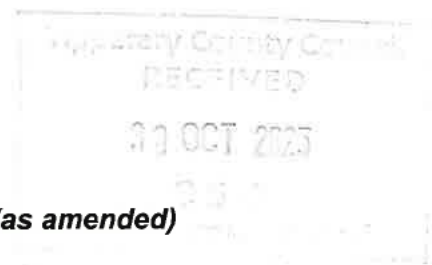




Comhairle Contae Thiobraid Árann
Tipperary County Council



PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

1. Applicant's address/contact details:

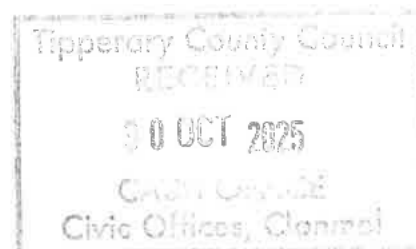
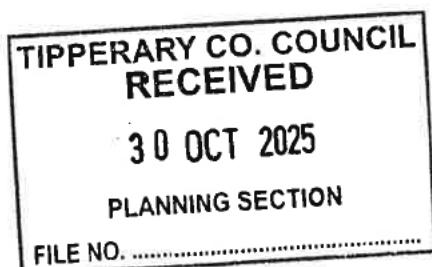
<i>Applicant</i>	Daniel and Mary Spreng
<i>Address</i>	The Bungalow, Dromineer, Co. Tipperary
<i>Telephone No.</i>	
<i>E-mail</i>	

2. Agent's (if any) address:

<i>Agent</i>	Richard McLoughlin
<i>Address</i>	Lotts Architecture 22 South William Street, Dublin 2
<i>Telephone No.</i>	
<i>E-mail</i>	
<i>Please advise where all correspondence in relation to this application is to be sent;</i>	
Applicant [] Agent [x]	

3. Location of Proposed Development:

<i>Postal Address or Townland or Location (as may best identify the land or structure in question)</i>	The Bungalow, Dromineer Co. Tipperary
--	---



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.

Reconstruction & alterations to The Garden Shed, The Bungalow, Dromineer,
Co. Tipperary
Proposed floor area of proposed works/uses: 19.87 sqm

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

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

Signature of Applicant(s)

[Redacted Signature]

29/10/25

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



GUIDANCE NOTES

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

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

This application form and relevant fee should be submitted to:

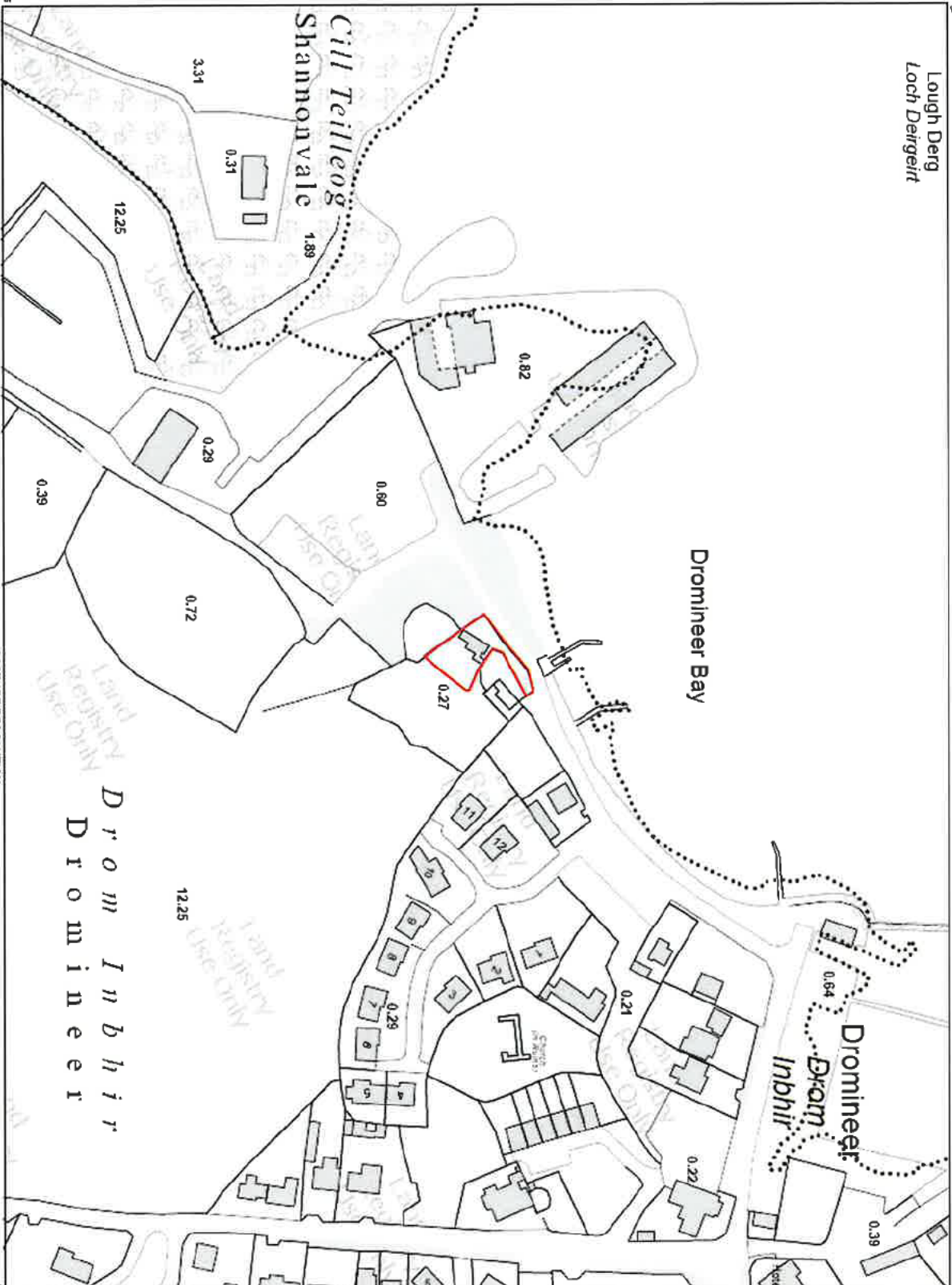
Planning Section, Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary	<u>OR</u>	Planning Section, Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary
Enquires: Telephone 0818 06 5000 E-Mail planning@tipperarycoco.ie		

FOR OFFICE USE ONLY

Fee Recd. € _____ Receipt No _____ Date _____ Receipted by _____	<u>DATE STAMP</u>
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Land Registry Compliant Map

Lough Derg
Loch Deirgeir



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CAPTURE RESOLUTION:

