



Comhairle Contae Thiobraid Árann
Tipperary County Council

55/25/141



PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

1. Applicant's address/contact details:

Applicant	NATASHA QUIRKE
Address	FORT WILLIAM, CLONMEL CO. TIPPERARY
Telephone No.	
E-mail	

2. Agent's (if any) address:

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

3. Location of Proposed Development:

Postal Address or Townland or Location (as may best identify the land or structure in question)	15, PRIOR PARK HILL CLONMEL CO. TIPPERARY E91V663
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4. Development Details:

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

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

Conversion / alteration of existing single storey adjoining garage to accommodate new ensuite bedroom, with new single storey extension to rear housing utility room. Construct new parapet flat roof over both extension and garage. Minor alterations to existing entrance lobby and other internal minor alterations. Finishes to match that of existing dwelling generally. No proposed alterations to site boundaries. Services connections to those existing on site. Foul water to discharge to mains sewer via existing drainage connections on site. All associated site development works. Please note this property has not previously been extended or garage converted.

Proposed floor area of proposed works/uses: Extension 6.2sqm
sqm Garage Conversion 11.6sqm

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

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner	B. Occupier
	C. Other <input checked="" type="checkbox"/>	
Where legal interest is 'Other', please expand further on your interest in the land or structure	I have paid a deposit to Sherry Fitzgerald O'Dwyer Dawson 0626 37 43 into O'Dwyer Dawson. ie My solicitor is James Kelly.	
If you are not the legal owner, please state the name and address of the owner	Name: 40 Declan O'Toole also Solicitors Address: Hodebar House East Douglas Village, Douglas co. Cork.	

Signature of Applicant(s)



Date: 06/11/25

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**

OR

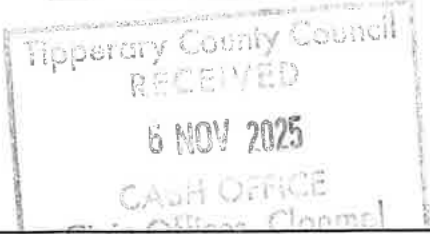
**Planning Section,
Tipperary County Council,
Civic Offices,
Emmet Street,
Clonmel,
Co. Tipperary**

Enquires:

Telephone 0818 06 5000

E-Mail planning@tipperarycoco.ie

FOR OFFICE USE ONLY

DATE STAMP	
Fee Recd. € <u>80</u>	
Receipt No <u>197934</u>	
Date <u>6-11-2025</u>	
Received by _____	

For Sale

Asking Price: €250,000

**Sherry
FitzGerald**
O'Dwyer & Davern



15 Prior Park Hill, Clonmel,
Co Tipperary, E91V663

sherryfitz.ie



House with great potential in great location!

The ever popular Prior Park in Clonmel is the location of this 3 bed semi-detached house which has been vacant in excess of 2 years. The location is ideal for schools, sports, shops and all other amenities in the town, The existence of the adjoin garage offers huge development opportunity a conversion of the garage or alternatively adding a two storey extension (both subject to pp). The vacant homes grant would be applicable to this dwelling.

Clonmel town itself is an employment hub for the south Tipperary area with strong Pharma/engineering and medical presence all of whom have a broad offering to the job market.

The town also is on the main artery between Waterford City and Limerick making them an easy commute. The upgrading of this route will offer more potential to the town.

The town has a wealth of sporting clubs, entertainment offerings and sits at the end of the Blueway Route on the river Suir giving much in the way of outdoor leisure pursuits.

This property could be a 'home for life'!



Accommodation

Entrance Hall

Sitting Room

Kitchen/Diner

Bed 1

Bed 2

Bed 3

Bathroom

Adjoining Garage



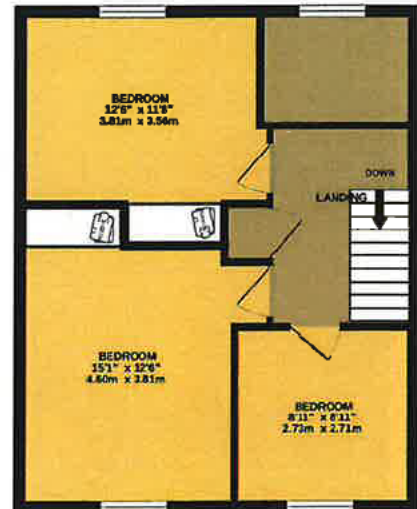




GROUND FLOOR
611 sq ft (56.7 sq m) approx.



1ST FLOOR
465 sq ft (45.1 sq m) approx.



