

P L A N N I N G A P P L I C A T I O N S

PLANNING APPLICATIONS RECEIVED FROM 19/01/2026 To 25/01/2026

under section 34 of the Act the applications for permission may be granted permission, subject to or without conditions, or refused;
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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
26/3	Bretland Construction LTD	E	19/01/2026	the construction of 21 no. 3 bedroom dwelling units in three terraced blocks, to include roads, paths, paving, parking, drainage, landscaped public open space, streetlighting, boundary treatments and all associated site development works Barnora Cashel Road Cahir Co Tipperary		N	N	N
26/4	James and Peter Ryan	P	19/01/2026	the demolition of a farm building and the construction of a new calf/calving and fodder storage shed, a new dungstead and also a new cow cubicle shed with an underground slurry storage tank Gortolee Newport Co Tipperary		N	N	N
26/5	Anna Hughes & Noel Rasmussen	E	20/01/2026	construction of an entrance, dwelling house, garage, domestic waste water treatment system & polishing filter together with all associated site works Ballinvreena Knocklong Emly Co. Tipperary		N	N	N

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26/6	Edmond Ryan	R	21/01/2026	a six-unit stable block and PLANNING PERMISSION to construct an additional six-unit stable block, and including all associated site works Camas Cashel Co. Tipperary	N	N	N
26/7	Pallashill Farm Ltd	R	23/01/2026	as constructed slatted shed extension with underground slurry storage tanks (2). Retention permission for as constructed livestock feeding canopy and (3) Full Planning permission to construct (A). A slatted shed with below ground slatted tank and (B). A Milking parlour and carry out all associated site works Pallashill Drombane Thurles Co Tipperary	N	N	N
26/60030	Cashel King Cormacs GAA Club	P	19/01/2026	installation of 6 no. 21m galvanised steel poles with 500 lux floodlights for the purpose of illuminating the pitch and all associated site works Leahy Park, Cooper's Lot Cashel Co. Tipperary E25 C656	N	N	N
26/60031	Andrew Kiely & Nephin Renewable Gas - Ballynildard Ltd.	P	19/01/2026	RED III application for development which comprises the construction of an anaerobic digestion facility to produce renewable biomethane; CO2 (which will be captured), and a bio-based fertiliser from organic material. The total gross floor area of the proposed development (including internal	N	Y	N

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plant areas and ancillary structures) will be c. 3,301 sq.m. The development will consist of the following: • 3 no. digesters (all c. 15.5m in height), 2 no. digestate storage structures (c. 15.5m and c. 12m in height), a liquid feed tank (c. 4m in height) and a pump room and O2 generation structure (with a GFA of c. 27 sq.m. and a height of c. 2.6m), located in the northern section of the site. • 4 no. pasteurisation tanks (each c. 6m in height), a post pasteurisation cooling tank (c. 4m in height) and a pre fertiliser manufacturing tank (c. 4m in height), located to the southeast of the main digesters. • A part single-storey and part two-storey reception hall (with a gross floor area (GFA) of c. 1,964 sq.m. and an overall height of c. 16.5m) to accommodate a laboratory, panel room, tool store, workshop, and storage areas, with a liquid feed intake adjacent to the reception hall, located to the centre of the site. • Two pump house structures, each with a height of c. 2.6m and GFAs of 14 sq.m. and 21 sq.m., will be provided to the west and east of the reception hall building respectively. • A single-storey solid digestate storage and a nutrient recovery building (with a GFA of c. 880 sq.m and an overall height of c. 12.4m) located to the east of the reception hall, in the central portion of the site. • Odour abatement plant (with an overall height of c. 7m) and equipment and a digestate offtake area will be provided to the east of the solid digestate storage and nutrient recovery building. • Construction of an ESB substation (with a GFA of c. 27 sq.m and a height of c. 3.4m), a grid injection unit (with a GFA of c. 22 sq.m and a height of c. 2.8m) (which will be connected to the gas grid by way of an underground connection by Gas Networks Ireland), a GNI / grid offtake skid, and a fire water

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storage tank (with a height of c. 7.7m) in the southern portion of the site. • Construction of 2 no. CO2 tanks (c. 10.7m in height), a CO2 loading pump (c. 2.6m in height), CO2 auxiliaries (c. 2.6m in height), CO2 liquefactor (with an overall height of c. 8.2m), a CO2 compressor (with an overall height of c. 5.9m) and a CO2 pre-treatment skid (c. 3.5m in height), located in the western portion of the site. • Construction of an emergency biogas flare (c. 11.3m in height), a biogas treatment skid (with an overall height of c. 4.1m), 2 no. biogas compression structures (with a height of c. 2.6m), a biogas upgrading module (with a maximum height of c. 4.6m and a GFA of c. 28 sq.m), a combined heat and power unit and panel room (with a height of c. 10m to top of flue), a fuel storage tank (c. 1.6m in height), a biomethane boiler (c. 5.6m in height to flue stack), and 2 no. propane tanks (c. 1.3m in height), located to within the western section of the site. • Construction of a two-storey office and administration building (with an overall height of c. 8.7m and a GFA of c. 305 sq.m), located within the southeast section of the site, adjacent to the main site entrance. • Associated works including parking (6 no. standard, 2 no. EV, and 1 no. accessible parking spaces; and bike storage), access arrangements (including new access and entrance road to the site from the adjacent road to the south, with setting back of boundaries along the R662), a weighbridge, provision of solar panels (roofed mounted solar arrays), wastewater treatment equipment, attenuation pond in the northern portion of the site, boundary treatments, lighting, services, lightning protection masts, drainage, landscaping, and all associated and ancillary works