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D r o m i n e e r



National Mapping Agency

CENTRE
COORDINATES:
ITM 581105.685920

PUBLISHED: ORDER NO.:
13/06/2022 50273866_1

MAP SERIES: MAP SHEETS:
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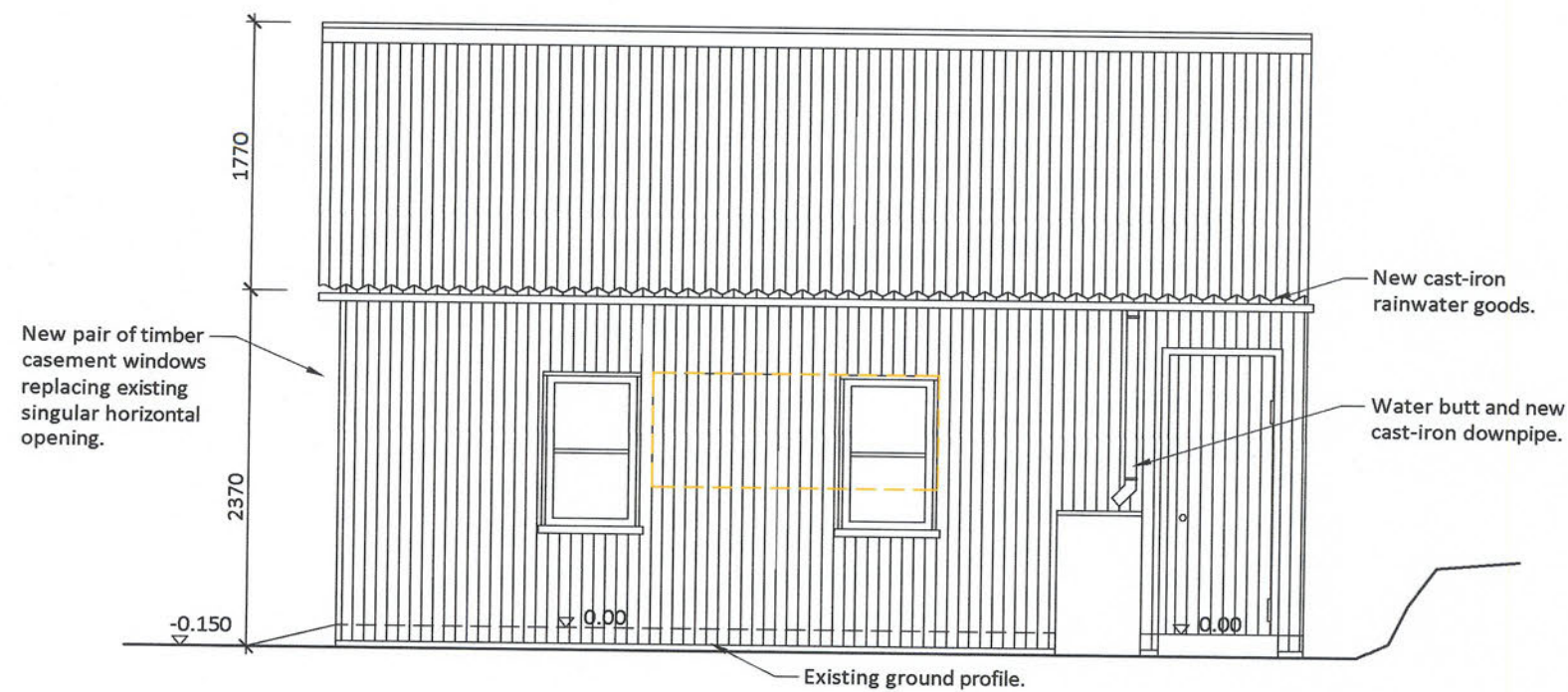
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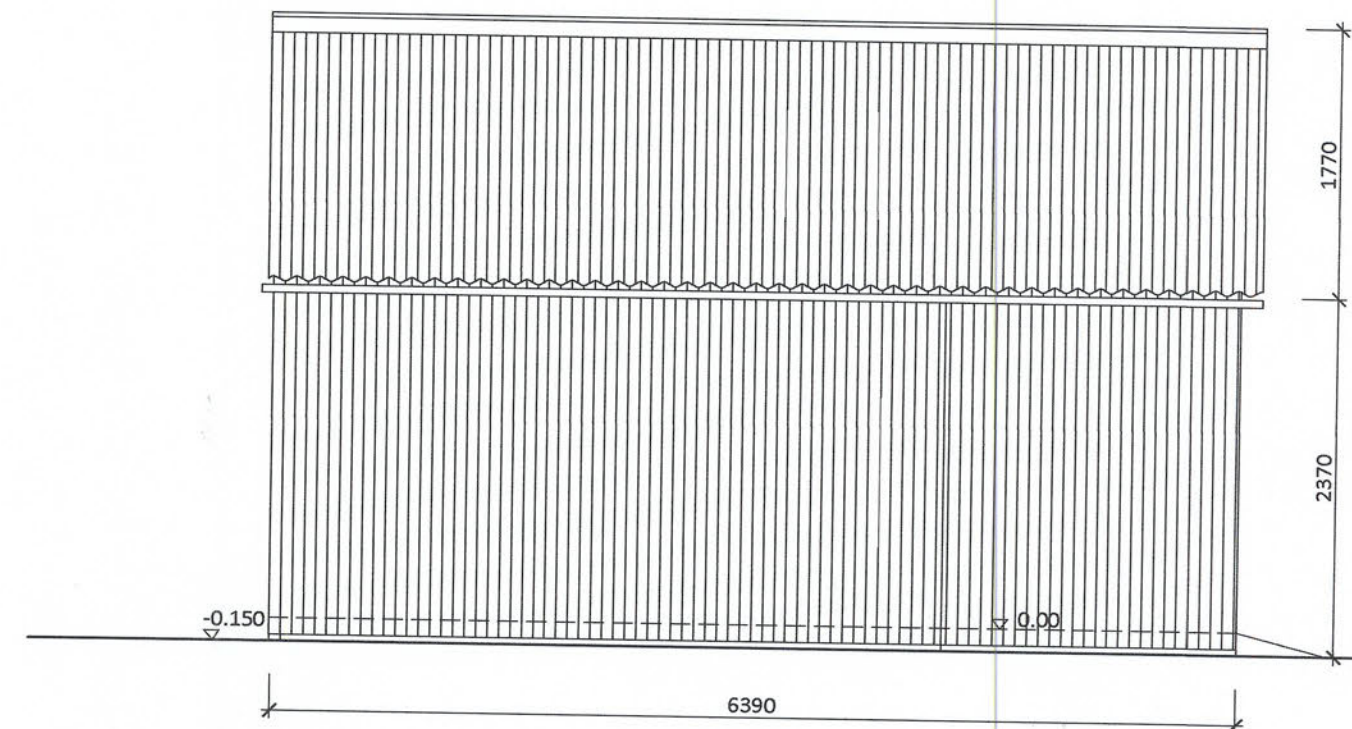
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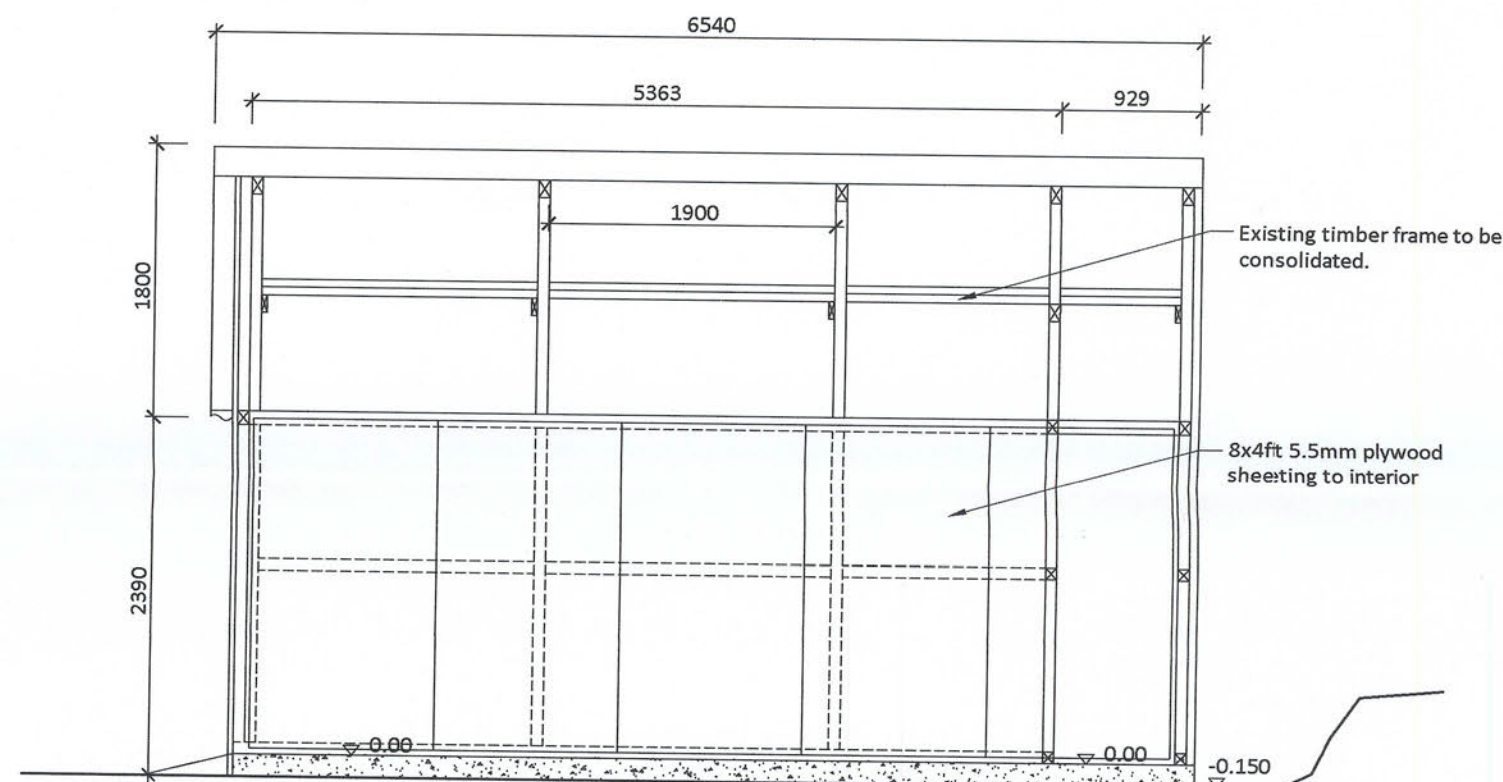
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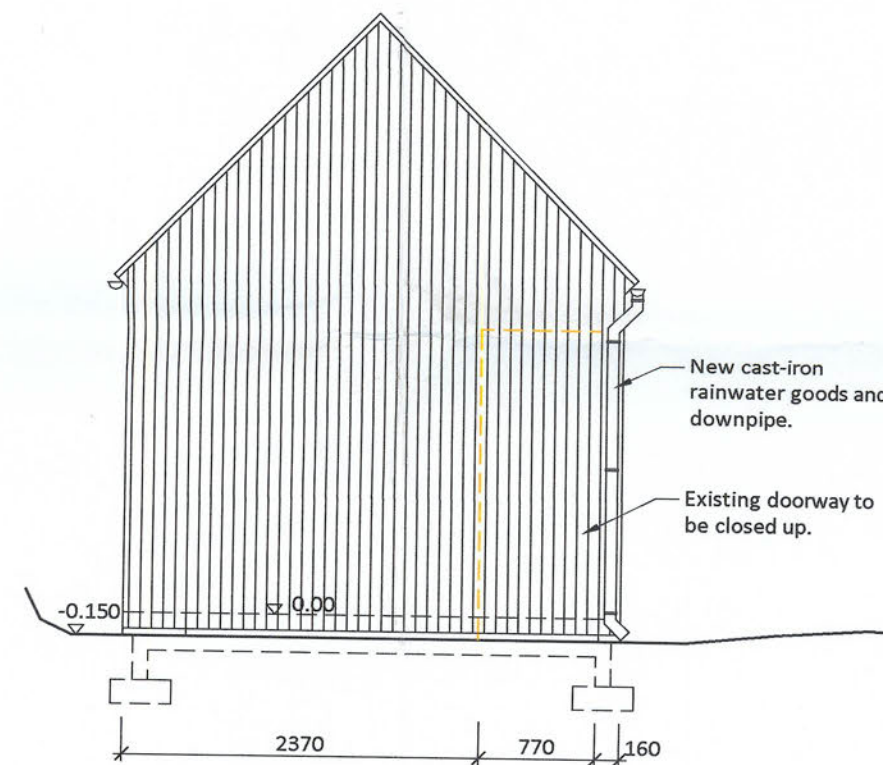
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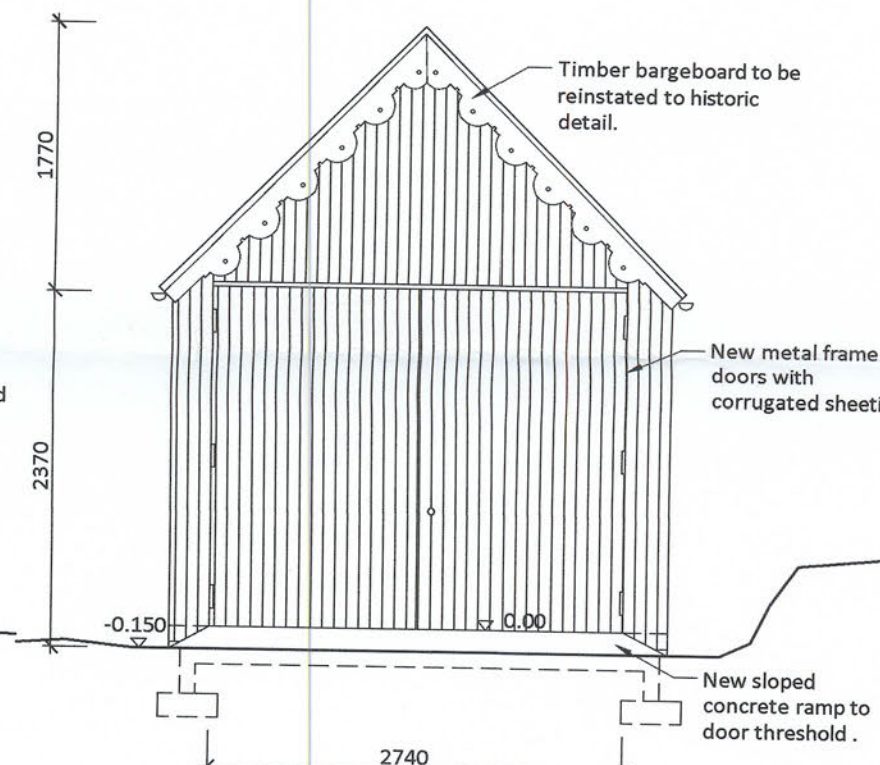
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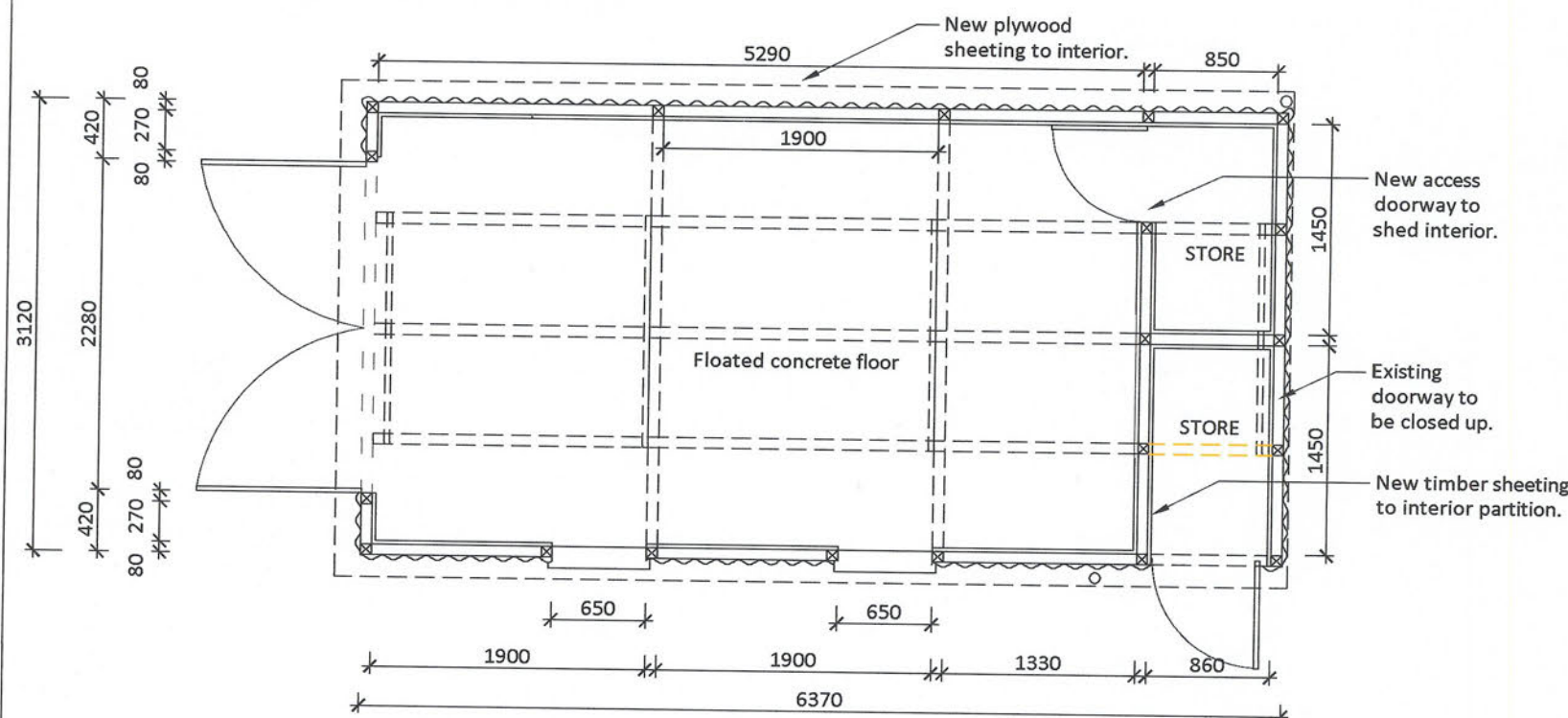
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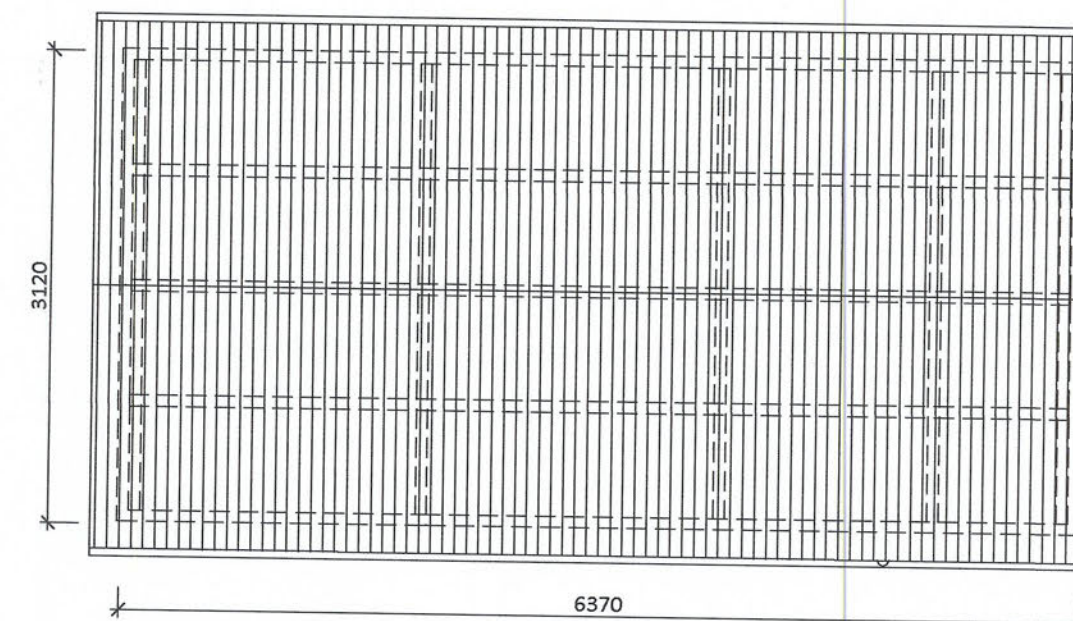
REAR ELEVATION
Scale 1:50