TOTAL FLOOR AREA : 1096 sq ft (101.8 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Microplot 62025



NEGOTIATOR
Yvonne Casey
Sherry FitzGerald O'Dwyer &
Davern
1 Dominic's Court, Bank Place,
Cashel, Co Tipperary
T: 062 63743
E: info@odwyerdavern.ie

MORTGAGE ADVICE
For free independent advice on
mortgages talk to
xxxxxxxxxxxxxxxxxxxxxxxxxxxx
T:
M:
E:

SOLICITOR

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.
PSRA Registration No. 001803



Proposed Site Plan (Scale 1:500)

AREA SCHEDULE	
Existing Dwelling / Garage	
Existing Ground Floor area:	44.9 sq.m / 483 sq.ft
Existing First Floor Area:	43.3 sq.m / 466 sq.ft
Existing Garage Area:	11.6 sq.m / 125 sq.ft
Existing Dwelling Floor Area:	88.2* sq.m / 949 sq.ft
*excludes garage area	

Proposed Ground Floor Extension:	6.2 sq.m / 67 sq.ft
Converted Garage Floor Area:	11.4 sq.m / 125 sq.ft
Total Ground Floor Area:	62.7 sq.m / 675 sq.ft
Total First Floor Area:	43.3 sq.m / 466 sq.ft

Proposed Dwelling Floor Area: 106 sq.m / 1141 sq.ft

- Extent of Proposed Extension
- Extent of Development Site
- Proposed Demolition / Removal
- Existing Fabric
- Proposed Constuction



Proposed Site Layout (Scale 1:200)

Note: New feed to be taken from existing gas in footpath to feed new condensing gas boiler in proposed utility extension - Refer to floorplans for location. 2501-P-1100-A

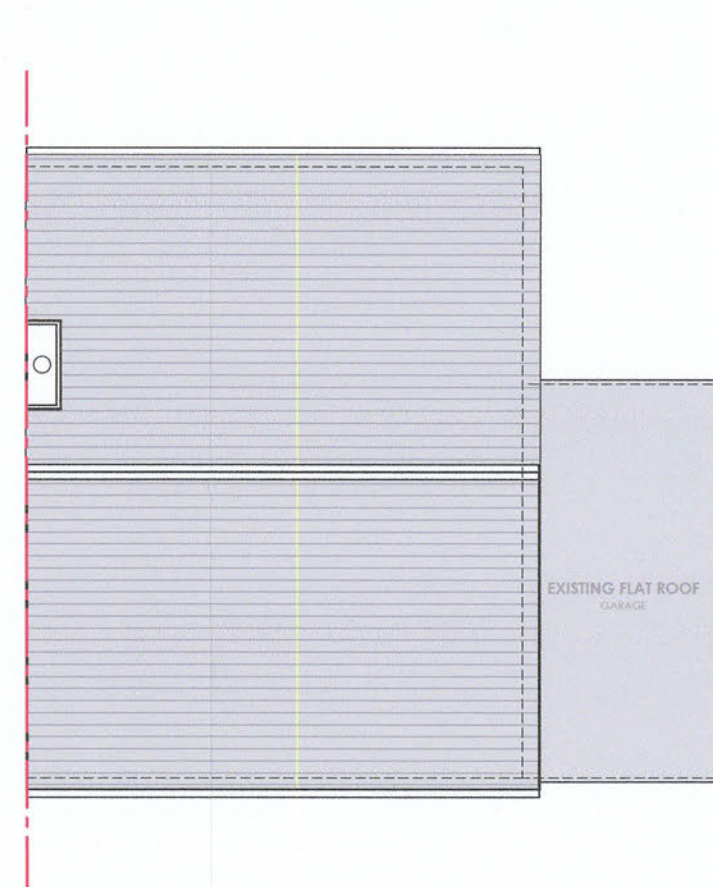
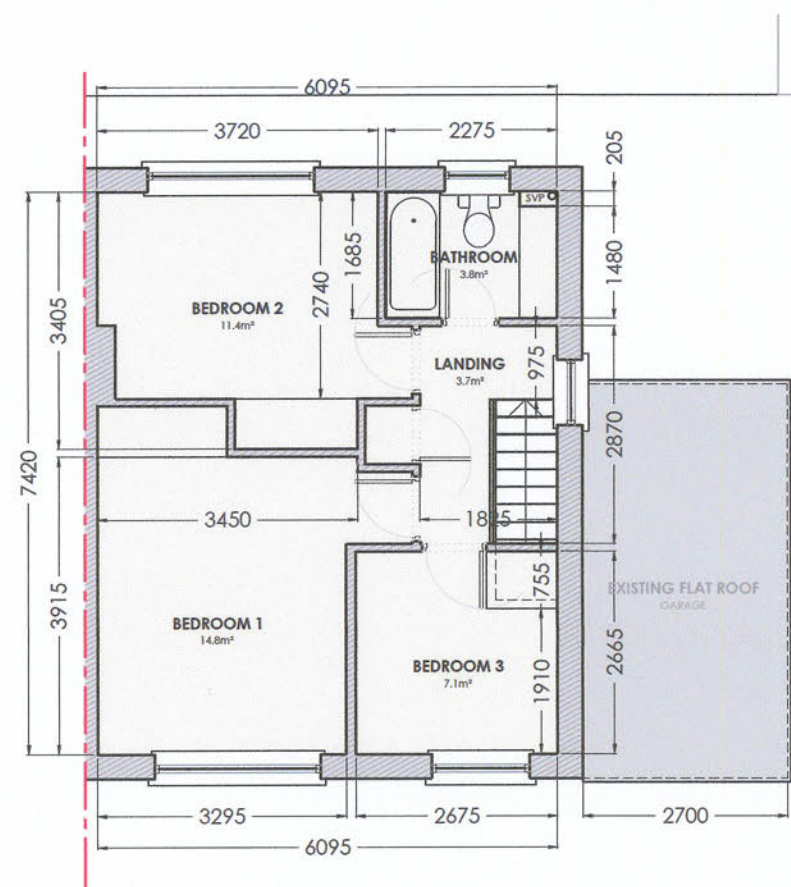
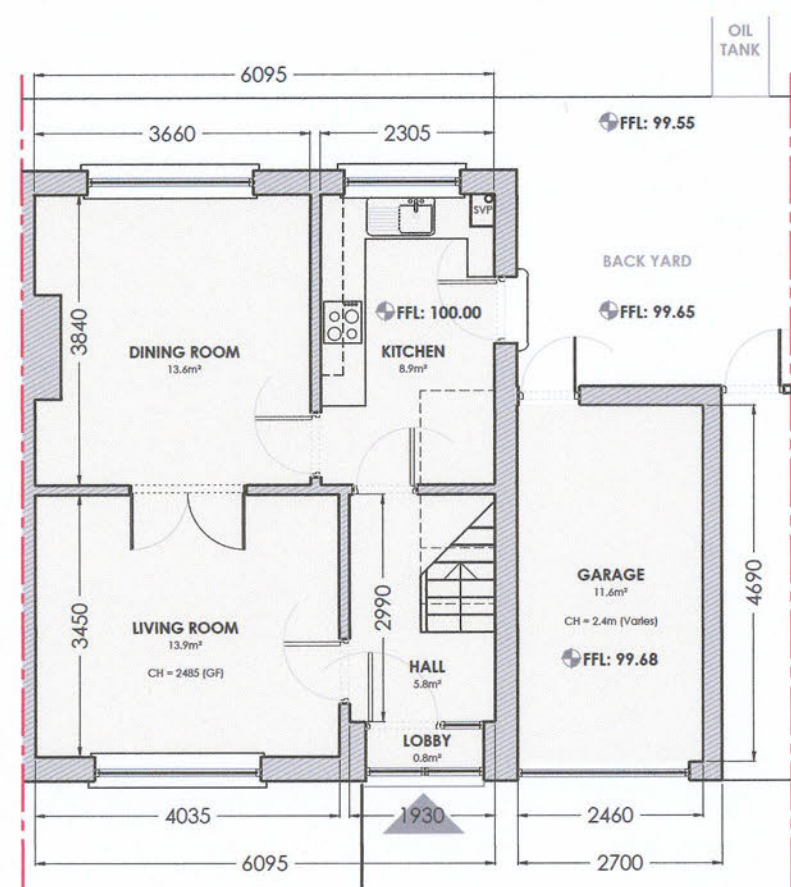
Existing ground level & former garage floor level built up to match that of existing dwelling.
New landing & steps into rear yard created.
Hard landscaping extended to allow refuse removal etc

