

PLANNING APPLICATIONS

PLANNING APPLICATIONS RECEIVED FROM 01/12/2025 To 07/12/2025

under section 34 of the Act the applications for permission may be granted permission, subject to or without conditions, or refused; The use of the personal details of planning applicants, including for marketing purposes, maybe unlawful under the Data Protection Acts 1988 - 2018 and may result in action by the Data Protection Commissioner, against the sender, including prosecution

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
25/239	Lorraine Hannon & Tamer Mohammed Nagib	P	01/12/2025	the construction of a dwelling, site entrance, domestic storage shed, service connections and all associated site development works Site A, The Crescent Boherlahan Cashel Co. Tipperary		N	N	N
25/240	Mary Darmody	R	01/12/2025	farm building as constructed including haybarn, cubicle sheds, dairy and milking parlour, calf sheds, silage slab, concrete apron and open slurry pit Boscabell Cashel Co. Tipperary		N	N	N
25/241	Denis Brian McLoughlin	R	02/12/2025	(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		N	N	N

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25/242	Thomas Maher	E	03/12/2025	1) the removal of an existing uncovered concrete slurry storage tank and calf shed, 2) the construction of a new cow cubicle house with slatted waste storage.3) the construction of a new loose housing shed and all other associated site works Killeenleigh Loughmore Thurles Co Tipperary		N	N	N
25/61235	James & Paddy Phelan	P	01/12/2025	the construction of a new equine building and all associated works Tinnakilly Ahenny Co. Tipperary E32 CY23		N	N	N
25/61236	David and Ann Borgman	P	01/12/2025	construction of extensions to the existing dwelling, alter the existing dwelling, convert the garage into an orangery, carry out all associated drainage and landscaping alterations in connection with the works Coolaholiga Nenagh Co. Tipperary E45 E623		N	N	N

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25/61237	Brendan O'Meara	P	01/12/2025	(i) the demolition of existing parts of the existing dwelling, (ii) the construction of a new extension to the existing dwelling including a new roof to the existing dwelling, (iii) a new waste water treatment system, (iv) new entrance and all associated site development works Barretstown & Redcity Fethard Co. Tipperary E91KN52		N	N	N
25/61238	Claire Halpin	P	02/12/2025	the change of use of the ground floor of the vacant Former 'Dowlings Public house' (Class 12) to commercial/ Pilates Studio use (Class 2), together with all associated site works 'Former Dowlings Pub' Ground floor, 39 Kenyon Street Corner of Kenyon & Stafford Street, Nenagh, Co. Tipperary E45 AY98		N	N	N
25/61239	Brian Kennedy	P	02/12/2025	the demolition of an existing boundary wall, extension of existing hard surfaced area and erection of new boundary wall to the rear of surgery Mount Carmel Tyone Nenagh E45WF63		N	N	N

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25/61240	Billy Heffernan	P	02/12/2025	a cattle shed extension with slatted tank and ancillary works Shronell Beg Lattin Co. Tipperary		N	N	N
25/61241	Pat Cummins	P	02/12/2025	the works on the existing estate road to include, changes to kerbing, widening of road, adjustments to parallel parking bays, provision of bollards, removal of ramps, new white lining, provision of priority controlled junctions to include stop sign and lining, provision of new ramps/table tops including one at entrance to estate on the R497, new drainage gullies to accommodate adjustments at entrance Drummin Village Borrisokane Road Nenagh V45WP58		N	N	N

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25/61242	MRP Investments Ltd.	R	02/12/2025	renewal of the existing roof structure resulting in an increase in ridge height, refurbishment and alterations to the existing dormer windows; amendment to west gable elevation to reduce size of existing ground floor ope to window, demolition of existing returns and construction of 2 no. single storey extensions, demolition of existing chimneys; upgrade of existing septic tanks with 2 no. waste water treatment systems and associated percolation areas, alterations to site entrances, site levels and boundary treatments and all landscaping and ancillary works Grallagh Dolla Nenagh, Co. Tipperary E45 Y529		N	N	N
25/61243	Knock Village Community Centre	P	02/12/2025	the change of use of existing school building to be used as a community facility and all associated site works Rockforest Knock Roscrea E53 YH22		N	N	N
25/61244	Brian O' Halloran (Principal)	P	03/12/2025	Preschool and Breakfast Club use to the already granted Afterschool Club use in the larger separate prefabricated building located on the school grounds Poulacapple National School via Callan Co. Kilkenny R95 V324		N	N	N

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25/61245	Emma Carroll & Hugh Greene	P	03/12/2025	Extension and alterations to existing part two storey detached dwelling, including part single storey and part two storey extension, refurbishment and alterations to the existing facades and roof, alterations and part removal of existing outbuildings, new wastewater treatment system, together with associated site and ancillary works. Gortvunatrime Emly Co Tipperary		N	N	N
25/61246	Vincent Crowe	P	03/12/2025	the construction of an agricultural building consisting of cubicles, underground slurry storage tanks and all associated site works Shanballyduff Cashel Co. Tipperary E25 FR92		N	N	N
25/61247	David & Sanet Lonergan	P	03/12/2025	a change of house design previously refused under planning reference no. 2460647 and subsequently granted by An Bord Pleanála (now An Coimisiún Pleanála) reference no. ABP-321131-24 Kylefreaghane Callan Co. Tipperary		N	N	N