FRONT ELEVATION
Scale 1:50



FLOOR PLAN
Scale 1:50



ROOF PLAN
Scale 1:50

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rev: date: description:

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22 South William Street, Dublin 2
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email info@lotts.ie
www.lotts.ie

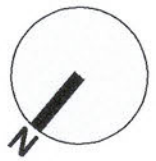
Directors:
Desmond Byrne BArch MRAl
Richard McLoughlin BArch MSc MRAl
RIAl Conservation Architect Grade 1

project:
**RECONSTRUCTION OF SHED,
The Bungalow,
Dromineer, Co Tipperary**

client:
Daniel & Mary Spreng

drawing title:
**GENERAL ARRANGEMENT,
PLANS, SECTIONS & ELEVATIONS**

date:	16/04/2025	scale:	1:50
stage:	Planning	format:	A2
drawn:	MJL	drawing:	426-P01
checked:	RMcl	rev:	



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rev:	date:	description:

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Directors:
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Richard McLoughlin BArch MSc MRIAI
RIAI Conservation Architect Grade 1

project:
**RECONSTRUCTION OF SHED,
The Bungalow,
Dromineer, Co Tipperary**

client:
Daniel & Mary Spreng

drawing title:
SITE PLAN

date:	16/04/2025	scale:	1:200
stage:	Planning	format:	A2
drawn:	MJL	drawing:	426-P03
checked:	RMcL	rev:	

SITE PLAN
Scale 1:200

STRUCTURE SUBJECT
OF THIS APPLICATION

PROTECTED STRUCTURE
RPS NO: TRPS571

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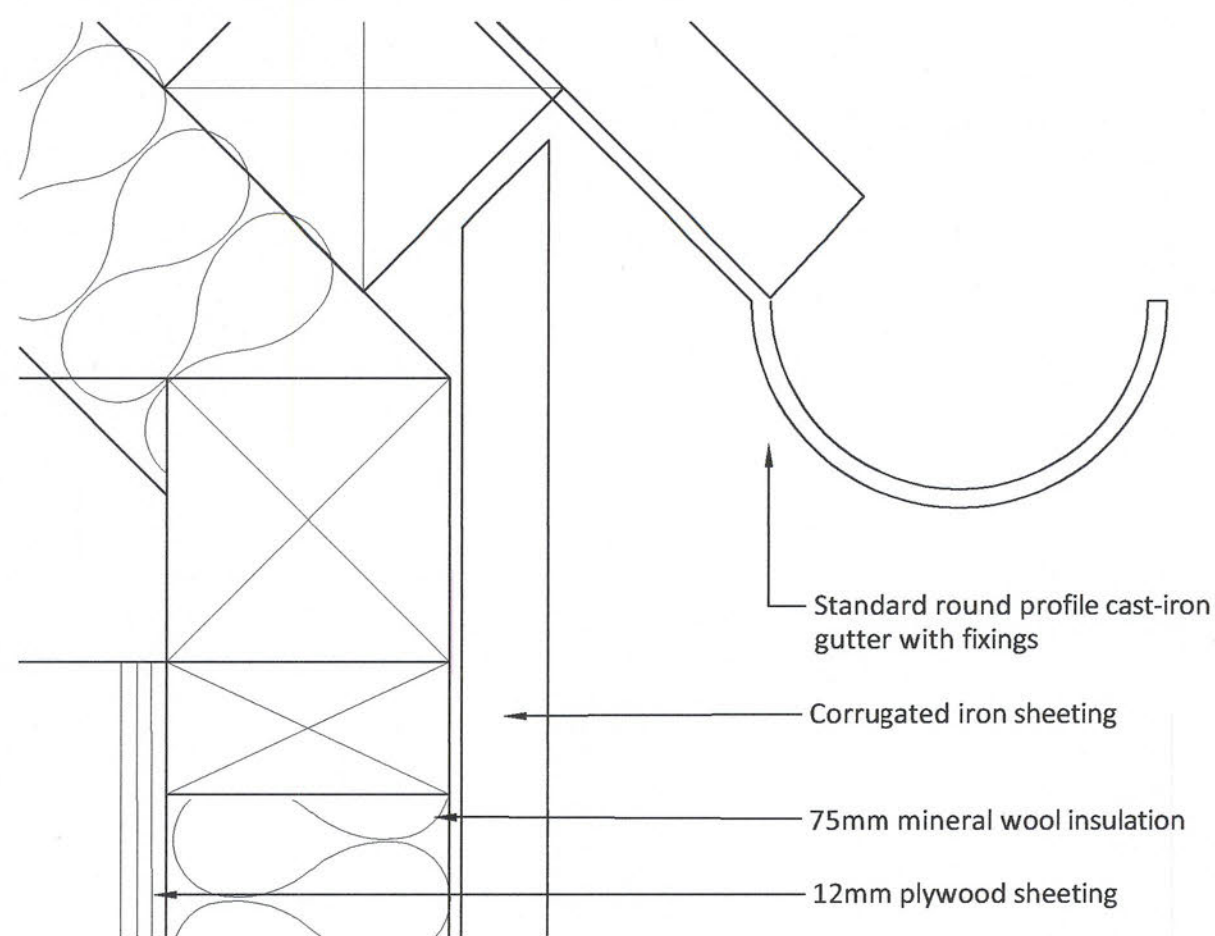
SITE BOUNDARY