Existing adjoining garage to be converted and extended as indicated on floorplans. Construct new insulated flat roof over and externally wrap fabric to achieve required u-values

No proposed external alterations to existing dwelling except for those specified on floorplans drawing: 2501-P-1100-A

No proposed alterations to existing site boundaries

DATE	REVISION
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D	---
C	---
B	---
A	---
GENERAL NOTES	
ALL DIMENSIONS TO BE CHECKED ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS. IN THE EVENT OF ANY DISCREPANCIES BETWEEN DRAWINGS THE CONTRACTOR IS TO INFORM THE ARCHITECT IMMEDIATELY. DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. ALL WORK TO COMPLY WITH CURRENT BUILDING REGS. & S.S.	
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PROJECT: GARAGE CONVERSION & EXTENSION for N. QUIRKE at 15 PRIOR PARK HILL, CLONMEL	
DRAWING: SITE LOCATION MAP & SITE PLAN	
SCALE: 1/500 & 1/200 @ A2	
DRAWN: AQ	CHECKED: --
DATE: 27/10/2025	FIRST ISSUE:
DRAWING NUMBER: 2501(P)1001-A	
STATUS: PLANNING DRAWING	



AREA SCHEDULE	
Existing Dwelling / Garage	
Existing Ground Floor area:	44.9 sq.m / 483 sq.ft
Existing First Floor Area:	43.3 sq.m / 466 sq.ft
Existing Garage Area:	11.6 sq.m / 125 sq.f
Existing Dwelling Floor Area:	88.2" sq.m/ 949 sq.ft
*excludes garage area	

Proposed Ground Floor Extension:	6.2 sq.m / 67 sq.ft
Converted Garage Floor Area:	11.6 sq.m / 125 sq.ft
Total Ground Floor Area:	62.7 sq.m / 675 sq.ft
Total First Floor Area:	43.3 sq.m / 466 sq.ft

Proposed Dwelling Floor Area: 106 sq.m/ 1141 sq.ft

— Extent of Proposed Extension

— Extent of Development Site

----- Proposed Demolition / Removal

 Existing Fabric

Proposed Constuction

Note: Refer to proposed Elevations / Proposed Sections - 2501(P)2000-A / 2501(P)3000-A for specification / finishes

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A	$\neg f \neg f \neg \neg \neg$	*****	