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25/61248	Joseph Hawe	R	03/12/2025	an as constructed domestic garage and all associated site works The Heath Thurles Co. Tipperary		N	N	N
25/61249	David Mulpeter	R	03/12/2025	change of use from a car park into a storage area for completed modular units and raw materials. Erection of 2.3m Fence and an electric roller gate around yard Gortlandroe Industrial Estate Nenagh Co. Tipperary E45 Y434		N	N	N
25/61250	John Malone	R	03/12/2025	the existing dwelling and outbuilding as constructed under planning grant 19600017 to include alterations to internal layout, elevations and use of the outbuilding as a meditation space and all associated siteworks as constructed. Permission is sought to provide a door to the north and the west elevations of the dwelling The Courtyard Townfields, Cloughjordan Co. Tipperary		N	N	N

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25/61251	Claire Corbett	P	04/12/2025	the works to a protected structure reference no.: TRPS1317 including minor internal and external alterations, the construction of a rear extension, external landscaping and all associated site works No. 7 Castle Street Cahir Co. Tipperary E21C984		Y	N	N
25/61252	John & Anne Hackett	R	04/12/2025	the previously constructed extensions & alterations to our house including the conversion of our garage to living accommodation, rear extension to our house, construction of a garden store & a garage Grawn Two-Mile-Borris Thurles E41WP04		N	N	N
25/61253	Jack Gleeson and Nicole Meagher	P	04/12/2025	the construction of a new dwelling house, garage, driveway, entrance, treatment system, domestic well and all associated site development works Ballyvadin Fethard Co. Tipperary		N	N	N

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25/61254	Thomas Slattery & James Hodgins	R	04/12/2025	the as-constructed agricultural entrances and farm roadways Ballymackey and Knockanglass Nenagh Co. Tipperary		N	N	N
25/61255	Gleeson Quarries Unlimited Company	P	04/12/2025	1) continued use of the existing permitted quarry (planning file ref. no. 04/1356 & ABP PL23.221792) which includes: a block manufacturing facility; a ready-mix concrete plant; a garage and maintenance facility; office facilities; ESB substation; other ancillary plant and infrastructure; 2) the deepening of the existing quarry floor to a finished level of 60 metres above ordnance datum (mOD), remaining entirely within the existing permitted quarry footprint. All within an application area of approximately 36 hectares and for a total period of 34 years (the extraction operational period is for 32 years and a further 2 years for site restoration). The application is accompanied by an Environmental Impact Assessment Report (EIAR) Manserghhill and Graystown townlands Laffansbridge Co. Tipperary E41W951	Y	N	N	N

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25/61256	Mr & Mrs Coakley	R	04/12/2025	alterations to the plans and elevations approved under planning file reference 2460359 5 The Beeches Shannonview, Ballina Tipperary V94D9V4		N	N	N
25/61257	Sacré Coeur Nursing Home Limited	R	04/12/2025	the construction of an additional floor area of 31.7sqm and elevational changes, including an increase in height to previously granted permission no. 2560346. The increase in floor area will accommodate an additional 1 no. bedroom with ensuite, plant room and sluice room to an extension of Sacré Coeur Nursing Home. PERMISSION is also being sought to complete all outstanding works to previously granted planning permission no. 2560346, including all ancillary site works above and below ground Sacré Coeur Nursing Home Station Road, Tipperary Town Tipperary E34R227		N	N	N
25/61258	John Heffernan	P	04/12/2025	construction of a Silage Pit, Dungstead with Effluent Tank, Extension to Dairy Shed and ancillary works Srahavarrella Clonoulty Co.Tipperary		N	N	N

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25/61259	Richard & Kay Crowe	P	04/12/2025	change of use of dwelling house to short term rental holiday accommodation. PERMISSION TO RETAIN concrete slab for parking at the rear of the dwelling and permission to retain modifications to the rear entrance and associated site works 1 Treacy Villas Cashel Co. Tipperary E25VH96		N	N	N
25/61260	Pat Cummins	P	04/12/2025	68 houses, 2 domestic garages, roads, footpaths, green areas, connection to the public services and access via the existing Drummin Village estate road network together with associated site development works Drummin Borrisokane Road Nenagh		N	N	N
25/61261	John Costigan & Jennifer Mullally	P	04/12/2025	the construction of a detached dwelling house, septic tank and percolation area, garage, entrance and associated site works Borrisnoe /Coolgarran Killea Templemore, Co. Tipperary		N	N	N

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25/61262	Michael and Colm Gleeson	P	06/12/2025	(i) cubicles shed extension with slatted tank and (ii) extension for two existing slatted tank and all associated site works Ballyvaughan Portroe Nenagh, Co. Tipperary		N	N	N
25/61263	Helen O'Connor	R	07/12/2025	(i) an existing front porch to an existing dwelling, (ii) an existing shed/store attached to the existing dwelling & all associated site development works Garrymore Clogheen Co. Tipperary E21NV66		N	N	N