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26/60032	Eugene O'Doherty	R	19/01/2026	Ballynilard Tipperary Co. Tipperary	1) revised house location, 2) revised site boundaries, 3) revised entrance location, 4) unauthorised domestic shed, 5) all associated site works Manna North Templemore Co. Tipperary E41CR27	N	N	N	
26/60033	OC Mechanical Services	R	19/01/2026		(i) the existing roof overhang on existing industrial/commercial building, (ii) for the existing WC extension to the existing industrial/commercial building, (iii) for the existing truck driver waiting area building, (iv) for the existing storage building, as well as PLANNING PERMISSION (v) to divide the existing industrial/commercial building into two separate units & (vi) for proposed material alterations to the existing elevations of the existing industrial building, and all associated site development works Carrigeen Industrial Estate Cahir Co. Tipperary E21DA56	N	N	N	

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26/60034	Christopher & Emmanuelle Hoban	P	20/01/2026	erection of a sensory room extension to the rear of existing dwelling 13 Fr Matthew Terrace Thomastown Golden, Cashel, Co. Tipperary E25EH30		N	N	N
26/60035	The Electricity Supply Board	P	20/01/2026	the development which will consist of maintenance works to the Kilmastulla River proximate to the Parteen Weir. The works will consist of the removal of sediment and debris built up in river, along with repair work to the river embankment, which is shared with the Parteen Dam embankment. The planning application is accompanied by a Natura Impact Statement Kilmastulla River Townland of Coolnadornory Birdhill, Co. Tipperary V94 C7PN	Y	N	N	N
26/60036	Marina Maher	P	20/01/2026	change of use of existing commercial unit, no 9, to a residential unit and all associated site works Dominics Court, Bank Place Cashel Co. Tipperary		N	N	N

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26/60037	TBB Fitness Ltd.	P	20/01/2026	a) the first floor vacant (shell and core) unit to be used as a gymnasium and padel courts, b) the change of use of existing first floor play centre to gymnasium and padel courts, c) the change of use of existing 2nd floor play centre offices to gymnasium ancillary storage/plant room, d) minor elevational changes, e) the proposed signage, connecting to all existing services Unit 9 (Shell and Core, Eircode E45K209) and Unit 9b (Jump'n'Gyms, Eircode E4AE67) Springfort Retail Park Nenagh, Co. Tipperary E45K209		N	N	N
26/60038	Independent Trustee Company Limited	P	20/01/2026	internal alterations to the existing first floor apartments and full planning permission for the conversion of attic storage space to include 1no. 1 bedroom apartment and all associated site works Kenneth House Parnell Street Thurles, Co Tipperary		N	N	N
26/60039	Tom Tierney	P	20/01/2026	the construction of (i) a cubicle shed with slatted tanks, (ii) soiled water tank, (iii) walled silage slab, (iv) slatted shed with loose area and all associated site works Outeragh New Inn Cahir Co. Tipperary		N	N	N

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26/60040	Richard Kelly	P	20/01/2026	(i) slatted shed with underground slurry tank and (ii) walled silage slab and all associated site works Graigue New Inn Cahir, Co. Tipperary		N	N	N
26/60041	Sean Tobin	P	20/01/2026	the construction of (i) underground slurry tank, (ii) milk silo tank and all associated site works Boytonrath New Inn Cashel Co. Tipperary		N	N	N

P L A N N I N G A P P L I C A T I O N S

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26/60042	Grown in a Garden Ltd.	P	21/01/2026	1) Material change of use from original barracks with residential element to : a) a cosmetic manufacturing facility and b) an associated retail shop, café with an external dining terrace & offices, 2) The erection of a new single story manufacturing facility in the rear yard, 3) The renovation of the existing building to include all necessary repairs to the original fabric, 4) The creation of a new ope in the existing front garden wall to provide for disabled access, 5) The provision of new externally mounted retractable shop awnings to front elevation, 6) To carry out all enabling and site development works and 7) Site vehicular access is proposed via existing common entrance yard - works to a protected structure (NIAH reference- 22106002, record of protected structures -TRPS1613)		Y	N	N
				Killaghy Street Mullinahone Co. Tipperary E41 F2C3				

