMENDATION

A question has arisen as to whether to retain white window instead of glass in Study Room is development and is or is not exempted development:

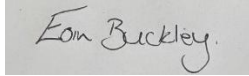
Tipperary County Council, in considering this referral, had regard particularly to -

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

Tipperary County Council has concluded that –

The development consisting of the retention of white window instead of glass in Study Room is development within the meaning of the Planning and Development act 2000, as amended and is exempted development.

Signed:

A rectangular box containing a handwritten signature in cursive script that reads "Eon Buckley".

Date: 22/10/2025

Signed: _____ *Jonathan Flood*

Date: 03/11/2025

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

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

(a) File Reference No:	S5/25/132
(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. No referrals made

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 screening Y/N
002241 Lough Derg, North-East Shore	https://www.npws.ie/protected-sites/sac/002241	Within 10km	None	No
002258 Silvermines Mountains West	https://www.npws.ie/protected-sites/sac/002258	Within 15km	None	No
002241 Lower River Shannon	https://www.npws.ie/protected-sites/sac/002165	Within 15km	None	No
002124 Bolingbrook Hill	https://www.npws.ie/protected-sites/sac/002124	Within 15km	None	No
001197 Keeper Hill	https://www.npws.ie/protected-sites/sac/001197	Within 15km	None	No
000939 Silvermine Mountains	https://www.npws.ie/protected-sites/sac/000939	Within 15km	None	No
004165 Slievefelim to Silvermines	https://www.npws.ie/protected-sites/sac/004165	Within 10km	None	No

Mountains SPA				
004058 Lough Derg (Shannon) SPA	https://www.npws.ie/protected-sites/sac/004058	Within 10km	None	No

STEP 3. Assessment of Likely Significant Effects

(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:

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

(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 	No impacts
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- Interference with the key relationships that define the structure or ecological function of the site

(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.

The proposal presents no impacts on any Natura 2000 site.

Conclusion:

	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European site.	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
(iii) Significant effects are likely.	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:	Eoin Buckley, Planner	Date: 22/10/2025

EIA Pre-Screening Establishing a development is a 'sub-threshold development'	
File Reference:	S5/25/132
Development Summary:	As per planners report
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes, no further action required <input checked="" type="checkbox"/> No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
<input type="checkbox"/> Yes, specify class _____	EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
<input checked="" type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2	No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _____	EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : _____	Proceed to Part C
C. If Yes, has Schedule 7A information/screening report been submitted?	
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required



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Tipperary County Council

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Civic Offices, Nenagh,
Co. Tipperary
E45 A099

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

Date: 4th November 2025

Our Ref: S5/25/132

Civic Offices, Nenagh

Mary Cope
2 Brookville Green
Borrisokane Road
Nenagh
Co Tipperary
E45 X395

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

Dear Mary,

I refer to your application for a Section 5 Declaration received on 14th October, 2025 in relation to the following proposed works:

To retain white window instead of glass in Study Room at 2 Brookville Green, Borrisokane Road, Nenagh E45 X395.

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

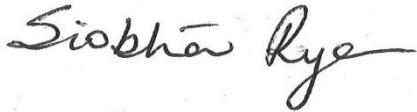
AND WHEREAS Tipperary County Council, in considering this referral, had regard particularly to –

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

Tipperary County Council has concluded that The development consisting of the retention of white window instead of glass in Study Room 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 written in a cursive style with a long horizontal flourish at the end.

for **Director of Services**

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/25/132** **Delegated Employee's Order No:** _____

SUBJECT: Section 5 Declaration

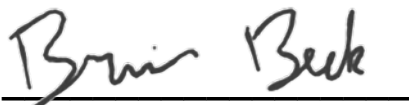
I, Brian Beck, Director of Services, Tipperary County Council, by virtue of the powers delegated to me in accordance with the provisions of Section 154 of the Local Government Act 2001, as amended by Schedule 1, Part 1 of the Local Government Reform Act 2014 under Chief Executive's Order No. 44188 dated 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 Mary Cope, 2 Brookville Green, Borrisokane Road, Nenagh, Co Tipperary, E45 X395, re: To retain white window instead of glass in Study Room at 2 Brookville Green, Borrisokane Road, Nenagh E45 X395 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) Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 as amended.
- c) Articles 6 and 9 of the Planning and Development Regulations 2001 as amended.

Tipperary County Council has concluded that the development consisting of the retention of white window instead of glass in Study Room is development within the meaning of the Planning and Development act 2000, as amended and **is exempted development**.

Signed:



Brian Beck
Director of Services

Date:04/11/2025