Total: 33

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

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24/61077	Sarah and Liam Whyte	R	11/12/2024	a) the changes to the elevations of the house, b) an increase in the floor area of the house, c) the location of the wastewater treatment system, d) the entrance as constructed, and e) the landscaping treatments and site layout as constructed An Droichead Marfield Clonmel, Co. Tipperary E91D3H1	04/12/2025	
25/210	Tom Flynn & Mary Theresa Touhy	R	13/10/2025	1. an existing shed containing a utility room, games room and domestic storage area, 2. an existing domestic storage shed, and 3. a gate and adjoining fencing, and all associated site development works 5 Kilnamanagh Manor Dundrum Co. Tipperary	04/12/2025	
25/214	Mary Devine	P	15/10/2025	a new dwelling house, entrance and all ancillary siteworks Yewston Estate Nenagh Co Tipperary	04/12/2025	

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25/215	Joe Ryan	P	17/10/2025	change of house type only, from that previously granted, ref no. 2260334 refers, together with all associated site works to remain, as per above described previous permission Grenanstown Toomevara Co. Tipperary	02/12/2025	
25/60251	Coolmore Stud Farm	P	27/03/2025	the construction of an agricultural storage building and all associated site development works Castleblake Rosegreen Cashel Co. Tipperary	02/12/2025	
25/60634	Ashbourne Meat Processors Unlimited Company	P	03/07/2025	development for 2 detached bungalows, new shared entrance and all associated site works Castleholding Dublin Road Roscrea Co. Tipperary	05/12/2025	

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25/60701	Hallclon Properties Limited (in Receivership)	P	18/07/2025	the construction of 21 no. residential units comprising: 2 no. two-storey, three-bedroom semi-detached houses; 10 no. two-storey, three-bedroom terraced/end-of-terrace houses; and 9 no. two-storey, two-bedroom terraced/end-of-terrace houses, to complete the development previously approved under Planning Ref. PL 52.227298/06550157 (now expired). The development includes all associated site works and infrastructure services Prior Park Grove Clonmel Co. Tipperary	03/12/2025	
25/60884	Nicole O'Brien & Liam Moore	P	08/09/2025	a storey & a half dwelling with entrance, garage, septic tank and percolation area with all associated siteworks and ancillary works Beakstown Thurles Co. Tipperary.	04/12/2025	
25/61008	Claire Ryan	R	09/10/2025	domestic garage and associated site works 8, Lakelands Tipperary Town Co. Tipperary E34NR29	02/12/2025	

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25/61011	Forge Stud	P	08/10/2025	the construction/installation of a wastewater treatment unit and percolation area and connection to the existing staff welfare building (former Forge) and all associated site works Corbally Clonoulty Cashel, Co. Tipperary E25 NH60	02/12/2025	
25/61012	Jillian & Danny Graham	P	09/10/2025	to demolish existing fire damaged dwelling house and construct a replacement dwelling on the site. Permission is also sought to construct a new entrance and install a new septic tank together with all associated site works Glenbane Lower Holycross Co. Tipperary	01/12/2025	
25/61016	Knockroe Windfarm Limited	P	09/10/2025	Works relating to the Turbine Delivery Route for the consented Knockroe Wind Farm (ACP Ref: 315176). The works will take place in the townlands of Ballaghoge (Ballagroge), Ballycullin, Ballydavid, Ballyduggan, Ballyhomuck, Ballywalter, Cappaghmore, Cappoge, Grangemockler, Gurteen (Bryan), Kilburry East, Kilburry West, Kilnagranagh, Kilvemnon, Mullinoly and Ninemilehouse, County Tipperary. The proposed development will consist of	02/12/2025	

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temporary road widening works, the construction of temporary sections of stoned tracks and other associated accommodation works at the locations noted below. The works consist of:

- Temporary works within GAA grounds adjacent to the R692 road in the townland of Kilburry West to include; temporary removal of a section of the boundary wall and entrance gates; temporary removal of block walls within GAA grounds; temporary removal of scoreboard; pitch grass to be covered with protective Aluminium Trackway mats; installation of temporary Heras fencing and access gates; and all other ancillary temporary accommodation works. All temporary works to be reinstated to their existing condition including reinstatement of existing boundary arrangements and treatments following delivery of turbine components.
- Tree trimming at Ballycullin Bridge on the R692 road in the townland of Ballycullin.
- Temporary widening of section of the R692 road in the townland of Kilvemon. Works to include construction of temporary section of stoned track; temporary removal of hedging; installation of temporary Heras fencing and access gates; and all other ancillary temporary accommodation works. All temporary works to be reinstated to their existing condition, including reinstatement of