SITE BOUNDARY

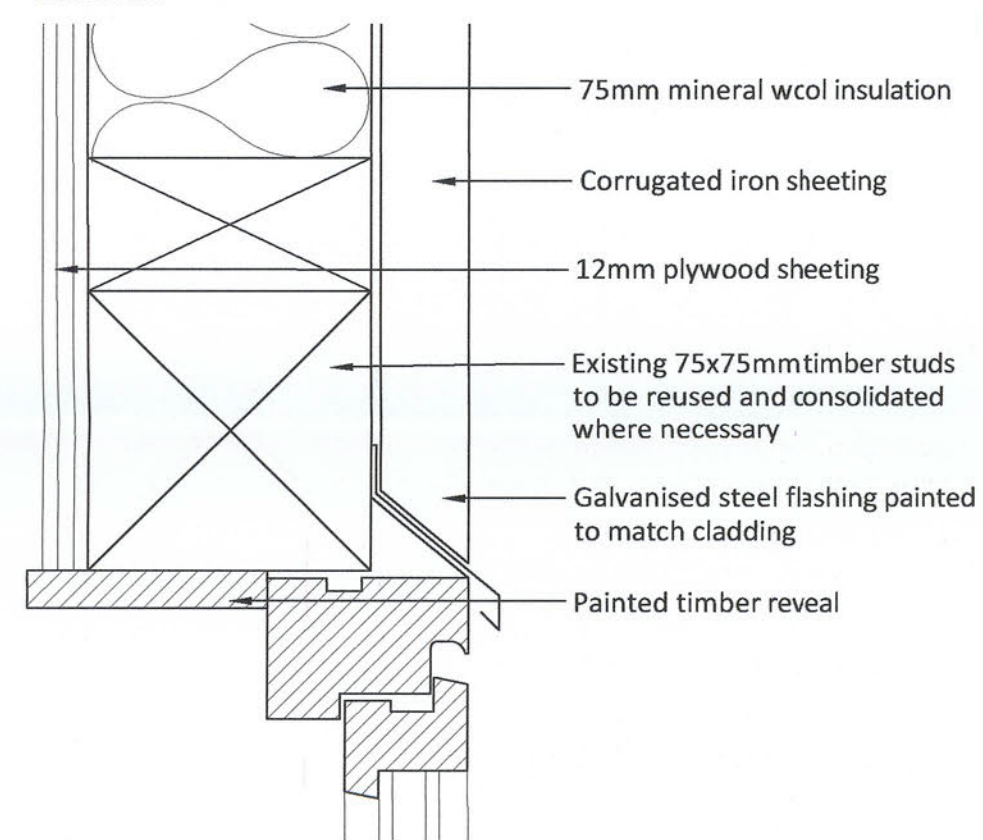
ROAD TO DROMINEER MARINA

LOUGH DERG

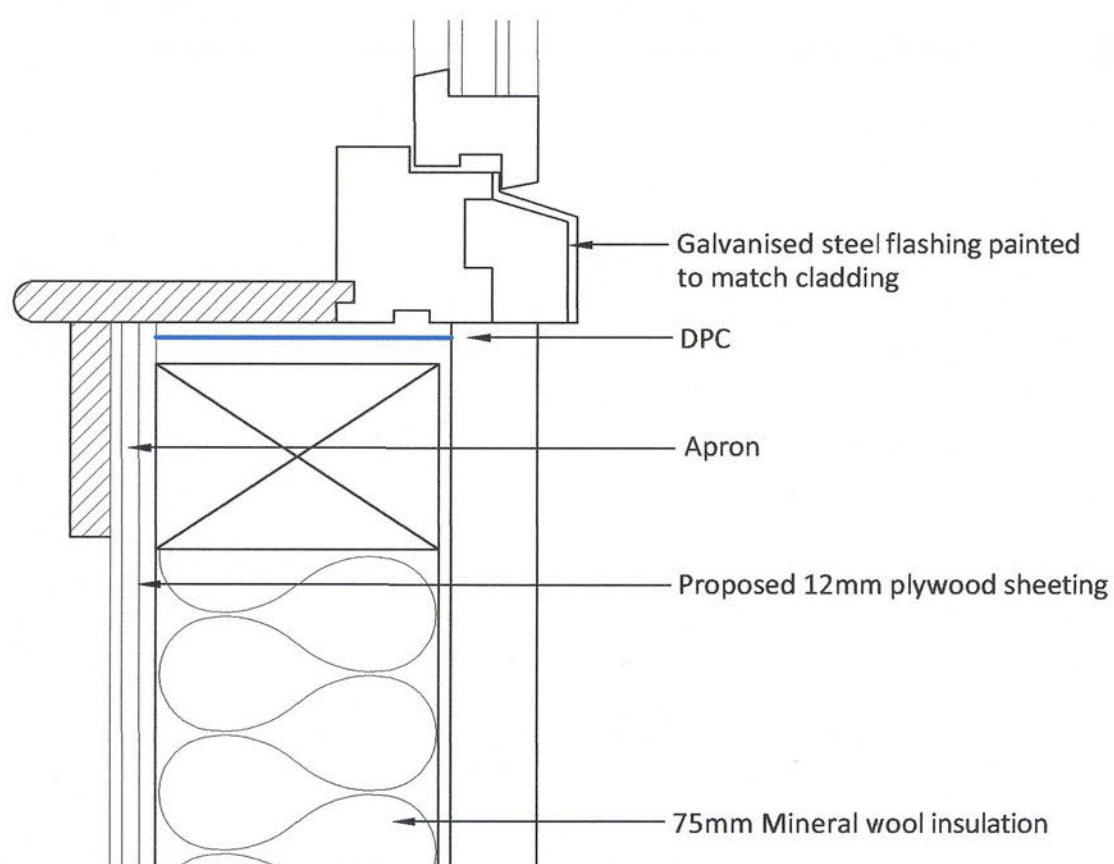
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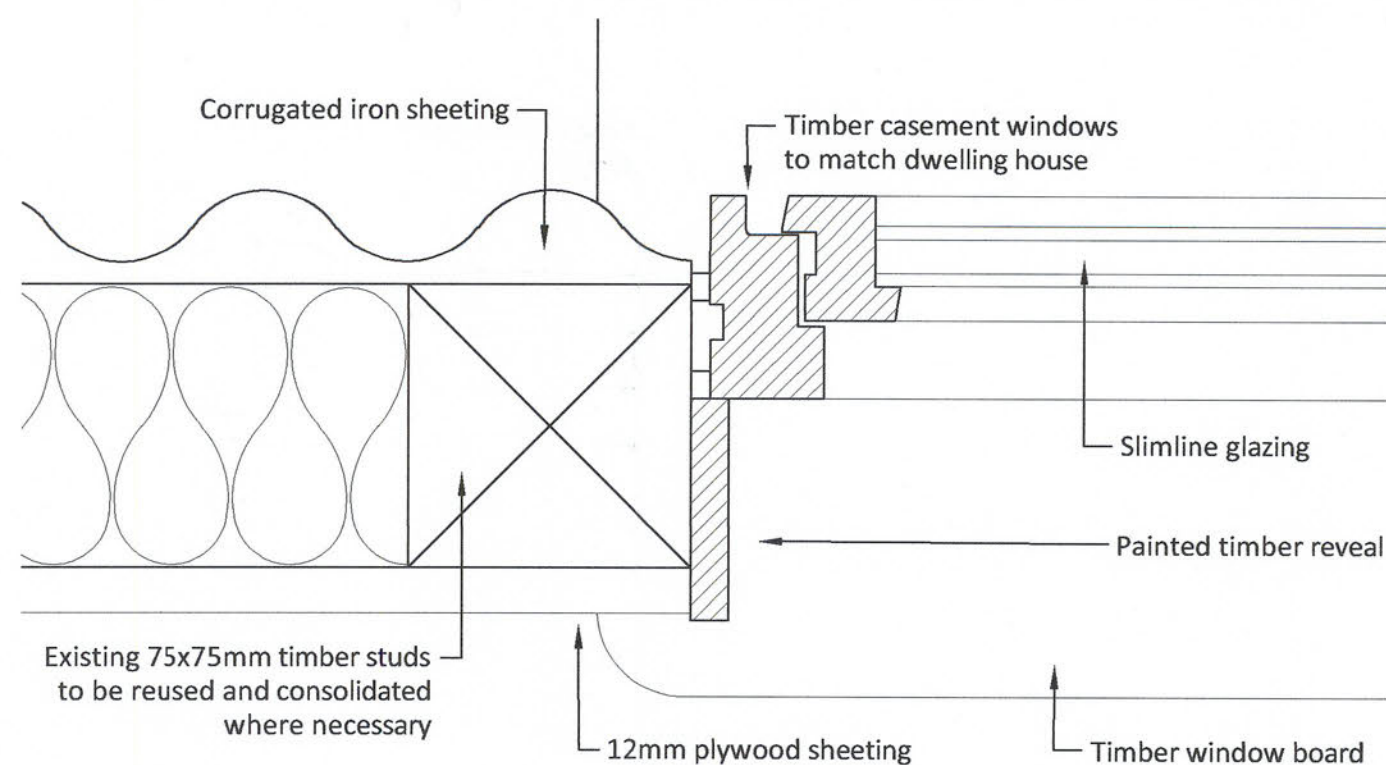
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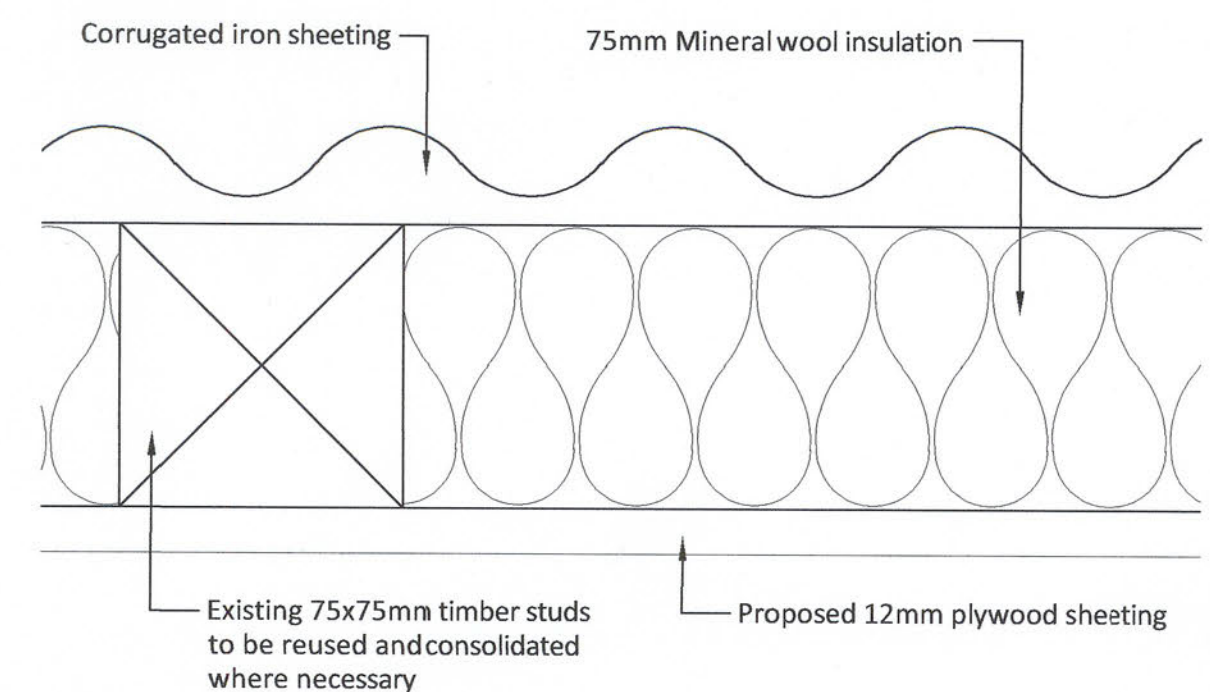
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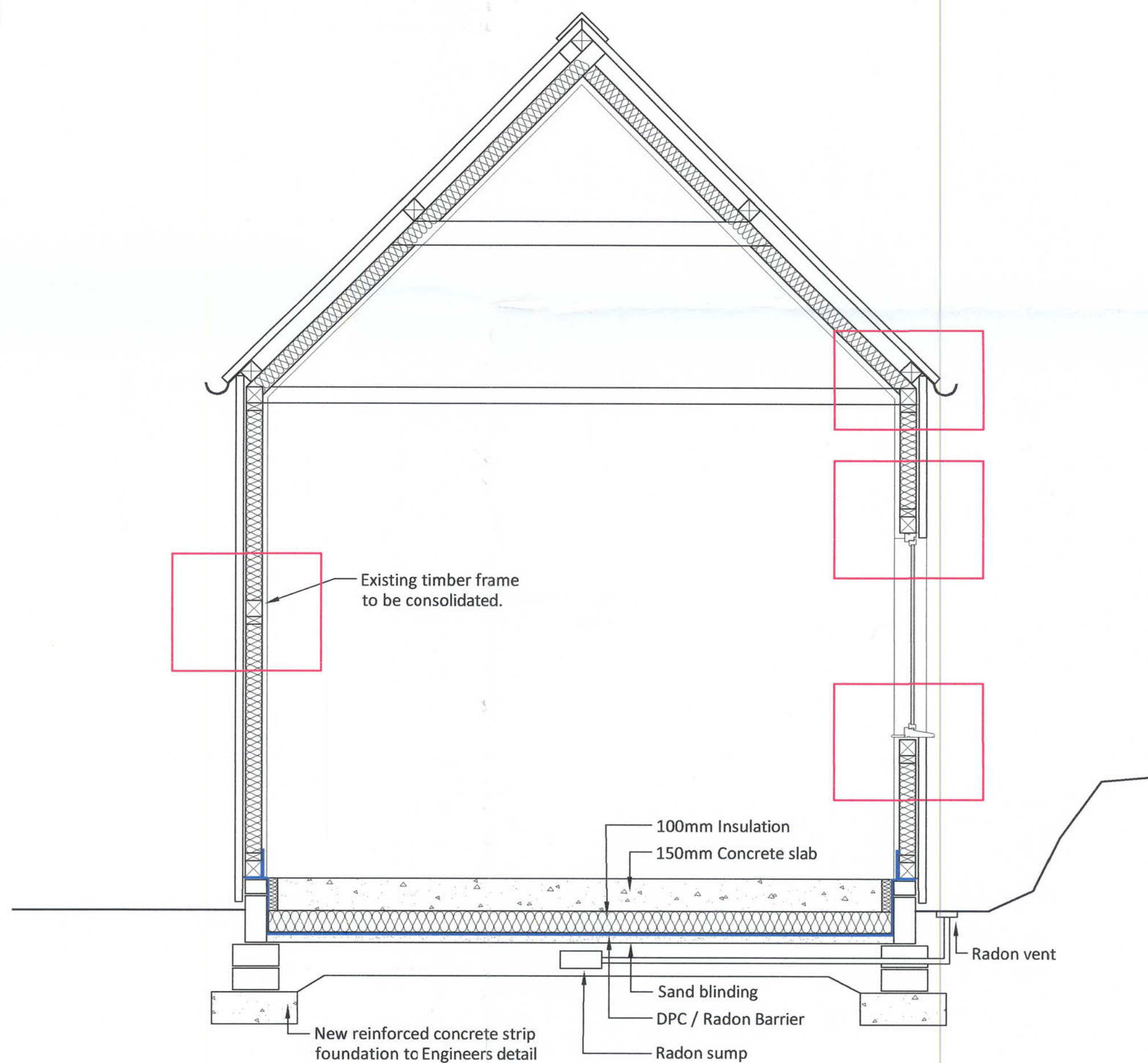
WINDOW SILL DETAIL
Scale 1:2