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26/60043	Board of Management St Anne's Secondary School	P	21/01/2026	the proposed development consists of works within the curtilage of protected structures, namely St. Anne's Secondary School (RPS No. 3) and associated protected structures on the site (RPS Nos. 4 and 5). The development will consist of the construction of a new single-storey school building measuring 380 sq.m, providing 2 no. Special Education Needs classrooms, a multipurpose room and a graphics design lab, together with associated sanitary facilities. The development will also consist of the demolition of an existing single-storey prefabricated building. The development will include a new fenced soft play area, an accessible parking space, connections to public utility and drainage services, and all associated site works St. Anne's Secondary School, Rosanna Road Tipperary Town County Tipperary E34F210		Y	N	N
26/60044	Vincent and Teresa Hornibrook	R	21/01/2026	as-constructed side and rear extensions and PERMISSION to complete same, including all associated site development works 9 Woodland Heights Carrick-on-Suir Co. Tipperary E32P499	N	N	N	N

P L A N N I N G A P P L I C A T I O N S

P L A N N I N G A P P L I C A T I O N S R E C E I V E D F R O M 1 9 / 0 1 / 2 0 2 6 T o 2 5 / 0 1 / 2 0 2 6

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26/60045	Jacques Lumbroso	R	21/01/2026	development consisting of 2 x stand alone prefabricated bin storage units, 1x stand alone prefabricated office building and all ancillary works St Flannans Street Nenagh Co, Tipperary E45K168		N	N	N
26/60046	Liam O'Brien and Helen Wallace	P	22/01/2026	a single-storey extension to the side of the existing dwelling house, together with associated elevational changes, drainage connections and all ancillary works Boscabell Cashel Tipperary E25 F796		N	N	N
26/60047	James Foran	R	22/01/2026	the passage enclosure consisting of a roofed area over the passageway between the pig pens, mechanical ventilation system, end enclosures and their indefinite use Killaghy Mullinahone Co. Tipperary E41 28TD		N	N	N
26/60048	Billy O'Dwyer	P	22/01/2026	cattle shed to include cubicles and slatted tank on existing farmyard development Currabaha Templederry Nenagh E45 H673		N	N	N

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26/60049	Michael Farrell	P	22/01/2026	the construction of a calf shed extension and all associated site works. PERMISSION FOR RETENTION of overground slurry tower is also required Drumclieve Tipperary Co. Tipperary		N	N	N
26/60050	Michael Condon and Lisa Hanrick	P	23/01/2026	a single-storey extension and open car port to the rear of the existing dwelling. 2. Refurbishment and modifications to the existing dwelling including removal of an existing chimney and revised fenestration. 3. Demolition of existing front porch and side annex of the existing Dwelling House. 4. New site specific effluent treatment system. 5. Modification of existing vehicular entrance and all associated site development works Corrabella Newcastle, Clonmel Co. Tipperary		N	N	N
26/60051	Jacques Lumbroso	R	23/01/2026	2 x stand alone prefabricated bin storage units, 1 x stand alone prefabricated office building and all ancillary works St Flannan's Street Nenagh Co. Tipperary E45K168		N	N	N

P L A N N I N G A P P L I C A T I O N S

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26/60052	Hibernian Cellular Networks Ltd.	P	23/01/2026	the development will consist of the erection of a 36m tall Telecommunication Lattice Support Structure carrying antennas and dishes together with associated ground-based equipment all enclosed in security fencing with proposed site access taken from an existing site access from the L-6617 and all ancillary site works Mellisson Glengoolle South, Thurles Co. Tipperary		N	N	N
26/60053	Joe Mulcahy	P	23/01/2026	the amendments to previously approved planning application reference no. 2360126. The amendments are for the addition of a new boundary wall, railing, gates and all associated site works Powerstown Road, Knockauncourt Clonmel Co. Tipperary		N	N	N
26/60054	Martin Cantwell	R	23/01/2026	a new bovine animal accommodation loose housing shed with all ancillary works Ballyerk Moyné Thurles, Co. Tipperary E41E103		N	N	N

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26/60055	Shawn Davies	P	24/01/2026	construction of detached single storey holiday cottage, installation of onsite wastewater treatment system, new entrance, connection to necessary services together with all associated incidental and site works Garrykennedy Portroe, Nenagh Tipperary		N	N	N

Total: 31

*** END OF REPORT ***

P L A N N I N G A P P L I C A T I O N S

P L A N N I N G A P P L I C A T I O N S G R A N T E D F R O M 1 9 / 0 1 / 2 0 2 6 T o 2 5 / 0 1 / 2 0 2 6

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24/61122	Board of Directors, Thurles Lions Trust	P	19/12/2024	(1) a two storey apartment building fronting onto Croke Street, comprising of 1 number one-bed apartment at ground floor level and 1 number one-bed apartment at first floor level and (2) a two storey apartment building located to the rear of the site, with access from Croke Street, comprising of 3 number one-bed apartments at ground floor level and 1 number one-bed apartments at first floor level including all ancillary associated site works Croke Street Thurles Co. Tipperary	20/01/2026	
25/233	Conal & Tara O'Reilly	P	20/11/2025	alteration and extension of existing single storey house, complete with external works, including a new driveway and alterations to the road entrance within the site curtilage "Fionn Uisce" Davis Road Clonmel Co. Tipperary	22/01/2026	