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		<p>hedging following delivery of turbine components.</p> <p>- Construction of a temporary section of stoned track at the R690 - R692 road junction in the townland of Mullinoly. Works to include removal of boundary wall sections and installation of temporary Heras fencing and access gates; hedge trimming; and all other ancillary temporary accommodation works. All temporary works to be reinstated to their existing condition, including reinstatement of boundary wall following delivery of turbine components.</p> <p>- Construction of a temporary section of stoned track at the R690 road in the townland of Kilvemon. Works to include trimming and removal of hedges and trees along the field boundary; installation of temporary Heras fencing and access gates; and all other ancillary temporary ac</p> <p>The N76, R690 and R692 roads in the townlands of Ballaghoge (Ballagroge), Ballycullin, Ballydavid, Ballyduggan, Ballyhomuck, Ballywalter, Cappaghmore, Cappoge, Grangemockler, Gurteen (Bryan), Kilburry East, Kilburry West, Kilnagranagh, Kilvemon, Mullinoly and Ninemilehouse, County Tipperary. (Note: Please see separate POI Coordinates document for Grid Refs of all POIs)</p>	
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25/61022	John, Margaret & Denis O'Dwyer	P	10/10/2025	a new slatted slurry tank (for cattle) and associated site works at may be required Knockgorman Donohill Co Tipperary E34DX66	03/12/2025	
25/61024	Eamons & Simon Delaney	R	11/10/2025	(i) cubicle shed (ii) slatted collecting yard (iii) dairy shed and Permission for (i) cubicle shed extension with underground effluent tank (ii) Calf shed and all associated site works Srahavarrella, Clonoulty, Cashel, Co. Tipperary	04/12/2025	
25/61026	Sean Madigan	P	13/10/2025	the following development: - to demolish outbuilding and construct a side extension to the existing dwelling house together with all associated works 14 Marian Road Templemore Co. Tipperary E41 WR62	01/12/2025	

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25/61027	Adda & Dan Barry	P	13/10/2025	the increase of the height of the ground floor flat roof extension and to incorporate a new roof light, to increase the height of the two-storey extension and to change the roof from a pitched roof to a flat roof, alterations to side and rear elevations and all associated works 7 Park View East Templemore Co. Tipperary E41 H985	01/12/2025	

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PLANNING APPLICATIONS REFUSED FROM 01/12/2025 To 07/12/2025

in deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations;

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/61037	Michelle O'Leary	P	16/10/2025	the construction of a new single storey dwellinghouse, entrance, domestic garage, domestic wastewater treatment system and ancillary works Derryleigh Newport Co Tipperary	05/12/2025	

Total: 1

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/61150	Victor Shee	P		04/12/2025	F	alterations to existing outbuilding to form granny flat with interconnecting door to main house, rear single storey extension to replace existing sunroom, alterations to entrance porch, replacement of non-original windows and renovation of original sliding sash windows, internal alterations at first floor to form master bedroom with walk in wardrobe, raising of floor level at first floor at existing side extension and new hipped roof over same extension and removal of existing chimney, new roof windows, new section of roof to eliminate valley at east elevation, replastering at proposed granny flat, removal of existing concrete water tank to rear of building, new vehicular entrance and all associated site works (at a protected structure) Newtown Upper Faugheen Carrick-on-Suir E32KW66
25/187	Tony Ahern	P		05/12/2025	F	change use of portion of existing domestic store to residential use, with modifications, including new windows and door and to erect new ancillary residential extension to same, to form a one bedroom detached residential unit Black Road Newport Co Tipperary
25/60019	Roadstone Limited	P		05/12/2025	F	1. An overall planning application site area of c. 6.3 hectares consisting of a proposed bio-renewables production facility, buffer screening, ancillary facilities and site access via the existing permitted quarry entrance. 2. The proposed bio-renewables

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production facility (incorporating anaerobic digestion) compound will cover an area of c. 4 hectares. The production facility will convert feedstocks to end of line co-products, namely bio-methane (gas), compressed bio-methane (bio-CNG), carbon dioxide (CO₂), electricity (green), organic fertilisers (pelleted) and water, with integrated solar energy generation. The adjacent Roadstone Killough Quarry plant will utilise the electricity, bio-methane and water. Pelletised fertiliser will be available for supply to local agriculture and traders off-site. CNG and CO₂ will be pressurised and stored for ongoing draw-off by tankers to points of re-use off-site. Demolition of existing quarry store building (c. 158m²) to facilitate the proposed development. 3. The facility will consist of the following elements to be constructed: a) two-storey administration building with (gross floor area 664m² and 8.15m in height) to accommodate reception and storage areas, canteen, laboratory, first aid room, control room/electrical switch room, storage room, toilets, offices, conference room, training room and kitchenette, and roof solar panels 315m²; b) dry matter reception building (gross floor area 5,215m² and 12.7m in height) with roof solar panels 4,000m²; c) workshop building (gross floor area 122.1m² and 8.9m in height) to accommodate workshop and internal gantry crane, store and office at ground level and office at mezzanine level; d) bio-conversion building (gross floor area 3,257m² and 12.5m in height) with roof solar panels 2,400m²; e) pre-treatment, equalisation and gas upgrading building (gross floor area 5,685m² and 12m in height) to accommodate pre-treatment & equalisation area (3,527m²), utilities area (376m²), heat recovery plant area (361m²), water treatment recovery area (316m²), and gas upgrading facility (1,105m²) with roof solar panels 3,850m²; f) digestate handling building (gross floor area 692m² and 8.6m in height) to accommodate palletiser station/packing station area