GENERAL NOTES

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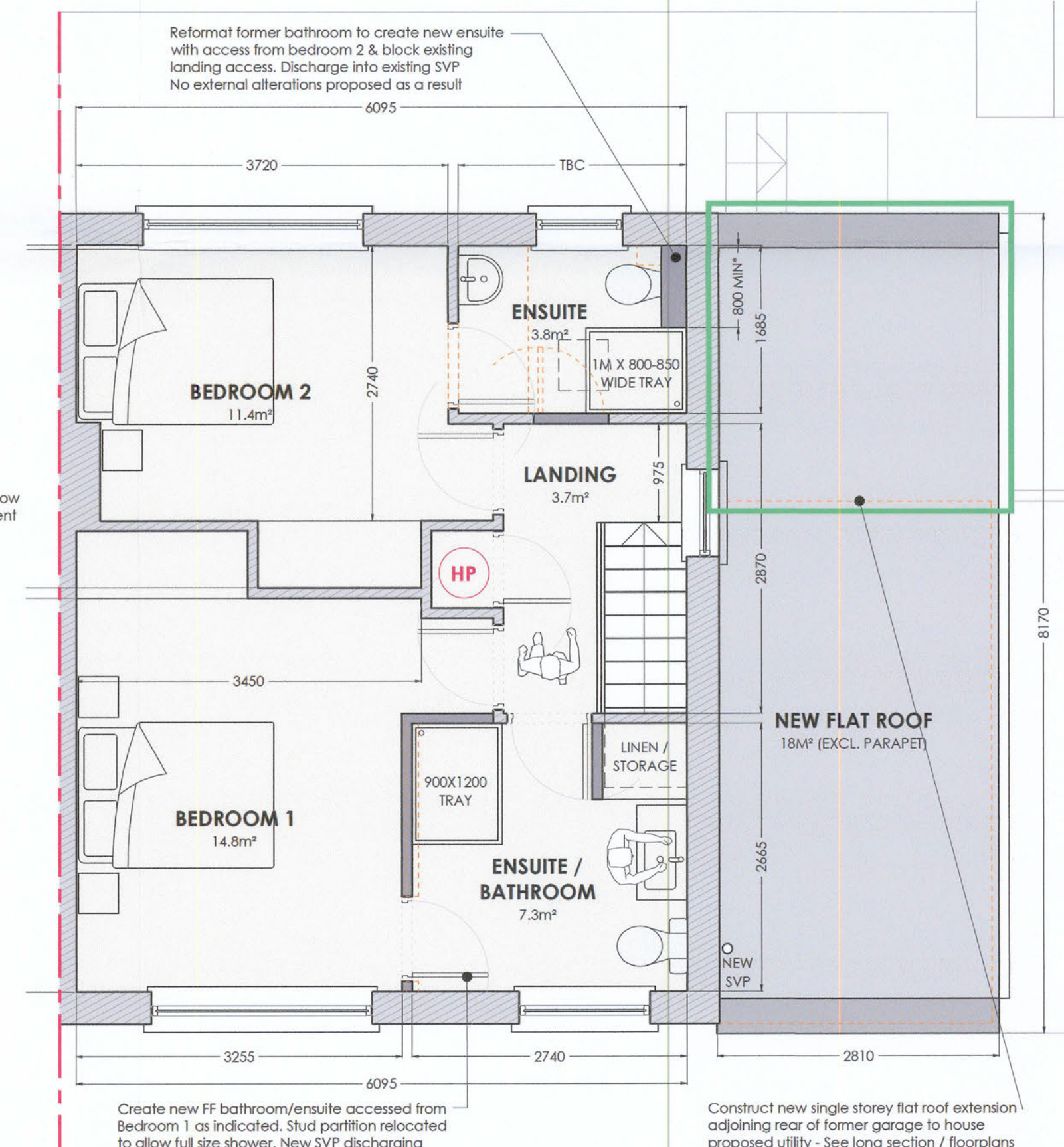
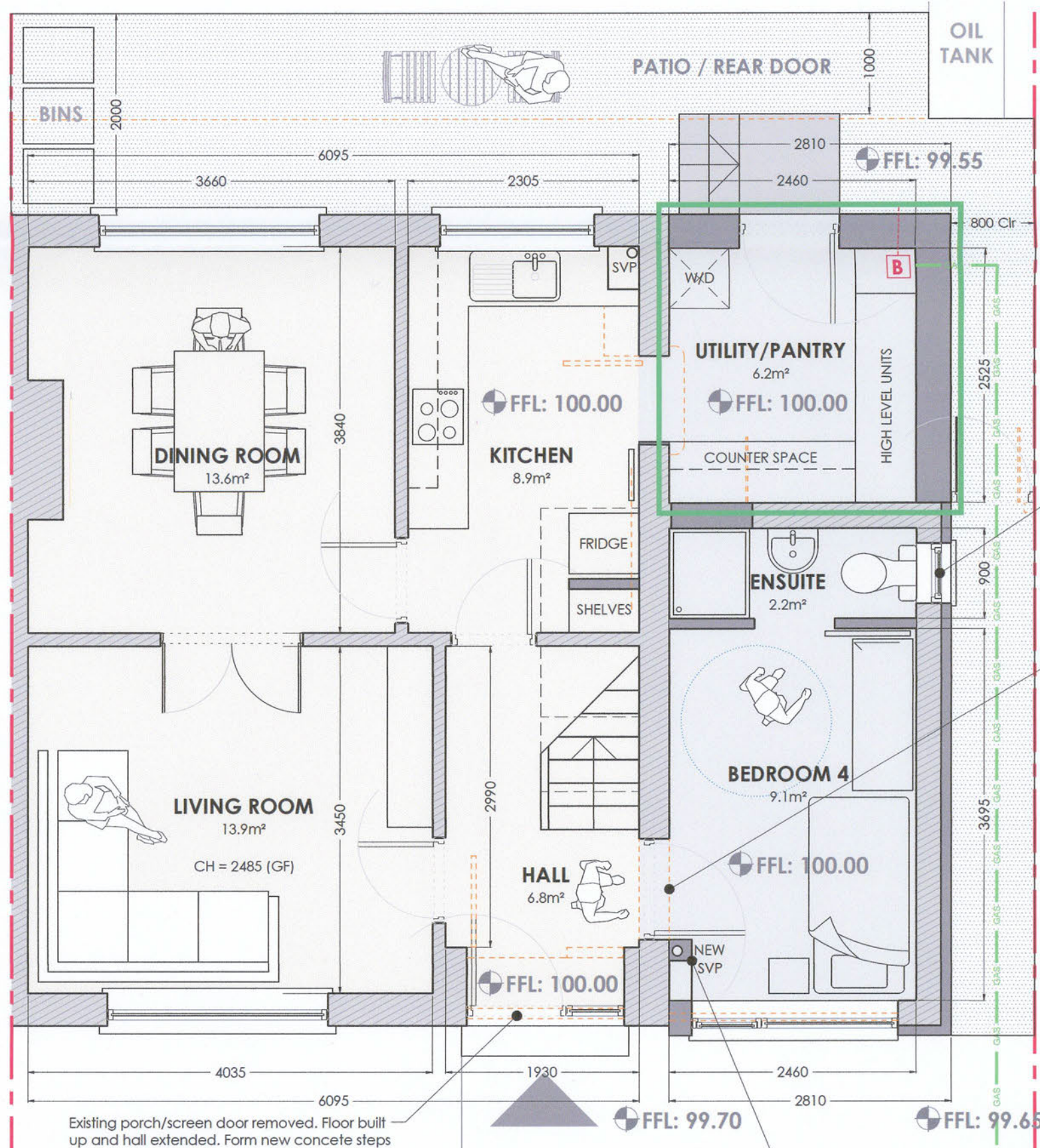