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25/234	Katarzyna Malik and Piotr Mazurczak	C	26/11/2025	the construction of a new dwelling, wastewater treatment system, entrance and all associated site works and permission to extend existing garage Birdhill Co Tipperary	22/01/2026	
25/60643	Greenrise Developments Ltd	P	04/07/2025	(a) the demolishing of existing agricultural sheds and stone wall to the front of the site, (b) the construction of 30 no. 2 storey dwellings consisting of 17 no. 3 beds units and 13 no. 4 beds units arranged in 4 no. terrace blocks of four dwellings and 7 no. semi detached dwellings, (c) the provision of public and private open space, car parking, bin storage, public lighting, landscaping, boundary treatments, internal roads and footpaths, pedestrian access and site entrance onto Tivoli Road, connections to existing services and all associated development including new public footpath to west of site Tivoli Road Powerstown Clonmel, Co. Tipperary E91 XT26	23/01/2026	

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25/60878	Andrew McMahon and Karen Heffernan	P	07/09/2025	the construction of a dwelling house, detached garage, recessed site entrance, wastewater treatment system with all ancillary site works Lissobihane Emly Co. Tipperary	23/01/2026	
25/60971	Vantage Towers Limited	P	30/09/2025	the erection of a 30 metre high lattice tower with antennas, dishes and associated telecommunications equipment, including equipment cabinets at ground level all enclosed by security fencing and with an extension to the existing access track Knockuragh Drangan Co Tipperary E41 T951	23/01/2026	
25/60981	Martin Bourke	P	02/10/2025	a) the construction of 8 no. dwelling units, consisting of 6 no. 1 bed and 2 no. 2 bed duplex apartments, b) site services including connection to previously granted public foul and surface water drainage system, c) all associated site works New Row, Kiltillane Templemore Co. Tipperary	20/01/2026	

P L A N N I N G A P P L I C A T I O N S

P L A N N I N G A P P L I C A T I O N S G R A N T E D F R O M 1 9 / 0 1 / 2 0 2 6 T O 2 5 / 0 1 / 2 0 2 6

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25/60997	Paul Kearney & Susan Kennedy	P	06/10/2025	the construction of a new single storey extension to the rear and sides of the existing dwelling to include the demolition of previous extensions to the rear and side of the original dwelling, a new waste water treatment system and all ancillary site works Skeheenarinky Burncourt Co. Tipperary E21 KW65	19/01/2026	
25/61021	Cathal & Niamh Ryan	P	10/10/2025	the construction of a new dwelling, garage, wastewater treatment system & polishing filter, site entrance & all associated site works Ballynahinch Birdhill Co. Tipperary	22/01/2026	
25/61072	Conor Looby and Rachel Darcy	P	24/10/2025	dwelling house, domestic garage, septic tank treatment system, percolation area, new site entrance and all associated site works Ballincurra Templederry Nenagh, Co. Tipperary	23/01/2026	

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25/61161	Michael O'Keefe & Stacey Shaw	P	14/11/2025	construction of a dwelling house, domestic garage, effluent treatment system and percolation area, entrance, access drive and all other associated site works Greenmount Newcastle Clonmel Co. Tipperary	23/01/2026	
25/61172	Rachel & Bridget Hannigan	P	18/11/2025	a single storey side extension to house and new treatment system including all associated site works Ballingeary East Clonmel Co. Tipperary E91TK66	20/01/2026	
25/61178	Padraig Luddy	P	19/11/2025	for permitted alterations and extensions to the original dwelling, for which planning permission was granted under planning file reference number 211164, including all associated site development works Toor Beg Burncourt Cahir, Co. Tipperary	20/01/2026	

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/61179	Will Fleury	R	19/11/2025	change of use of part of the stable building into residential and the reinstatement of the facades and fenestration to its original condition and for permission for change of use of the remaining part of the stable building to residential, including all associated site development works. This property is within the curtilage of a Protected Structure, RPS Reference No. 1284 Former Bank of Ireland The Square Cahir Co. Tipperary, E21KE81	22/01/2026	
25/61181	John Ryan (Ned)	R	19/11/2025	the construction of an extension (south of existing structure) and undertaking of alterations to a property adjoining and within the curtilage of a protected structure (TRPS2503) E41 PX09. Permission for completion of works relating to this extension development and associated changes to elevations, and also conservation led renovation of the protected structure (TRPS2503) E41 F674 and associated works Wolfe Tone Place Thurles Co. Tipperary E41 PX09	20/01/2026	