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(150m²), solid dryer/vacuum evaporator area (392m²) and nutrient adjustment facility (150m²); g) warehouse storage building (gross floor area 158m² and 11.2m in height); h) bio-filling station building (gross floor area 300m² and 9.75m in height) with canopy overhang area of 134m², and externally located biomethane (CH4) storage tank (Ø 3m x 11.5m height) and bio-carbon dioxide (CO2) storage tank (Ø 2.4m x 9.75m height) to southern elevation; i) odour abatement and pumping station building (gross floor area 448m² and 11.25m in height) to accommodate odour abatement system area (412m²) and pumping station (36m²) with emissions stack (Ø 2.6m x 17.5m height); j) linear generator building (gross floor area 233m² and 5.82m in height) with emissions stack (Ø 1m x 17.5m height); k) ESB sub-station building (gross floor area 47.4m² and 3.2m in height); l) wheelwash (18m x 4.5m) with associated water top-up sump (6m x 1.25m); m) weighbridge (16.4m x 4.6m); n) surface water storage pond (1,900m² x 6m depth) and fire water storage pond (2,800m² x 6m depth); o) external boundary paladin fencing (2.28m in height); p) 1 no. water storage tank (internal size Ø 9.4m x 11.23m height and volume 800m³); q) 3 no. silage feed soil/mixing tanks (internal size Ø 8.54m x 12.63m height and volume 770m³); r) 2 no. fire water supply tanks (internal size Ø 21.35m x 14m height and volume 5,020m³); s) 2 no. treated water storage tanks (internal size Ø 27.32m x 14m height and volume 8,230m³); t) 3 no. bio-rest tanks (internal size Ø 17.1m x 14m height and volume 3,220m³); u) 1 no. cattle manure/slurry silo (internal size Ø 7.5m x 10m height); v) 1 no. pot ale/spent grain material tank/silo (internal size Ø 5.5m x 3m height); w) 1 no. maize silo (internal size Ø 5.5m x 7m height); x) 1 no. chicken litter silo (internal size Ø 5.5m x 10m height); y) 2 no. precast concrete units (below ground) for surface water and effluent tanks (internal size Ø 5.5m x 7m height); z) 1 no. below ground precast elliptical concrete sewage collection tank

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					<p>(3.2m x 6m height and 8,000 gallon capacity); aa) 1 no. gas storage balloon facility (Ø 30.6m x 16m height); bb) 1 no. flare (10m height); cc) Associated and ancillary works including 22 no. staff and visitor parking spaces (16 no. standard, 4 no. EV charging and 2 no. disabled parking spaces with EV charging points); bike storage for 10 no. bikes); HGV parking area adjacent to workshop; 2 no. hydrocarbon interceptors; wastewater treatment equipment; bunding and surface treatments; boundary treatments; lighting; services; drainage; landscaping; and all associated ancillary works. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) will be submitted to the Planning Authority with the planning application. An EPA-Industrial Emissions Directive (IE) licence will be applied for to facilitate the operation of the proposed development Killough Quarry Gaile Townland Holycross, Co. Tipperary E41 T622</p>
25/60301	Subgero Ltd.	R	02/12/2025	F	<p>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</p>

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60385	Tipperary Educational Training Board	P		03/12/2025	F	the construction of a 1, 2 & 3 storey extension with a total floor area of 3,508m ² comprising: 13 no. classrooms, 8 no. specialist classrooms, 1 no. SET room, a 2 classroom SEN unit with direct access to own outdoor play area & sensory garden, all necessary ancillary spaces, the installation of roof mounted solar PV panels, ASHP, 2 no. static water storage tanks (below ground), the demolition of 1 no. lean-to store (34m ²) & 1 no. single storey prefab (162m ²), the removal of a 1 & 2 storey prefabricated classroom block (1,042m ²) together with site works comprising: alterations to lower the existing front boundary wall (for the extent of the proposed extension) and formation of a new pedestrian entrance, adjustments to the existing staff car parking layout and the addition of new car & bicycle parking (with shelter) to the front of the existing main school building, all associated drainage & site development works, and improvements to the 2 no. existing vehicular entrances onto Black Road along with the provision of a temporary construction access onto the Black Road Newport College, Black Road Newport Co. Tipperary V94A3W4
25/60431	Board of Management of Templederry National School	P		01/12/2025	F	1) erection of steel columns with attached lights to existing sports pitches and 2) all associated site works Templederry National School Cloghnan, Templederry Nenagh, Co Tipperary E45C853