WINDOW PLAN
Scale 1:2



WALL PLAN
Scale 1:2



DETAIL SECTION
Scale 1:20

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RAI Conservation Architect Grade 1

project:
RECONSTRUCTION OF GARAGE
The Bungalow,
Dromineer, Co Tipperary

client:
Daniel & Mary Spreng

drawing title:
DETAILS

date: 16/04/2025 scale: 1:20

stage: Planning format: A2

drawn: MJL drawing:

checked: RMcL

426-P02

lotts

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RIAI ACREDITED CONSERVATION ARCHITECTS GRADE 1

**REFURBISHMENT OF
GARAGE OUTBUILDING AT
THE BUNGALOW, DROMINEER, CO TIPPERARY
E45 PK20**



Title: ARCHITECTURAL HERITAGE IMPACT ASSESSMENT
Stage: Application for a Section 5 Declaration on Exempted Development
Client: Daniel & Mary Spreng
Date: October 2025

Directors

Desmond Byrne BArch MRIAI – Richard McLoughlin BArch MSc MRIAI
Registered in Ireland no. 408083 VAT no. 6428083T

Prepared by:		Martin Leonard, Cian Burke
Checked by:		Richard McLoughlin
Document Issue		
Date:	Rev:	Description:
28/10/2025	-	Part 5 Declaration & Exemption from Planning

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1 Introduction

1.1 Purpose of report

The purpose of this report is to form part of an application to Tipperary County Council for a Section 5 Declaration on Exempted Development for the reconstruction of a former garage, in the curtilage of The Bungalow, Dromineer, Co Tipperary a protected structure.

Lotts Architecture have been appointed as conservation architects to design and oversee the works.

1.2 The Bungalow

The Bungalow is a protected structure, ref no. TRPS572 in the Record of Protected Structures, in the Tipperary County Development Plan 2022-2028.

The Bungalow was built between 1901 and 1911 for Serop Biman Seropian (1864-1938) an ethnic Armenian who was appointed Consul to the Imperial State of Persia in Ireland in 1907 and held that post until his death in 1938. He married Elizabeth Foley whose family ran successful businesses in Nenagh and Dublin, and the couple settled in Nenagh, where Seropian was an active participant in local affairs. The family home was located at 24 Summerhill in Nenagh and the Dromineer Bungalow was built as a summer home for the family.

The Bungalow was recorded by the National Inventory of Architectural Heritage as follows:

Description:

Detached five-bay single-storey house, built c. 1890, with projecting glazed bay and canopy porch to front, and single-bay extension to north-east. Pitched corrugated-iron roof with brick chimneystack, cast-iron rainwater goods, overhanging decoratively-carved timber bargeboards and finials to gables. Hipped corrugated-iron roof to porch, supported at one end on cast-iron column with decorative brackets to top. Timber sheeted walls. Square-headed openings with fixed and timber casement windows and having label mouldings above. Timber panelled door.

Appraisal:

This picturesque building is executed in interesting materials, such as the timber sheeting and corrugated iron. The irregular form of the building is enhanced by the label mouldings, timber windows and decorative cast-iron brackets that support the porch.

Registration No: 22401416

Rating: Regional

Categories of Special Interest: Architectural, Artistic, Technical.

1.3 The Garage

The garage which appears to date from the 1920's is situated immediately southeast of the Bungalow and was not extent at the time of the 1914 Ordnance Survey map. The structure is of a similar construction type and materiality to the Bungalow and is in poor condition due to rotting of the bases of the supporting studwork, which were not constructed with an adequately isolated sole plate. Of a simple rectangular form, the building's interior contains one large room accessed via the front garage door with two smaller spaces behind it, one opening off the rear elevation and the other from the side. These spaces are separated by an internal stud partition. The structure had carved timber bargeboards matching the Bungalow which remain in storage on site.

2 Historical Background

2.1 Historic Photographs

A number of photographs were taken in Dromineer around 1900 before construction of The Bungalow. Numerous timber-framed buildings with corrugated-iron roofs can be seen in these photos, showing that these structures were a defining feature of the character of the harbour village.

The Bungalow and garage occupy a site at the south-western extremity of the village. Its driveway extends in front of the adjoining site, on which the ruins of a vernacular house survive. This vernacular house can be seen in one of the photographs, before the driveway to The Bungalow had been formed. (See Figure 1)

In the foreground of the photo the former Nenagh Boat Club can be seen. This building survives today as one of three timber-framed structures along the lake (NIAH Reg No. 22401417). Another photo shows the Lough Derg Yacht Club to the north of Dromineer Castle. (See Figure 4) It was formed in 1835 and has now been replaced by a modern building. The third of the timber-framed structures to survive today is of later date and does not appear in the historic photos or in the OS map of 1901. This is a picturesque dwelling clad in corrugated iron located just south of the village (NIAH Reg No. 22401418).



Figure 1: Extract from photo by Robert French, c. 1900 (Lawrence Collection, NLI)



Figure 2: Detail of foregoing image showing the site before The Bungalow was built



Figure 3: Nenagh Boat Club, from photo by Robert French of c. 1900 (Lawrence Collection, NLI)



Figure 4: Dromineer Castle and yacht club, Robert French, c. 1900 (NLI Lawrence Collection)

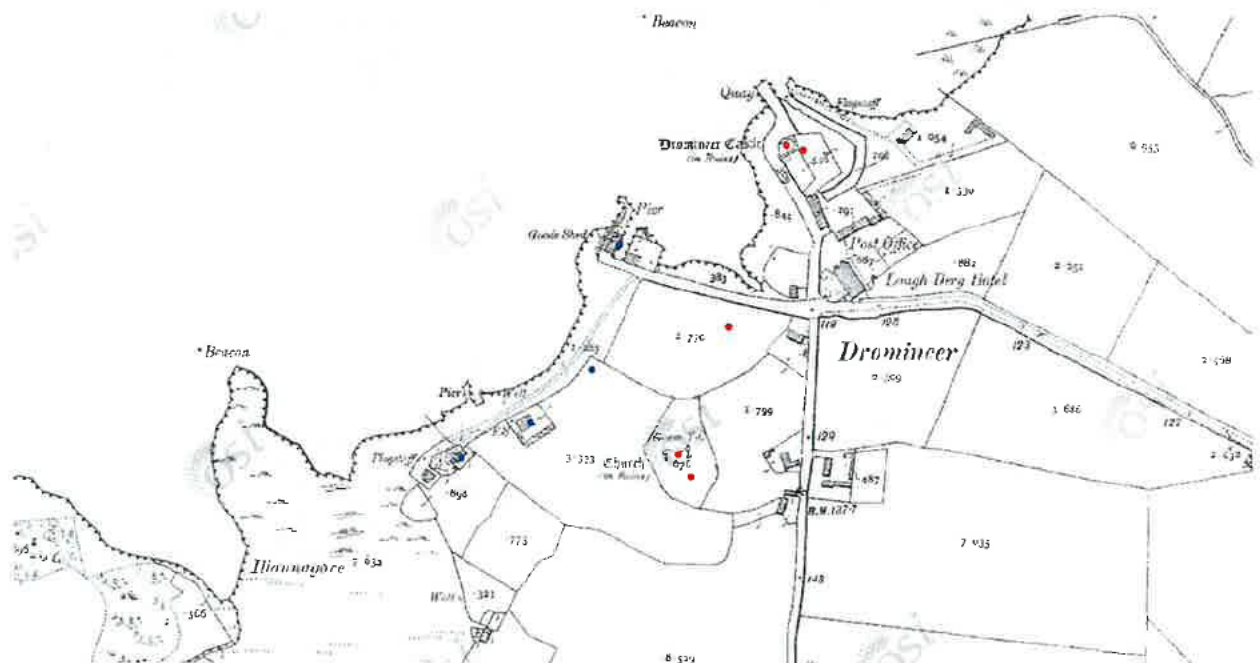


Figure 5: Ordnance Survey map of Dromineer, 1901 (original scale 25" to 1 mile)