P L A N N I N G A P P L I C A T I O N S

P L A N N I N G A P P L I C A T I O N S G R A N T E D F R O M 1 9 / 0 1 / 2 0 2 6 T o 2 5 / 0 1 / 2 0 2 6

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/61182	James Burke	P	19/11/2025	a four bedroom bungalow, new entrance, garage, wastewater treatment system and all associated site works Rossestown Thurles Co. Tipperary	22/01/2026	
25/61190	Adrian Kennedy	P	20/11/2025	the demolition of existing agricultural structures and the construction of an agricultural storage building, including associated siteworks Bantis Cloughjordan Co. Tipperary E53R996	19/01/2026	
25/61191	Willie & Helen Ryan	P	20/11/2025	the alterations & extensions to an existing house with all associated site works Curraheen Toomevara Nenagh, Co Tipperary E45N594	19/01/2026	

P L A N N I N G A P P L I C A T I O N S**P L A N N I N G A P P L I C A T I O N S G R A N T E D F R O M 1 9 / 0 1 / 2 0 2 6 T o 2 5 / 0 1 / 2 0 2 6**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/61192	Avril and Ger Jones	P	20/11/2025	the demolition of existing single storey sunroom, the demolition of internal walls and reconfiguration of internal layouts; the construction of a two storey extension, elevation changes to existing dwelling, upgraded entrance canopy, and all associated site works Toorenbrien Upper, Lackamore Newport Co Tipperary V94YHC3	19/01/2026	
25/61193	Kevin & Roisin Walsh	P	20/11/2025	the demolition of existing detached garage and construction of a new larger single-storey detached garage & ancillary spaces to the side of existing dwelling, free-standing carport, alterations to existing dwelling entrance area and elevations generally, single storey extension to the rear of existing dwelling, connection to existing on-site foul drainage system, and all associated site development works Ballymacadam West Cahir Co. Tipperary E21P260	22/01/2026	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 19/01/2026 To 25/01/2026**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/61200	Damien and Bronwyn Ryan	P	21/11/2025	refurbishment works to the existing two-storey farmhouse and the construction of a 98m2, single-storey extension (with roof lights) to the rear of the existing house and construction of a new septic tank and associated percolation area and all associated works Cabháil House Cloghleigh County Tipperary E25W673	23/01/2026	
25/61202	Orla and Johnathan Sutton	P	21/11/2025	construction of a single storey extension to the East side of the existing dwelling house and associated site works Dangan Clonakenny, Roscrea Co. Tipperary E53 DA58	19/01/2026	

P L A N N I N G A P P L I C A T I O N S**P L A N N I N G A P P L I C A T I O N S G R A N T E D F R O M 1 9 / 0 1 / 2 0 2 6 T o 2 5 / 0 1 / 2 0 2 6**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/61206	William Condon	R	22/11/2025	a) a machinery shed b) a silage pit c) 3 No. Livestock sheds with underground slatted slurry storage tanks d) PLANNING PERMISSION FOR the demolition of an existing milking parlour e) PLANNING PERMISSION FOR the construction of an agricultural shed consisting of calf rearing pens, a dairy, plant room, milking parlour, an underground soiled water storage tank, the erection of a meal bin and all associated site works Ballynamrossagh Tipperary Co. Tipperary E34 K407	22/01/2026	
25/61212	Coalquay Leisure Limited	P	24/11/2025	the change of use of the existing commercial shop unit on ground floor to gaming centre together with the provision of ancillary storage space on first floor, alterations to existing front elevation and erection of associated signage 90 Silver Street Nenagh Co, Tipperary E45KR90	23/01/2026	

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 19/01/2026 To 25/01/2026**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/61216	Paul Slattery	P	25/11/2025	(1) new slatted and cubicle bovine animal accommodation shed with slatted waste storage and (2) mass concrete manure pit and all associated site works Kilcolman Newtown Nenagh, Co. Tipperary E45VX79	19/01/2026	

Total: 25***** END OF REPORT *****

P L A N N I N G A P P L I C A T I O N S

P L A N N I N G A P P L I C A T I O N S R E F U S E D F R O M 1 9 / 0 1 / 2 0 2 6 T o 2 5 / 0 1 / 2 0 2 6

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60301	Subgero Ltd.	R	10/04/2025	the as constructed surface water infrastructure including attenuation tanks, pipework and manholes as laid, where they differ from the approved sewer layout; footpaths within the green area; boundary screen walls around the sides and rear of houses 18-22, which vary from the approved drawings; and PERMISSION for alterations to the approved site development works, namely increasing the approved width of footpaths & parking bays from 1.5m to 1.8m and general revisions to the public lighting layout, roads, paths & parking to improve the site layout Schoolhouse Row Portroe Co Tipperary	22/01/2026	