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60433	Henry Mooney	P		01/12/2025	F	demolition of existing house E53VH00 and demolish part of existing derelict house E53YR88 and erect two replacement houses and extend and renovate remainder of house E53YR88, install an effluent system and percolation area to each house and connect to existing services and provide off street parking to rear of each house. (E53YR88 is adjacent to but does not form part of The Barrack Houses which are protected structures) and all associated site works Main Street Ballingarry Co. Tipperary E53Y983
25/60460	Henry Mooney	P		02/12/2025	F	demolition of existing shop Y53Y983 and erect a replacement shop and install an effluent treatment system and percolation system and all associated site works Main Street Ballingarry Co. Tipperary E53Y983

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60601	Melclon Unlimited Company	P		03/12/2025	F	development which will consist of the following on a site with a total area of c.3.13ha: a) 96 no. (semi-detached, detached, and terraced) houses comprising 7 no. 2-bed houses, 53 no. 3-bed houses and 36 no. 4-bed houses; b) a two-storey childcare facility with a total gross floor area of c. 369 sq.m and an associated outdoor play area of c. 257 sq.m; c) the provision of public open space comprising 3 no. spaces including play equipment, and the provision of private open space for the proposed houses; d) a total of 206 no. car parking spaces comprising 185. no. residential spaces, 8. no. visitor spaces, 6 no. creche staff parking spaces and 7 no. creche drop off spaces; e) vehicular site access to the northeast of the site to the north of the existing residential area of Gort na Manach, and a pedestrian connectivity link along the eastern boundary to the existing residential area of Gort na Manach. Provision for 2 no. potential future access links on the southeastern and western boundaries; f) the proposed development also includes all associated landscaping and planting, boundary treatments, road and cycle infrastructure, bicycle parking for residents, visitors, and the childcare facility, scooter parking, EV parking and ducting, public lighting, drainage works, SuDS features and all associated and ancillary site development works. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the planning application Abbey Farm, in the townlands of Inishlounaght and Ballingarrane South to the south of Cahir Road (R707) and to the west of the Gort Na Manach estate Clonmel Co. Tipperary

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60777	Claire Corbett	P		05/12/2025	F	a change of use and alterations of former coach house which is in the curtilage of 7 Castle Street, a Protected Structure (TRPS1317). Works will include the following: (i) change of use of existing coach house to domestic accommodation ancillary to the main house, (ii) alterations to existing elevations and internal layouts and (iii) all other associated landscaping and ancillary site works 7 Castle Street Cahir Co. Tipperary E21C984
25/60856	James and Muriel Cummins	R		05/12/2025	F	the extension of a concrete yard, alterations to building wall details, alterations to boundary treatments (including fencing) and landscaping (all comprising revisions to the development previously permitted under planning permission reference 0994)and PERMISSION for a change of use and operation of the building from an ancillary warehouse / light industrial building to an independent warehouse/ light industrial building separate to the neighbouring warehouse / light industrial building; an extension of its operating hours (both of which comprise amendments to the operation / use of the development as previously permitted and conditioned under planning permission reference 20859, 0994 and 06297); and associated site development works Ballypadeen Cashel Co. Tipperary

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60935	John Duggan	R		06/12/2025	F	the single storey extension to side of existing dwelling house, the stable block with attached farm sheds, and separate horse walker to rear of existing dwelling together with all associated site works Gortnavarnoge Cragg, Newport Co. Tipperary V94 DWF6
25/60936	John Eustace	P		03/12/2025	F	the construction of 2 No 3-bedroom bungalows with carparking, connection to services, bin storage and ancillary site works with a new shared entrance off the Choille Bheithe estate road Coille Bheithe Nenagh Co. Tipperary
25/60981	Martin Bourke	P		01/12/2025	F	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
25/61000	James Cunningham	R		04/12/2025	F	the structure connecting the Dwelling to the pre-existing detached Garage Moanmore Emly Co. Tipperary E34 WY90

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/61071	Padraig Fogarty & Rebecca Wade	P		02/12/2025	F	the construction of a new dwelling, with a new garage, a new entrance, along with a new well and a new treatment plant system and percolation area and all associated site works Shragh Capparoe Nenagh Co. Tipperary
25/61088	The Board of Management of Saint Mary's Secondary School	P		04/12/2025	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

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/61094	Pierce Ryan	P		02/12/2025	F	construction of a 49.6sqm single storey side extension to provide ancillary family accommodation, minor internal works, alterations to a number of existing window openings, removal of all existing uPVC windows and replacement with timber sash windows, new septic tank and percolation area and all associated site works at Pallas House, which is a protected structure (TRPS310), Pallas House Pallas Lower Borrisoleigh, County Tipperary E41 X372