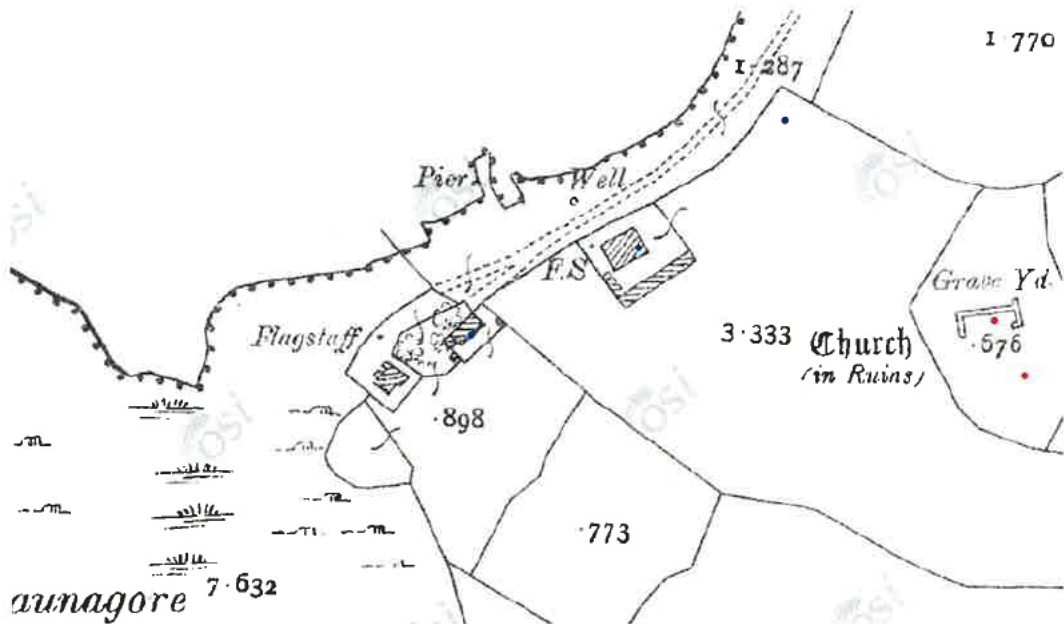


Figure 6: Extract from OS map of 1901 showing the Bungalow. The Garage not yet being erected.

2.2 Date of Construction

The Ordnance Survey map surveyed in 1901 and published in 1903 (See Figure 6) shows the road to the southwest of Dromineer extended beyond the vernacular house to site of the bungalow. At that time the road forked and terminated at the entrances to the two sites and the present road to the campsite was not yet in place. The site of the bungalow was occupied by a smaller earlier structure on a considerably smaller site. A flagstaff at the end of the entrance drive indicates that this earlier structure may have been a boat club.

In 1899, Serop Biman Seropian (1864-1938) was in correspondence with the Great Southern and Western Railway (GSRW), the Grand Canal Company and Shannon Development Company on behalf of the Financial Relations Movement and their promotion of a proposal to build a light railway from Dromineer to Nenagh, presumably to connect the town with the harbour on the Shannon waterway. The circumstances of the building of the Bungalow at Dromineer are not recorded, but it is probable that it was built as a result of these interests.

The bungalow is listed in the 'House and Building Return' of the 1911 Census as a private dwelling and the landholder is given as 'S. B. Seropian'. The house was not occupied on the date of the census and therefore no details of the size and construction of the house or outbuildings are given. The Seropian family are recorded living at (No. 24) Summerhill in Nenagh in the censuses of 1911 and 1901.

The Dromineer property was not recorded in the census of 1901, although it appears on the Ordnance Survey map of the same year. This indicates that it was not yet completed on the day of the census, and places the date of building in the decade between 1901 and 1911.

2.3

Subsequent History



Figure 7: Photo of the bungalow c. 1952 showing details of the veranda.

Dr Louis Courtney bought the property from Serop Seropian in 1937. The Courtney family were neighbours of Seropian in Summerhill, Nenagh and were likewise active members of the social and commercial life of the town.

Courtney and his wife Elizabeth had seven children and used the bungalow as a summer house. In 1988 the property passed to the youngest son, Michael, then a diplomat for the Holy See, as his home when in Ireland.

2.4

Recent Works

The Bungalow stood vacant from 2003 and 2017 and was severely vandalised. Between 2022-2024 it was accurately reconstructed based on physical evidence and historical photos, integrating elements of the original building. The garage located to the east of the bungalow has remained intact throughout the sites recent history although it is in poor condition and requires urgent repairs. The garage was not included in the refurbishment project.

3

Architectural Description

3.1

Style and Construction of The Bungalow and Garage

The style of the bungalow is unusual in the Irish context, being built of timber and having casement windows and a veranda. Corrugated-iron and timber were not yet common in domestic architecture at that time, but were widely used for smaller functional buildings, notably those built by the railways or the army, and for inexpensive one-off structures such as co-operative creameries, clubhouses, parish halls and makeshift churches. Timber and corrugated iron were widely used in European overseas colonies, as they were light and easy to transport, and the influence of colonial architecture can often be seen where these materials were used in Europe. The term bungalow originates in British India from the Gujarati word *bangalo* meaning "Bengali", and referred to a colonial building type using traditional forms from that part of the subcontinent.

A number of timber and corrugated-iron structures were built in Dromineer. These were for leisure-related, such as holiday houses and boating clubs, uses which called for inexpensive construction. Other timber structures may have related to the harbour run by the Shannon Navigation Company, later the Grand Canal Company.

The corrugated-iron roof of the bungalow was painted oxide-red, the most typical colour used for corrugated iron in the period. The timber facades were painted a combination of yellow for the walls, wine-red for window hoods, veranda and rainwater goods, and white for the windows and front door. In the most recent painting, the string-course at window sill level was painted a combination of yellow on the main walls and white on the bay window, however, photos of 1948-52 indicate that these were formerly also wine-red (See Figure 7). Preliminary scrapes indicate that yellow, white and wine red were the original colour scheme.

The Bungalow recalls the lighter domestic architecture of summer houses seen in continental climates. It seems plausible that Seropian wished the building to reflect the architecture of Armenia or of Turkey, where decorative timber detailing, shallow-pitched roofs and projecting bay windows were characteristic. Although the building cannot be firmly identified with any particular architectural style, the open veranda, casement windows, distinctive hood mouldings and the strong yellow and wine-red colour all contribute to the sense of an exotic building of southern, eastern or colonial origin, though applied to a simple construction type found in other structures in the village.

3.2 Style and Construction of the Garage

The Garage matches the style of the main house. It is timber framed and clad in corrugated-iron, as were ancillary additions at the rear of the Bungalow. Like those additions, it is painted wine-red. The addition of decorative bargeboards to the same detail as the Bungalow, and also painted yellow ties the Garage in as an integral part of the composition.

3.3 Location on the Site

The garage is orientated northwest – southeast on a rectangular plan along the northern boundary of the site and immediately east of the Bungalow. The structure is level with the Bungalow. The rising ground to the back of the site gives rise to a slightly raised earthen embankment which surrounds the Garage on three sides forming the rear garden to the south.

3.4 Building form and materials

The garage is on a rectangular plan with a pitched roof. The interior of the structure consists of a large rectangular garage space with two smaller compartments to the rear accessed from external doors to the side and rear gable. The building is of timber frame construction clad with corrugated iron sheeting. The base of the timber structure has rotted but would appear to have consisted of a sole plate laid directly on the ground to spread the load of the supporting studwork.

3.5 Structure

The garage is of timber frame construction and has five widely spaced vertical studs separating four structural bays. The timber framing consists of a headplate, studs measuring 75mm x 75mm, soleplate and separate noggins. The roof timbers reflect this arrangement, with five rafters spanning the structure interlocking in lap joints along the ridge and supporting a central ridge board. Collar ties and timber purlins. The entire exterior of the building is clad in corrugated iron sheeting. The internal partition wall is also clad in corrugated iron.

3.6 Exterior

The exterior is sheeted with corrugated iron of standard profile. The front gable elevation is open ended with a gabled roof. There is no evidence of any doors having existed here. The elevation of the north side of the shed facing the neighbouring property is blank. The south elevation has a large rectangular window opening and small doorway to the rear store. The rear elevation which is also gabled has a small door opening.

The front gable held a decorative carved timber bargeboards to match the Bungalow. The roof is sheeted in corrugated iron of standard profile with roll-mould ridge capping to the ridge. The eaves do not project significantly and drain freely having no gutters. The verges to the front elevation are open ended and overhang in an unfinished state missing their decorative bargeboards which are stored inside.

3.7 Interior

The entrances to the structure are level with the external ground surface. There is no threshold detail and the exterior gravel runs right up to the internal concrete floor finish. Internally the structure has an exposed concrete slab floor.

The internal wall surface is comprised of the exposed timber stud framework and inner face of the corrugated iron sheeting.



Figure 8: Side elevation of garage.

4 SIGNIFICANCE

4.1 Architectural Interest

The garage forms an important integral part of a unique architectural composition. The style of the garage echoes the character of the main building. The Bungalow is unusual in its style and appearance. The decorative hood mouldings, veranda and casement windows lend the house an exotic character, alluding to the architecture of the homeplace of its builder and employing details typical of warmer continental climates appropriate to its use as a holiday home. Some of these details such as the timber bargeboards and corrugated sheeting have been extended to the garage building which compliments the main building.

4.2 Historical Interest

The garage is of historical interest as it forms an integral component of the Bungalow which has been the home of two notable Irish diplomats, the Persian consul, Serop Seropian and the Papal Nuncio, Michael Courtney.

Seropian was the longest-serving diplomat in Ireland in the twentieth century. His tenure began under British rule and he was the fourth representative of a foreign country to

recognise the Irish Free State in 1922. His consulship also survived regime change in Persia in 1925, in which the Pahlavi dynasty was installed after a military coup.

Michael Courtney was an important international diplomat who played a key part in the power-sharing deal of October 2003, which was a key step towards the official end of the twelve-year civil war in Burundi in 2005.

Notable visitors to the house have included former President of Ireland, Mary Robinson, who came as a guest of the present owner.