Total: 1

*** END OF REPORT ***

P L A N N I N G A P P L I C A T I O N S

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 19/01/2026 To 25/01/2026

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION
25/87	Johnny Cavanagh	R		19/01/2026	F a.) construction of a commercial storage yard; b.) retention of associated boundary walls within the curtilage of said yard; c.) retention of placement of a portable cabin within the yard; d.) Permission for future construction of an open roofed structure within the yard Bulfin Road Nenagh Co Tipperary
25/148	Light Hardware Supplies Ltd	P		19/01/2026	F construction of an extension to existing warehouse and showroom building Kilkeary Nenagh Co. Tipperary
25/161	Pat & Mary Fitzgerald	R		23/01/2026	F 1) existing private domestic garage as constructed, 2) existing front entrance, wing walls and piers as constructed and 3) existing front boundary stone and sod fence and all associated site works Cragg Birdhill Co. Tipperary

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 19/01/2026 To 25/01/2026

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION
25/60115	Epicone Limited	P		20/01/2026	F the provision of new footpaths for normal wheelchair access within the site. RETENTION PERMISSION is being sought for the change of use to the current use: "assembly and display of outdoor garden buildings and furniture" from the previous use as a commercial car sales and showroom (granted under application number 18/600692). Retention permission is also being sought for 14 no car parking spaces, demountable tents for the storage of goods in connection with the business, two control fences: one for a canine area and dog house and the other to restrict access to the storage area from patrons/public Ballywilliam, Carrigtoher Nenagh Co. Tipperary E45 DY79
25/60517	South Tipperary Farm Relief Services	R		22/01/2026	F (i) an existing signage as well as PLANNING PERMISSION to (ii) construct a new storage building, (iii) erect new signage and all associated site development works Carrigeen Industrial Estate Cahir Co. Tipperary
25/60596	James Flynn	R		19/01/2026	F storage shed as constructed as well as retention of removal of part of rear garden fence and ancillary works Ballyneety Ardfinnan, Clonmel Co. Tipperary

P L A N N I N G A P P L I C A T I O N S

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 19/01/2026 To 25/01/2026

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION
25/60703	Darragh Fitzpatrick	P		19/01/2026	F the construction of a new dwelling house, effluent treatment system, works to existing entrance together with all associated site works Cloghmartin Thurles Co. Tipperary
25/60802	John Doran	R		23/01/2026	F the following unauthorised development:- 1) partial change of use from bank to gym / wellbeing hub, 2) alteration to existing building, including internal alterations, and forming door at east gable of main house to form an access door off shared laneway, 3) installation of modular building to rear yard, 4) erection of lightweight fencing to separate rear yard from garden area, 5) replacement of rear fire exit door and 7 no. rear windows and 6) signage and associated works 128 – 130 Main Street Templemore Co. Tipperary E41 W5C7

P L A N N I N G A P P L I C A T I O N S

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 19/01/2026 To 25/01/2026

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION
25/60942	Uisce Éireann	P		20/01/2026	F upgrades to the existing Roscrea WwTP and storm management system to comprise of the construction of a new inlet chamber (5.2m x 2.5m) and associated ducting, cable draw pits, control panels, realignment of existing boundary wall ground works and the provision of a PV Solar Array (36m2) on the existing sludge dewatering house, all at the existing Roscrea WwTP; decommissioning of 2 no. existing pipe bridges and construction of 4 no. pipe bridges (450mm diameter) across the River Bunow, construction of a retaining wall and ancillary works at Beechwalk; the decommissioning of an existing pipe and the construction of a gravity sewer at Beechwalk (66m); the decommissioning of the Storm Water Overflow, reuse of an existing pipe (14m) and the construction of a gravity sewer (205m) between Beechwalk and Cois Aglish connecting to the existing network; creation of a temporary entrance off the R491 to facilitate access to the proposed temporary construction compound adjacent to the existing Roscrea WwTP and all ancillary and associated temporary works to facilitate the development at the construction stage - A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application Roscrea Wastewater Treatment Plant (WwTP) Beechwalk and lands adjacent to Cois Aglish within the townlands of Townparks and Clybanane, Co. Tipperary

PLANNING APPLICATIONS

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION
25/60976	Thomas Murray	P		22/01/2026	F single storey dwelling house with a shed including new on site proprietary waster water treatment system, percolation area, new vehicular entrance and all associated groundworks and landscaping Barnahown Araglin Co. Tipperary
25/61025	Dillon Lalor & Alyssa Parkinson	P		23/01/2026	F 1) a dormer type extension to existing dwelling house, 2) refurbishment of the existing house including revised fenestration and the removal of existing chimneys, 3) new wastewater system to replace existing septic tank, 4) upgrading of existing entrance, 5) demolition of existing domestic shed and all proposed associated site works Knockgraffon Cahir Co. Tipperary E25PD98
25/61031	Jim & Catherine Hogan	P		19/01/2026	F a single-story dwelling house with attached garage, waste water treatment system, entrance and all ancillary site works Pallas Beg Newtown Nenagh Co. Tipperary