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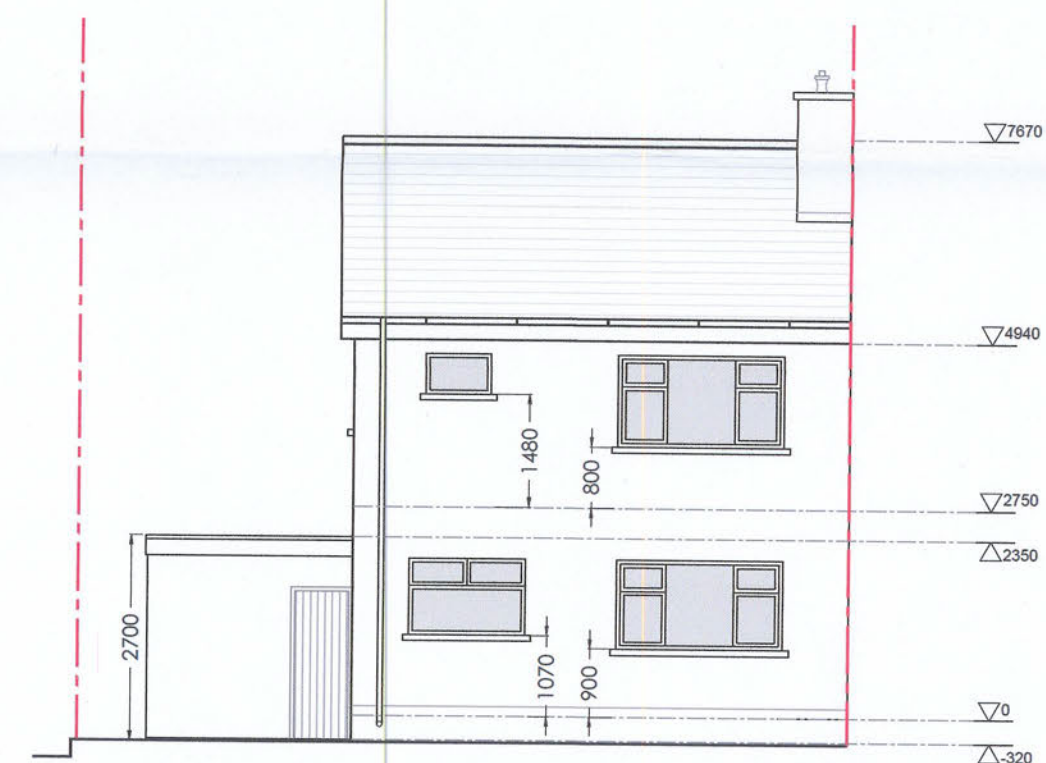
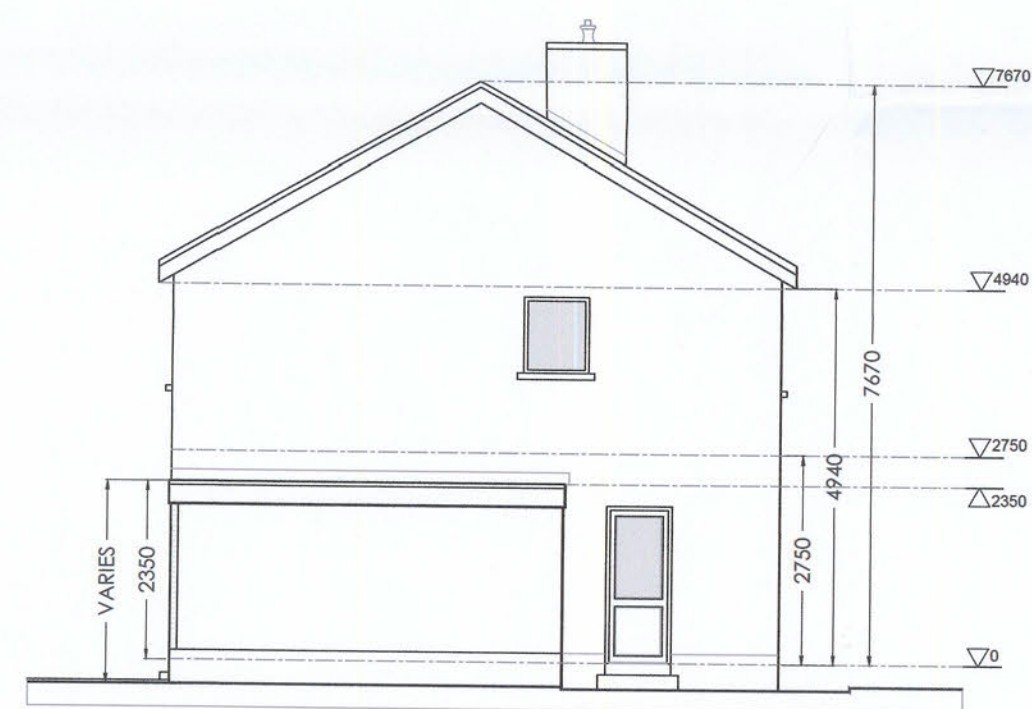
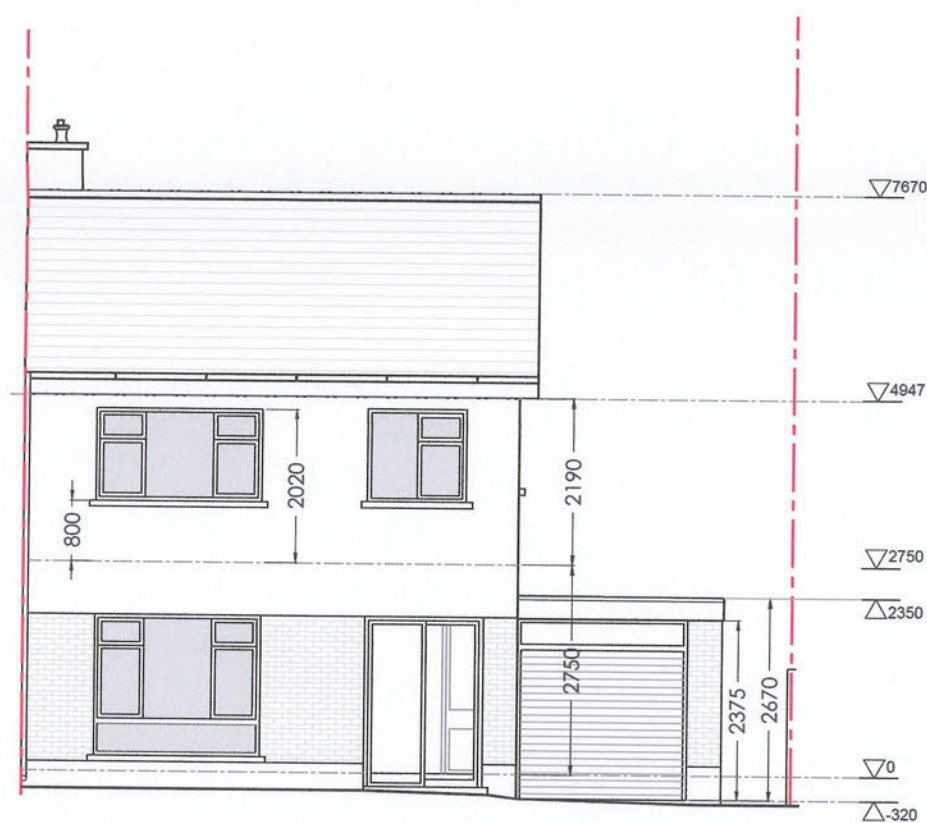