Figure 9: Timber-framed garage clad in corrugated-iron situ

4.3

Social Interest

As an element of the site of the Bungalow the garage provides insight into the way of life of the business and professional class in larger Irish towns in this period.



Figure 10: Interior view of existing garage showing current structural arrangement.

5 IMPACT ASSESSMENT & METHODOLOGY

5.1 Current condition

The remains of the garage are in a poor state of repair and are structurally compromised. Much of the corrugated iron is corroded along its edges and distorted in places. The timber bargeboards have fallen off the front gable, and one of these has survived loose inside the structure. Internally the timber frame of the structure has rotted in sections. The floor is comprised of a shallow poured concrete slab.



Figure 11: Historic timber bargeboards to be reinstated.

5.2 Proposed works

The following works are proposed to allow the building to be brought back into use to support the long-term residential use of the recently restored Bungalow adjoining. The works have been designed to not affect the special interest of the adjoining protected structure.

The following works are proposed:

- Dismantling of the current garage building, taking care to store all materials and salvageable elements for potential reuse.
- Rebuild structure on new foundation on same footprint in historic location.
- Alterations to improve structural integrity and usability of the structure for modern use.

5.3 Approach to reconstruction

The aim of the reconstruction is to replicate the historic garage in all its details, in its external form, and to integrate as much surviving fabric as feasible into the reconstruction. Drawings included in this submission show how this is to be done. The details have been derived from accurate measurements taken from surviving timbers of the existing structure.

5.4 Dismantling & Reconstruction

It is important that during dismantling of the current garage building, which is structurally compromised, care must be taken to store all materials and salvageable elements for potential reuse.

The following wall elements are to be reinstated as integral elements of the structure:

- The timber bargeboards
- Sound panels of corrugated iron sheeting
- Timber structural elements

Missing sections of timber, notable at the base of each wall sections to be spliced in by suitably skilled carpenters, to match the profile of the existing elements. Internal insulation to be fitted between framework with plywood sheeting to interior face, as shown in

submitted details.

5.5 Replacement of foundation

It is proposed to replace the existing concrete floor slab. It is in poor condition and uninsulated to provide better support to the structure and protect timbers from ground moisture. The new insulated foundation to match existing footprint of garage. The following works are proposed:

- Lay new reinforced poured concrete strip foundations to engineers' detail beneath frame with block rising walls.
- New insulated concrete slab with damp proof membrane.

Impact:

These structural additions and foundations will not be externally visible when completed and the footprint of the structure will not be altered.

5.6 Modifications to the structure

The structure requires additional timber supports as per engineer's specifications. The garage is proposed to be rebuilt reusing historic roof timbers in original positions with splice repairs to rotted bases of studs adding new studs where structurally necessary. Timber to be red deal with square sawn edges, treated with brown impregnation to match the historic members. Reconstruction of the garage will necessitate compliance with Part A of the Building Regulations with the following works proposed:

- Corrugated iron sheeting painted an oxide red to be re-applied to the exterior of the garage envelope.

5.7 Modifications to interior

It is proposed to make the interior of the garage more thermally insulated and comfortable for modern usage and create a smooth level internal finish. It is also proposed to close the external doorway in the rear corner of the shed and create a new entrance to this small rear compartment from within.



Figure 12: Rear elevation of garage showing doorway to be closed up

The following works are proposed:

- Interior of shed envelope to be insulated with 75mm mineral wool insulation having 12mm plywood sheeting finish.
- Switch external access to rear compartment to interior of shed.

Impact:

The internal finish of plywood sheeting will conceal the existing corrugated iron finish internally. The plywood finish internally will allow for the shed to be insulated improving the usability of the structure. These alterations will not be externally visible and therefore will have little to no effect on the special character of the structure. The thermal improvements will benefit the structures continued use.

5.8 Modification of Interior Layout and Elevations

Minor modifications are proposed to the internal layout to make the shed more practical for modern use. The layout is derived from the original plan layout and comprises minor changes in the rear part of the shed.

These changes are listed as follows:

- Relocate partition wall between stores to rear of shed to make equal size.
- Close doorway to rear elevation of shed and switch access to interior.
- New corrugated iron sheeted doors to be installed to door openings.

Impact:

It is felt that these modifications are minor and would not affect the special character of the shed.



Figure 13: Existing horizontal window opening.

5.9 Modification of Fenestration to Side Elevation

The existing window opening in the side elevation is impracticably low and is out of character and style with the fenestration to the rear of The Bungalow. The following modifications are proposed:

- Existing singular horizontal window opening to be replaced with two vertical openings to match rear of Bungalow.
- No historic window fragments survive within existing opening. No full sash survives to a sufficient level of integrity for repair. It is proposed to replace the existing horizontal opening with two inward-opening single-leaf casement windows to match the rear

bungalow windows.

- It is proposed that integral frames be added to ensure a tighter draught-free fit. The frames as in the Bungalow to be hidden by the external cladding and will not alter the visual character of the shed.
- Single glazing is proposed. Glass to be set in putty. Painted lead flashings are proposed to protect external ledges to all inward opening windows.

Impact:

The alteration is not readily visible from the front elevation; it is felt it would not adversely affect the special character of the house. The window details are based on the casement window details of the historic bungalow.

5.10 Integration of Salvaged elements

5.11 Conservation principles

All works to the protected structure to be carried out in accordance with best conservation practice, as defined by the international Council on Monuments and Sites (ICOMOS) in the Venice Charter of 1964, and in subsequent charters. This requires adherence to the following basic principles:

- Conservation work to be based on an understanding of the building and its historical development. The primary aim should be to retain and recover the significance of the building.
- Any alterations should be carried out in accordance with the principle of ‘minimal intervention’.
- Repairs to original fabric should always be favoured over replacement. Where replacement of an original element is unavoidable, this should be historically accurate in form and materials.
- Where lost elements must be reconstructed, should aim for historic authenticity, and avoid conjecture in as far as possible.
- Works should be carried out by suitably skilled craftspeople with proven expertise in their trade working with historic buildings.



Figure 14: Side elevation of garage in context.

5.12 Conservation approach and supervision

Works to be specified and overseen by Lotts Architecture, RIAI Grade I accredited conservation architects. Lotts to inspect at the following stages:

- Prior to commencement, before existing structure is dismantled.
- After deconstruction to examine condition of historic fabric.
- During groundworks and laying of the foundation.
- During splice repairs to structural timbers.
- Following erection of timber super-structure and sheeting.
- During the fitting of joinery including windows and bargeboards.
- Inspect on completion prior to taking down of scaffolding.

Richard McLoughlin BArch MSc MRIAI
RIAI Conservation Architect Grade 1
Lotts Architecture



Comhairle Contae Thiobraid Árann
Tipperary County Council

Comhairle Contae
Thiobraid Árann,
Oifigí Cathartha,
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e customerservice
@tipperarycoco.ie
tipperarycoco.ie

Date: 31/10/2025 Our Ref: S5/25/139 Civic Offices, Clonmel

Daniel & Mary Spreng
Richard McLoughlin
Lotts Architecture
22 South William Street
Dublin 2

Re: Application for a Section 5 Declaration – reconstruction and alterations to the garden shed at The Bungalow, Dromineer, Co. Tipperary

Dear Sir,

I acknowledge receipt of your application for a Section 5 Declaration received on 30th 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

Planning Report

Planner: Eoin Buckley

From: Eamonn Hunter, *Executive Architectural Conservation Officer (ACO)*

Date of referral: 14th November 2025

Date of issue: 17th November 2025

Planning reference: S5/25/139

Applicant: Daniel and Mary Spreng

Development: Reconstruction and alterations to the garden shed

Core heritage data for planning reference S5/25/139

Site name and location	The Bungalow, Dromineer, Nenagh E45PK20
Protected structure reference and relevant development plan	TRPS572 <i>Tipperary County Development Plan 2022-2028</i>
ACA	n/a
Archaeology	Immediately west of deserted medieval settlement of Dromineer TN014-004----- and other recorded archaeological sites.
Site last inspected by ACO	11 th December 2024
Conservation professional providing specification and/or impact assessment	Richard McLoughlin (RIAI Conservation Architect Grade 1) Lotts Architecture and Urbanism Ltd. Dublin
Project designer/agent	As above

Review of site and material submitted with Section 5 declaration application

The ACO inspected the site in November 2024 when works to reconstruct the historic dwelling adjacent to the current subject shed had been completed to the specification of, and under the supervision of Richard McLoughlin, a conservation accredited architect. The subject shed was observed at this time to have been in a poor state of repair, owing to weakness in the original construction, corrosion of the corrugated iron cladding and localised water ingress resulting from this, causing decay of some structural timber elements. Photographs from that site inspection are reproduced in figures below.

Mr McLoughlin has been engaged by the applicants to design and oversee the proposed reconstruction of the subject shed, understood to have been built in the early years of the twentieth-century, soon after original construction of the associated dwelling.

The Architectural Heritage Impact Assessment (AHIA), dated October 2025, and submitted with the current Section 5 declaration application, comprises the required historic context, architectural description, built heritage appraisal, schedule of proposed works and impact assessment of same. It is also accompanied by an appropriately detailed, measured survey of the subject building and photographs of the structure and remaining significant architectural detail of the historic shed.

The proposed careful deconstruction and salvage of reusable, historic fabric, followed by faithful reconstruction of the shed on the same footprint, to the same outer dimensions and form as at present is acceptable. Improvements including an insulated concrete floor structure, insulation and plywood sheeting of the internal wall faces and roof as well as minor alterations to the elevations to provide new double doors to the front (north-west) gable elevation and well-detailed, appropriate new openings to the south-west, side elevation, are all considered to facilitate the re-use of the building for a suitable purpose, in keeping with the setting of the associated historic dwelling. The detail of new elements of the building and reinstatement of the salvaged timber frame and corrugated iron cladding, with appropriate, localised repairs and supplement of cladding, where this is corroded beyond re-use, using new material of matching gauge and profile, is all in accordance with good conservation practice.

It is considered that the proposed work will retain and safeguard the surviving historic fabric and character of the protected structure, the curtilage of which includes the subject building. The proposed schedule of works, conservation methodology and conservation supervision, exactly as articulated in the submitted drawings and AHIA are not considered to represent material changes to the character of the protected structure under Section 57.(1) of current planning legislation and by carrying out appropriate repairs to the building, the proposed works are expected to have a positive impact on the the site. They are therefore considered to be exempted development.



Figure 1: South-west side elevation of existing shed in November 2024. Proposed changes to this elevation are in keeping with character of protected structure.



Figure 2: North-west open gable end of subject shed proposed to be closed with corrugated steel-clad doors with salvaged, decorative bargeboard repaired and reinstated to this elevation.



Figure 3: Portion of original, decorative barge board from front elevation of shed proposed to be reinstated



Figure 4: *Detail of simple internal roof structure within existing shed, all of which re-useable timber and corrugated steel will be salvaged and reused following appropriate, localised repairs.*



Figure 5: *View of front, northern façade of protected dwelling with existing shed to left side of photograph proposed to be repaired and reconstructed to maintain its positive contribution to the site.*



Eamonn Hunter

Executive Architectural Conservation Officer

17th November 2025

TIPPERARY COUNTY COUNCIL

Application for Declaration under Section 5

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

Planning Reference: S5.25.139
Applicant: Daniel & Mary Spreng C/O Richard McLoughlin
Development Address: The Bungalow, Dromineer, Co. Tipperary E45PK20
Proposed Development: Reconstruction and alterations to a garden shed

1. GENERAL

On 30th October a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended by Daniel and Mary Spreng as to whether or not the following works constituted development and if so, whether same was exempted development:

- Reconstruction and alterations to a garden shed.