PLANNING APPLICATIONS

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION
25/61048	Kathleen Pomfret	R		21/01/2026	F an extension to the side of existing dwelling house, comprising a granny flat and domestic shed Drombane Upper Drombane Thurles, Co. Tipperary E41E3V6
25/61064	Robert & Jennifer McEniry	P		23/01/2026	F subdivision of an existing site & for the construction of a new dwelling, installation of a wastewater treatment system and polishing filter, new site entrance & all associated site works Clashdrumsmith Emly Co. Tipperary
25/61072	Conor Looby and Rachel Darcy	P		23/01/2026	F dwelling house, domestic garage, septic tank treatment system, percolation area, new site entrance and all associated site works Ballincurra Templederry Nenagh, Co. Tipperary

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 19/01/2026 To 25/01/2026

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION
25/61088	The Board of Management of Saint Mary's Secondary School	P		23/01/2026	F construction of a new extension to the southeast of the existing school building, to the rear of the existing sports hall which will be part single and part two storey and will be attached to the existing school building - the additional accommodation will include a 2 class base special education needs unit, graphics room, 2 no. science laboratories, home economics room, 3 no. general classrooms, staff office, sanitary accommodation, ancillary rooms, plant and stores. Minor works are proposed to the existing building to facilitate the new extension to include façade and layout changes in the vicinity of the connection to the new extension. The works will include the provision of landscaped courtyard and play spaces adjoining the new extension, amendments to the existing road and landscape layouts to support the new extension, 6 no. additional carparking spaces and all ancillary works. A Natura Impact Statement will be submitted to the planning authority with this application. Church Road Newport County Tipperary V94 RY18
25/61091	Patricia & Seamus Hanly	P		22/01/2026	F a new septic tank and new percolation area and all associated site works as may be required. The existing septic tank is proposed to be de-commissioned Glebe Donohill Co. Tipperary E34H956

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 19/01/2026 To 25/01/2026

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION
25/61110	Laura Ryan and Matthew Kelly	P		19/01/2026	F dwelling house, entrance, effluent treatment system together with all associated site works Moneydass Ballycahill Co. Tipperary
25/61157	Brendan and Rachel Vaughan	P		20/01/2026	F extensions and alterations to an existing dwelling and all ancillary works Byrne's Cottage Townfields, Cloughjordan Co. Tipperary E53 DP96
25/61157	Brendan and Rachel Vaughan	P		23/01/2026	F extensions and alterations to an existing dwelling and all ancillary works Byrne's Cottage Townfields, Cloughjordan Co. Tipperary E53 DP96
25/61161	Michael O'Keeffe & Stacey Shaw	P		19/01/2026	F construction of a dwelling house, domestic garage, effluent treatment system and percolation area, entrance, access drive and all other associated site works Greenmount Newcastle Clonmel Co. Tipperary

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 19/01/2026 To 25/01/2026

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION
25/61318	A & G Thomond Builders Ltd.	P		22/01/2026	F 2 no. semi-detached dwellings and all necessary ancillary site development works, including entrances and connections to public water main and sewers Lakelands Cullenagh Ballina, Co. Tipperary
26/60028	Philip Ryan & Aideen Bergin	P		22/01/2026	F new single storey dwelling, detached garage, new entrance, septic tank and percolation area, bored well and associated site works and drainage Outrath (Outeragh) Cahir Co Tipperary

Total: 23

*** END OF REPORT ***

P L A N N I N G A P P L I C A T I O N S**INVALID APPLICATIONS FROM 19/01/2026 To 25/01/2026**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/241	Denis Brian McLoughlin	R	19/01/2026	(a) extensions and "as built" variations to previously approved dwelling and revised site boundaries as granted under planning permission ref: 516683, domestic garage/store. (b) PERMISSION to replace existing septic tank and percolation area with a new proprietary mechanical wastewater treatment system and percolation area Garrykennedy Portroe Nenagh Co. Tipperary
25/61316	Thomas Fox and Roisin Comerford	P	20/01/2026	a) construction of a new single-storey detached dwelling; b) new detached garage; c) new site entrance; d) new connections to utilities; e) new waste-water treatment system & percolation area; f) all associated site works Glebe Donohill Co. Tipperary
25/61339	Armitage Farms LTD Trevor and Georgina Armitage	P	22/01/2026	the proposed development that will consist of the erection of a Feed Storage Shed, extension to farmyard area and the provision of a new agricultural entrance, including associated site works Ballymona Ballingarry Roscrea, Co. Tipperary E53PW83

PLANNING APPLICATIONS
INVALID APPLICATIONS FROM 19/01/2026 To 25/01/2026

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
26/60042	Grown in a Garden Ltd.	P	23/01/2026	1) Material change of use from original barracks with residential element to : a) a cosmetic manufacturing facility and b) an associated retail shop, café with an external dining terrace & offices, 2) The erection of a new single story manufacturing facility in the rear yard, 3) The renovation of the existing building to include all necessary repairs to the original fabric, 4) The creation of a new ope in the existing front garden wall to provide for disabled access, 5) The provision of new externally mounted retractable shop awnings to front elevation, 6) To carry out all enabling and site development works and 7) Site vehicular access is proposed via existing common entrance yard - works to a protected structure (NIAH reference- 22106002, record of protected structures -TRPS1613) Killaghy Street Mullinahone Co. Tipperary E41 F2C3