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/232	James and Peter Ryan	P	05/12/2025	demolition of a farm building and construction of a new shed for calves, calving and fodder storage, a new dungstead and also a new cow cubicle shed with underground slurry storage tank Gortlolee Newport Co. Tipperary
25/240	Mary Darmody	R	03/12/2025	farm building as constructed including haybarn, cubicle sheds, dairy and milking parlour, calf sheds, silage slab, concrete apron and open slurry pit Boscabell Cashel Co. Tipperary
25/61047	Michael & Colm Gleeson	P	01/12/2025	the construction of (i) cubicles shed extension with slatted tank, (ii) extension for two existing slatted tank and all associated site works Ballyvaughan Portroe Nenagh Co. Tipperary
25/61056	Annaholy Green Energy Limited	P	03/12/2025	RED III a period of 10 years for the construction and operation of a biogas renewable energy facility comprising of 2 no. primary anaerobic digesters (height c. 18.5m); 1 no. secondary digester/storage tank (dome height c. 16.5m); 1 no. digestate storage tank (dome height c. 16.5m); 2 no. manure reception tanks (dome height c. 12m); 1 no. desulphurisation unit (Ground Floor Area (GFA) c.13m ² , height c.3.3m), 1 small tank (height c. 3.2m) and 2 larger tanks (height c. 9.8m & c. 11.8m); 2 no. pasteurization tanks (height c. 5.6m) and 2 no. cooling tanks (height c. 5.6m); 1 no. external Solid Input Device (SID); 1 no. pump room (GFA 300m ² , height 3.1m); these components

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will be located within a containment bund (height c. 1.5m).

The proposed development will also consist of: 1 no. feedstock reception hall (GFA 1,800m², height c.15m) with air filtration unit (stack height c. 20.5m), 1 no. underground mixing tank (diameter c.16m, height c. 4m), 1 no. SID, offices, and workshop; 5 no. silage clamps (GFA 8,640m², height c. 5m); 1 no. storage shed (GFA 228m², height c. 5m); 1 no. rainwater harvesting tank (height c. 6m); 1 no. fire water storage tank (height c. 5.5m); 1 no. plant room (GFA c. 90m², height c. 5.3m); 2 no. CHP units and chillers (GFA 44m² each, maximum height c.7.5m to flue); 1 no. bunded biofuel tank (length c. 6.2m, height c. 2.3m); and diesel tank (length c. 4m, height 2.5m); 1 no. dewatering storage building (GFA c. 263m², height c. 5.5m) with air filtration unit (stack height c. 9.5m); 1 no. ESB substation building (GFA c. 65m², height c. 3.8m); 1 no. biomethane upgrade unit (GFA c. 235m²; height c. 13.2m); 1 no. carbon dioxide capture unit (GFA c. 885m², height c. 16.7m); 1 no. two storey admin building containing offices, laboratories, and welfare facilities (GFA 228m², height c. 8.2m); 1 no LPG compound (GFA 98m²) with bunded wall (height c. 2.5m) containing 2 no. propane tanks (diameter c. 1.5m, length c. 4.8m); 1 no. emergency flare (height c. 7.7m); 1 no. Gas Networks Ireland ('GNI') compound ('Biomethane Network Entry Facility') kiosk (GFA c. 24m², height c. 5.1m (antenna); firewater retention pond (c. 1,750m³); Infiltration Basin (c. 2300m³); underground silage clamp tank, (c. 3,725m³), boundary treatments and ancillary works that will include: tree felling to facilitate construction and operation of the proposed development; new site entrance off the L94451, security gates and fencing; access roads and yards; 1 no. weighbridge; 2 no. wheel washes; bunding; surface water drainage system; foul wastewater holding tank and equipment; vehicular parking with charging (HGV, cars and bicycles); landscaping, planting (c. 3.65 ha) of broadleaf woodland, and berms (height c 1-3 m); lighting and all ancillary works. Servicing arrangements will include the provision of potable water mains, Gas Networks Ireland ('GNI') gas connection via the GNI compound; ESB substation & transformer

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				Thornhill and Annaholt Birdhill Co, Tipperary
25/61209	Kevin O' Keefe & Siobhan Fahey	P	04/12/2025	change of house type to that previously granted under planning application no. 211388, together with all associated site works Graigheesha Urlingford Thurles Co. Tipperary
25/61224	Claire Halpin	P	01/12/2025	the change of use of the ground floor of the vacant Former 'Dowlings Public house' (Class 12) to commercial/ Pilates Studio use (Class 2), together with all associated site works 'Former Dowlings Pub', Ground Floor, 39 Kenyon Street Corner of Kenyon & Stafford Street, Nenagh Co. Tipperary E45 AY98
25/61245	Emma Carroll & Hugh Greene	P	03/12/2025	Extension and alterations to existing part two storey detached dwelling, including part single storey and part two storey extension, refurbishment and alterations to the existing facades and roof, alterations and part removal of existing outbuildings, new wastewater treatment system, together with associated site and ancillary works. Gortvunatrime Emly Co Tipperary

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/61246	Vincent Crowe	P	05/12/2025	the construction of an agricultural building consisting of cubicles, underground slurry storage tanks and all associated site works Shanballyduff Cashel Co. Tipperary E25 FR92
25/61249	David Mulpeter	R	04/12/2025	change of use from a car park into a storage area for completed modular units and raw materials. Erection of 2.3m Fence and an electric roller gate around yard Gortlandroe Industrial Estate Nenagh Co. Tipperary E45 Y434
25/61254	Thomas Slattery & James Hodgins	R	05/12/2025	the as-constructed agricultural entrances and farm roadways Ballymackey and Knockanglass Nenagh Co. Tipperary