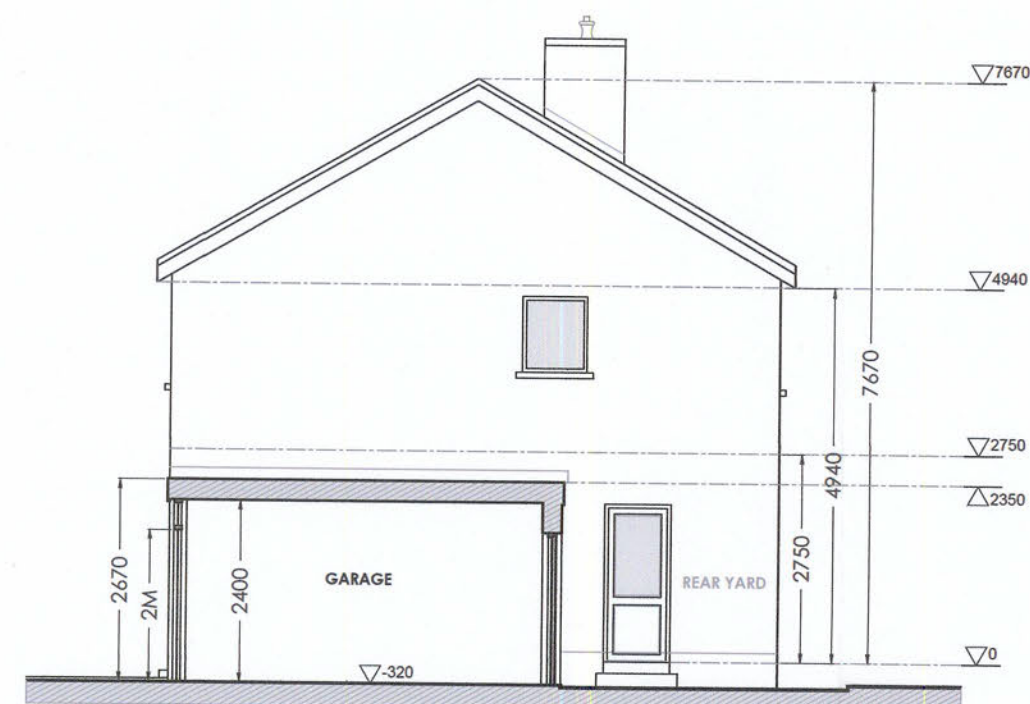
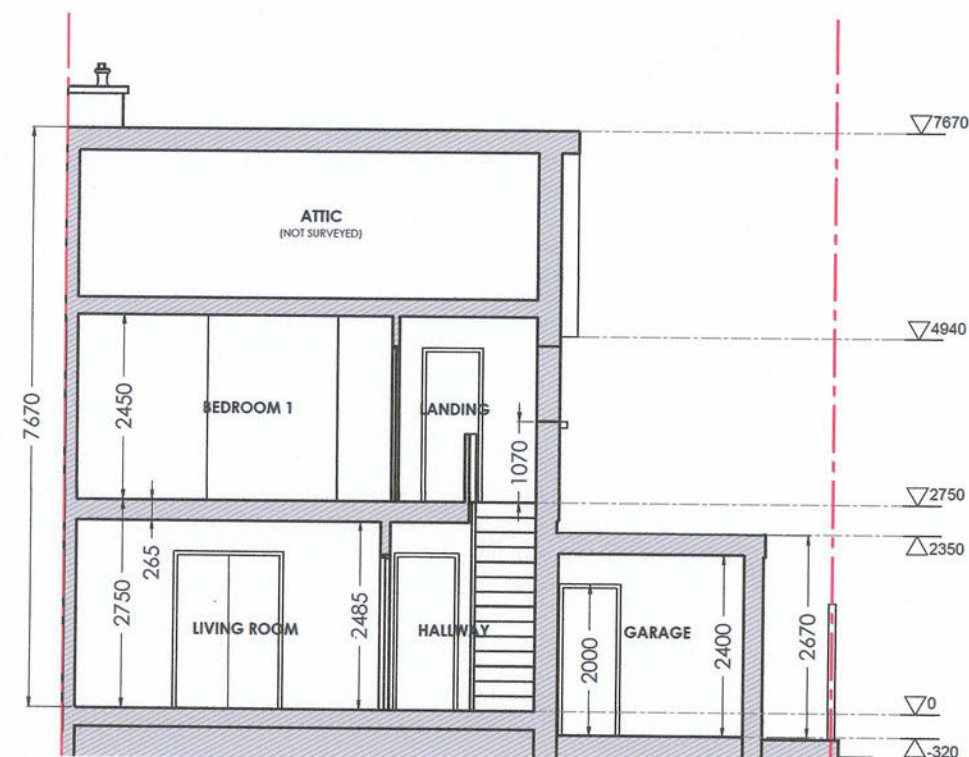
ALL WORK TO COMPLY WITH CURRENT BUILDING REGS & B.S.