P L A N N I N G A P P L I C A T I O N S
INVALID APPLICATIONS FROM 19/01/2026 To 25/01/2026

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
26/60043	Board of Management St Anne's Secondary School	P	22/01/2026	the proposed development consists of works within the curtilage of protected structures, namely St. Anne's Secondary School (RPS No. 3) and associated protected structures on the site (RPS Nos. 4 and 5). The development will consist of the construction of a new single-storey school building measuring 380 sq.m, providing 2 no. Special Education Needs classrooms, a multipurpose room and a graphics design lab, together with associated sanitary facilities. The development will also consist of the demolition of an existing single-storey prefabricated building. The development will include a new fenced soft play area, an accessible parking space, connections to public utility and drainage services, and all associated site works St. Anne's Secondary School, Rosanna Road Tipperary Town County Tipperary E34F210
26/60045	Jacques Lumbroso	R	23/01/2026	development consisting of 2 x stand alone prefabricated bin storage units, 1x stand alone prefabricated office building and all ancillary works St Flannans Street Nenagh Co, Tipperary E45K168

Total: 6

***** END OF REPORT *****

PLANNING APPLICATIONS

EIA - NIS REPORTS REQUESTED FROM 19/01/2026 To 25/01/2026

FILE NUMBER	APPLICANTS NAME	APP. TYPE	Request Date	Article Number	DEVELOPMENT DESCRIPTION AND LOCATION
26/60031	Andrew Kiely & Nephin Renewable Gas - Ballynilard Ltd.	P	19/01/2026	172	RED III application for development which comprises the construction of an anaerobic digestion facility to produce renewable biomethane, CO2 (which will be captured), and a bio-based fertiliser from organic material. The total gross floor area of the ... Ballynilard Tipperary Co. Tipperary

Total: 1

*** END OF REPORT ***

P L A N N I N G A P P L I C A T I O N S

E I A R - N I S R E P O R T S R E C E I V E D F R O M 1 9 / 0 1 / 2 0 2 6 T o 2 5 / 0 1 / 2 0 2 6

FILE NUMBER	APPLICANTS NAME	APP. TYPE	Received Date	Article Number	DEVELOPMENT DESCRIPTION AND LOCATION
26/60031	Andrew Kiely & Nephin Renewable Gas - Ballynilard Ltd.	P	19/01/2026	172	RED III application for development which comprises the construction of an anaerobic digestion facility to produce renewable biomethane, CO2 (which will be captured), and a bio-based fertiliser from organic material. The total gross floor area of the ... Ballynilard Tipperary Co. Tipperary
26/60035	The Electricity Supply Board	P	20/01/2026	177	the development which will consist of maintenance works to the Kilmastulla River proximate to the Parteen Weir. The works will consist of the removal of sediment and debris built up in river, along with repair work to the river embankment, which is s ... Kilmastulla River Townland of Coolnadornory Birdhill, Co. Tipperary V94 C7PN

Total: 2

*** END OF REPORT ***

A N C O I M I S I Ó N P L E A N Á L A**APPEALS NOTIFIED FROM 19/01/2026 To 25/01/2026**

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	A.C.P. DATE
25/60302	Ed Hogan and Maria Meany Ballyrichard Carrick on Suir Co Tipperary X32XH51	R	18/12/2025	R	1. (a) the external refrigeration unit at ground floor level (b) Retention planning permission to retain indefinitely the roof as is constructed, which differs from that as granted planning permission under Ref no. 21/1075. 2. Planning permission for providing double doors (replacing existing single doors) giving access from the upper floor residential unit to the external single storey flat roof to the rear and the erection of a 2M high screen "wall" in vertical hit and miss composite screens/panels, fixed in metal columns plated and bolted to the top of the existing ground floor wall and extending around the open periphery of the flat roof to the North-West side and to a section to the North-East side. The remaining periphery of the flat roof will have similar boundary but 1250mm high AM PM Store Greenside South Carrick on Suir, Co. Tipperary E32VH96	21/01/2026

Total: 1

*** END OF REPORT ***

AN COIMISIÚN PLEANÁLA
APPEAL DECISIONS NOTIFIED FROM 19/01/2026 To 25/01/2026

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	A.C.P. DEC. DATE	DECISION
24/270	Viara Guentcheva Grallagh Ballinure Thurles Co. Tipperary	R	27/08/2025	the fences erected at the property Grallagh Ballinure Thurles Co. Tipperary	23/01/2026	CONDITIONAL

Total: 1***** END OF REPORT *****