The Bungalow is included on the Record of Protected Structures contained within the Tipperary County Development Plan 2022 as Ref 572.

2. STATUTORY PROVISIONS

The following statutory provisions are relevant to this referral case;

Planning and Development Act 2000, as amended

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 (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;

(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 (1) of the Planning and Development Act 2000, as amended states:

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 6 (Exempted Development) states;

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.

Article 9 (Restrictions on exemptions) states;

Development to which article 6 relates shall not be exempted development for the purposes of the Act—

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

(vi) **interfere with the character of a landscape**, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan, (viiC) consist of or comprise development which would be likely to have an adverse impact on an area designated as a natural heritage area by order made under section 18 of the Wildlife (Amendment) Act 2000

Part 1 of Schedule 2 contains the following exemptions;

Class 3

The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.

Conditions and limitations

1. No such structure shall be constructed, erected or placed forward of the front wall of a house.
2. The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.
3. The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.
4. The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.
5. The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.
6. The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.

Class 50

- (a) The demolition of a building, or buildings, within the curtilage of—
(i) a house,

Conditions and Limitations

1. No such building or buildings shall abut on another building in separate ownership.
2. The cumulative floor area of any such building, or buildings, shall not exceed:
(a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and
(b) in all other cases, 100 square metres.
3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.

3. ASSESSMENT

a. *Site Location*

The site is located at The Bungalow, Dromineer, Co. Tipperary E45PK20. The site is located to the south east of and fronts onto the L-94952-1 Local Tertiary Road. The shore of Lough Derg is located on the opposite side of the local tertiary road and is identified as part of the Lough Derg (Shannon) Special Protection Area (SPA, Site Code 004058) and Lough Derg proposed Natural Heritage Area (pNHA) at this location. The site is located within a Primary Amenity Area and is not identified as being at risk of flooding but lands to the east and west are.

b. *Relevant Planning History*

No planning applications recorded on the site.

TUD-18-181 – This case relates to an injunction taken by the Council regarding the demolition of the Protected Structure (dwelling) on the subject site. Legal proceedings (see Court Order dated 13/12/2018) relating to this case required:

(2) The submission of a conservation led methodology replicating the technical design of the building to be prepared for implementation.

(3) That the works of restoration, reinstatement in accordance with the conservation methodology shall be carried out.

Works to reconstruct the protected structure, which was demolished at a point prior to 31st October 2018, were specified in a conservation method statement prepared in August 2020 by RIAI Conservation Architect Grade 1 Richard McLoughlin BArch MSc MRIAI of Lotts Architecture and Urbanism Ltd. This document was followed with full building reinstatement drawings dated July 2020. This material was acknowledged, and confidence expressed in the proposed oversight of works to restore the protected structure as agreed, by Michael O'Boyle (RIAI Grade 1 Conservation Architect) on behalf of Tipperary County Council in September 2022, when works had recommenced on site. These works were monitored (following advice from Mr O'Boyle), by Tipperary County Council on several occasions throughout the remainder of 2022 and 2023.

The site was inspected on 11/12/2024 by Eamon Hunter, Executive Architectural Conservation Officer wherein it was observed that the originally demolished structure had been satisfactorily reconstructed (see report from ACO).

The Court Order was considered to have been complied with and the file was duly closed in May 2025.

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"

The proposal to deconstruct, reconstruct and alter the garage must first be considered with respect to the exemptions available under Class 3 and Class 50 of Schedule 2 of Part 1 of the Planning and Development Regulations 2001, as amended.

I am satisfied that the demolition of the structure complies with the exemption available under Class 50. The structure to be reconstructed on the site complies with Conditions and Limitations 1-4 and 6 of the exemption available under Class 3. Condition and limitation No 5 is not satisfied as the reconstructed structure is 4.14m in height.

Having regard to the above the proposal is not considered to comply with the available exemptions. Notwithstanding in the interest of completeness the restrictions on exemptions set out under Section 57 and Article 9 are considered below.

Restriction on any exemption by virtue of Section 57 (Protected Structure)

The proposal was assessed by the Architectural Conservation Officer (Mr, Eamonn Hunter) (ACO) with an inspection in November 2024. The ACO reported that he was satisfied that the proposal was not restricted by virtue of Section 57 of the Planning and Development Act 2000, as amended.

C) Restrictions under Article 9

As set out above the subject site is located within a Primary Amenity Area. It is not considered that the proposal would interfere with the character of this landscape. The proposal is also in close proximity to the Lough Derg pNHA. It is not considered, by virtue of the limited scale and nature of the works proposed, that the proposal would have an adverse impact on the pNHA.

D) Requirement for Appropriate Assessment and Environmental Impact Assessment

AA

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

EIA

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

4. RECOMMENDATION

WHEREAS a question has arisen as to whether the reconstruction and alterations to a garden shed at The Bungalow, Dromineer, Co. Tipperary E45PK20 (Protected Structure Ref 572) is development and is or is not exempted development:

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

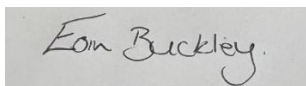
- (a) Sections 2, 3, 4 and 57 of the Planning and Development Act, 2000, as amended
- (b) Article 6 and 9 of the Planning and Development Regulations 2001, as amended,
- (c) Class 3 and Class 50 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended,
- (d) The contents of the application for the Section 5 Declaration including an Architectural Heritage Impact Assessment report.

Tipperary County Council has concluded that –

The development consisting of the reconstruction and alterations to a garden shed is development and is NOT exempted development as it DOES NOT fall under the exempted development provisions as set out under Section 4 of the Planning and Development Act 2000, as amended.

NOW WHEREAS Tipperary County Council, in exercise of the powers conferred on it by section 5(2)(a) of the Planning and Development Act 2000 as amended, it is hereby decided that the reconstruction and alterations to a garden shed is **development and IS NOT exempted development.**

Reason: The reconstructed garage does not satisfy condition and limitation No. 5 attached to the exemption available under Class 3, Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.



Signed: _____

Date: 18/11/2025



Signed:

Date: 18.11.2025

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

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

(a) File Reference No:	S5/25/139
(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:	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 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
000308 Loughatorick South Bog	https://www.npws.ie/protected-sites/sac/000308	Within 15km	None	No
000261 Derrycrag Wood Nature Reserve	https://www.npws.ie/protected-sites/sac/000261	Within 15km	None	No
000248 Cloonmoylan Bog	https://www.npws.ie/protected-sites/sac/000248	Within 15km	None	No
004168 Slieve Aughty Mountains SPA	https://www.npws.ie/protected-sites/spa/004168	Within 10km	None	No
004058 Lough Derg (Shannon) SPA	https://www.npws.ie/protected-sites/spa/004058	Within 500m	None	Yes

	Qualifying Interests A017 Cormorant Phalacrocorax carbo A061 Tufted Duck Aythya fuligula A067 Goldeneye Bucephala clangula A193 Common Tern Sterna hirundo A999 Wetlands			
004165 Slievefelim to Silvermines Mountains SPA	https://www.npws.ie/protected-sites/spa/004165	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 	The proposal will involve the deconstruction of the existing garage, the laying of a new foundation and the construction of a new garage using salvaged materials where specified. This will require demolition works but owing to the limited scale and the sensitive nature of the development will have minimal potential for sedimented surface water run off, noise and dust.
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 potential impacts.
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.
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(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.

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the proposed land use and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects is not likely to have significant effects on the above listed European sites or any other European site, in view of the said sites’ conservation objectives.

An appropriate assessment is not, therefore, required.

Conclusion:

	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	<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 Graduate Planner	Date: 12/11/2025

EIA Pre-Screening Establishing a development is a 'sub-threshold development'	
File Reference:	S5/25/139
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



Comhairle Contae Thiobraid Árann
Tipperary County Council

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

Comhairle Contae
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Date: 20th November 2025

Our Ref: S5/25/139

Civic Offices, Nenagh

Daniel & Mary Spreng
C/O Richard McLoughlin
Lotts Architecture
22 South William Street
Dublin 2

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

Dear Mr McLoughlin,

I refer to your application for a Section 5 Declaration received on 30th October 2025 in relation to the following proposed works:

Reconstruction and alterations to a garden shed at The Bungalow, Dromineer, Co. Tipperary E45PK20

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 –

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

- a) Sections 2, 3, 4 and 57 of the Planning and Development Act, 2000, as amended
- b) Article 6 and 9 of the Planning and Development Regulations 2001, as amended,
- c) Class 3 and Class 50 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended,
- d) The contents of the application for the Section 5 Declaration including an Architectural Heritage Impact Assessment report.

Tipperary County Council has concluded that –

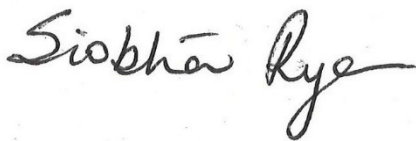
The development consisting of the reconstruction and alterations to a garden shed is development and is NOT exempted development as it DOES NOT fall under the exempted development provisions as set out under Section 4 of the Planning and Development Act 2000, as amended.

NOW WHEREAS Tipperary County Council, in exercise of the powers conferred on it by section 5(2)(a) of the Planning and Development Act 2000 as amended, it is hereby decided that the reconstruction and alterations to a garden shed is **development and IS NOT exempted development.**

Reason: The reconstructed garage does not satisfy condition and limitation No. 5 attached to the exemption available under Class 3, Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.

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, sweeping tail on the letter 'y'.

for **Director of Services**

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/25/139** **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 Daniel & Mary Spreng, C/O Richard McLoughlin, Lotts Architecture, 22 South William Street, Dublin 2, re: Reconstruction and alterations to a garden shed at The Bungalow, Dromineer, Co. Tipperary E45PK20 is development and is exempted development.

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


- a) Sections 2, 3, 4 and 57 of the Planning and Development Act, 2000, as amended
- b) Article 6 and 9 of the Planning and Development Regulations 2001, as amended,
- c) Class 3 and Class 50 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended,
- d) The contents of the application for the Section 5 Declaration including an Architectural Heritage Impact Assessment report.

Tipperary County Council has concluded that the development consisting of the reconstruction and alterations to a garden shed is development and is NOT exempted development as it DOES NOT fall under the exempted development provisions as set out under Section 4 of the Planning and Development Act 2000, as amended.

NOW WHEREAS Tipperary County Council, in exercise of the powers conferred on it by section 5(2)(a) of the Planning and Development Act 2000 as amended, it is hereby decided that the reconstruction and alterations to a garden shed is **development and IS NOT exempted development.**

Reason: The reconstructed garage does not satisfy condition and limitation No. 5 attached to the exemption available under Class 3, Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.

Signed:


Brian Beck
Director of Services

Date: 20/11/2025