STANDARD INSTRUCTIONS

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PROJECT: GARAGE CONVERSION AND EXTENSION for N. QUIRKE at 15 PRIOR PARK HILL, CLONMEL	
DRAWING: EXISTING & PROPOSED - FLOORPLANS & ROOFPLAN	
SCALE: 1/100 & 1/50 @ A2	
DRAWN: AQ	CHECKED: --
DATE: 27/10/2025	FIRST ISSUE:
DRAWING NUMBER: 2501(P)1100-A	
STATUS: PLANNING DRAWING	



AREA SCHEDULE	
Existing Dwelling / Garage	
Existing Ground Floor area:	44.9 sq.m / 483 sq.ft
Existing First Floor Area:	41.6 sq.m / 466 sq.ft
Existing Garage Area:	13.3 sq.m / 125 sq.ft
Existing Dwelling Floor Area:	88.2* sq.m/ 949 sq.ft
*excludes garage area	
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Proposed Ground Floor Extension:	6.2 sq.m / 67 sq.ft
Converted Garage Floor Area:	11.6 sq.m / 125 sq.ft
Total Ground Floor Area:	62.7 sq.m / 675 sq.ft
Total First Floor Area:	43.3 sq.m / 466 sq.ft
<u>Proposed Dwelling Floor Area:</u>	<u>106 sq.m/ 1141 sq.ft</u>