Total: 10

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EIAR - NIS REPORTS REQUESTED FROM 01/12/2025 To 07/12/2025

FILE NUMBER	APPLICANTS NAME	APP. TYPE	Request Date	Article Number	DEVELOPMENT DESCRIPTION AND LOCATION
25/61255	Gleeson Quarries Unlimited Company	P	04/12/2025	172	1) continued use of the existing permitted quarry (planning file ref. no. 04/1356 & ABP PL23.221792) which includes: a block manufacturing facility; a ready-mix concrete plant; a garage and maintenance facility; office facilities; ESB substation; oth ... Manserghhill and Graystown townlands Laffansbridge Co. Tipperary E41W951

Total: 1

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EIAR - NIS REPORTS RECEIVED FROM 01/12/2025 To 07/12/2025

FILE NUMBER	APPLICANTS NAME	APP. TYPE	Received Date	Article Number	DEVELOPMENT DESCRIPTION AND LOCATION
25/61255	Gleeson Quarries Unlimited Company	P	04/12/2025	172	1) continued use of the existing permitted quarry (planning file ref. no. 04/1356 & ABP PL23.221792) which includes: a block manufacturing facility; a ready-mix concrete plant; a garage and maintenance facility; office facilities; ESB substation; oth ... Manserghhill and Graystown townlands Laffansbridge Co. Tipperary E41W951

Total: 1

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A N B O R D P L E A N Á L A
APPEALS NOTIFIED FROM 01/12/2025 To 07/12/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
25/60241	Willie Carrigan & Susan Maher 3 Park Grange Clonmel, Co. Tipperary E91K2F3	P	11/11/2025	R	the construction of a dwelling house, treatment system, driveway, entrance and all associated site development works Grange Clonmel Co. Tipperary	02/12/2025

Total: 1

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

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Tipperary Co. Co.

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APPEAL DECISIONS NOTIFIED FROM 01/12/2025 To 07/12/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
24/60936	Nua Bioenergy Limited Merits, Devoy Quarter Naas Co. Kildare W91 FE8V	P	06/05/2025	<p>construction of an anaerobic digestion plant comprising: 4 no. primary digester tanks (each measuring c. 7.6 m in height); 3 no. secondary digester tanks (each measuring c. 14.5 m in height); 4 no. feed hoppers; 4 no. technical rooms (ranging in size from c. 35 sq m to c. 95 sq m GFA); 2 no. biogas conditioning units; process, storage and buffer tanks (comprising: 1 no. buffer digestate storage tank (c. 7.5 m in height), 1 no. suspension buffer tank (c. 8 m in height), 1 no. process area runoff storage tank (c. 4.5 m in height); 1 no. buffer digestate process tank (c. 4.5 m in height), 1 no. treated digestate liquids recycle storage tank (c. 4.5 m in height); 1 no. roofed liquids feed-mix tank (c. 3 m in height); these components will be located within a containment bund constructed c. 3 m below ground level.</p> <p>The proposed development will also consist of: feedstock storage (comprising 3 no. storage clamps (c. 1,050 sq m in area each) and 2 no. storage sheds (c. 500 sq m GFA each)); a biomethane upgrading plant (including natural gas compression unit); a biomethane loading facility (comprising 4 no. loading bays with associated gates and safety features measuring c. 490 sq m in area); a biomass boiler with its associated pellet storage silo (c. 12.5 m in height); Combined Heat and Power (CHP) plant</p>	05/12/2025	CONDITIONAL

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APPEAL DECISIONS NOTIFIED FROM 01/12/2025 To 07/12/2025

and associated heat exchanger; a single storey bio-based fertiliser processing and storage unit (c. 3,890 sq m GFA) (including digestate dewatering plant, fertiliser pasteurisation plant and bio-based fertiliser loading facilities); a single storey office building (c. 105 sq m GFA) (including offices, meeting room, control room, laboratory, welfare facilities, storeroom and a first-aid facility); bin storage; 9 no. car parking spaces (including 5 no. standard parking spaces, 2 no. electric vehicle (EV) spaces and 1 no. accessible car parking space); electric vehicle (EV) charging infrastructure; 10 no. bicycle parking spaces; vehicular, cyclist and pedestrian access / egress and associated circulation routes; 2 no. weighbridges; a vehicle steam wash area; fuel storage tank and associated bund; an emergency flare (c. 7.6 m in height); a process area runoff lagoon; an attenuation pond; an ESB sub-station; boundary treatments [including gates, piers and fencing]; site lighting; all hard and soft landscaping; provision of sustainable urban drainage systems (SUDS); and all other associated site excavation, infrastructural and all other associated site excavation, infrastructural and site development works above and below ground, including changes in level and associated retaining features, and associated site servicing [water and electricity supply]. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) will be submitted with the application
Former Lisheen Mine Site

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Killoran, Moyne
Thurles, Co. Tipperary

Total: 1

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