-  Proposed Demolition / Removal
-  Proposed Foul Drainage
- Storm Drainage
-  Existing Fabric
-  Proposed Construction

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	$-\frac{1}{2}f_1 - f_2 - \dots$
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E	$-\frac{1}{2}f_1 - f_2 - \dots$
D	$-\frac{1}{2}f_1 - f_2 - \dots$
C	$-\frac{1}{2}f_1 - f_2 - \dots$
B	$-\frac{1}{2}f_1 - f_2 - \dots$
A	$-\frac{1}{2}f_1 - f_2 - \dots$

DATE	REVISION
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GENERAL NOTES

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DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.

ALL WORK TO COMPLY WITH CURRENT BUILDING REGS. &S.

STANDARD INSTRUCTIONS

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PROJECT: GARAGE CONVERSION & EXTENSION
for N. QUIRKE
at 15 PRIOR PARK HILL, CLONMEL

DRAWING: EXISTING SURVEY DRAWINGS
SECTIONS & ELEVATIONS

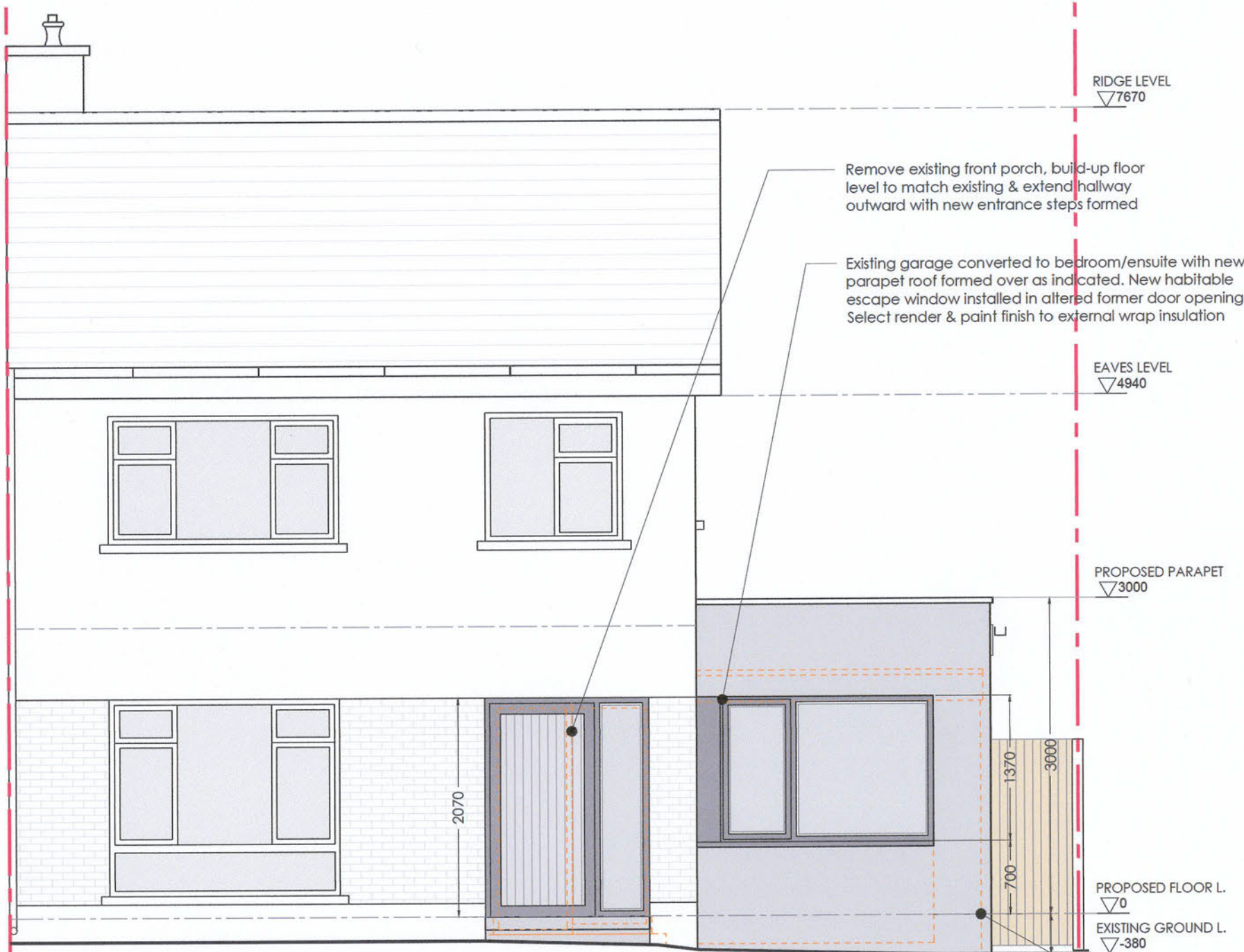
SCALE: 1/100 @ A2

DRAWN: AQ	CHECKED: --
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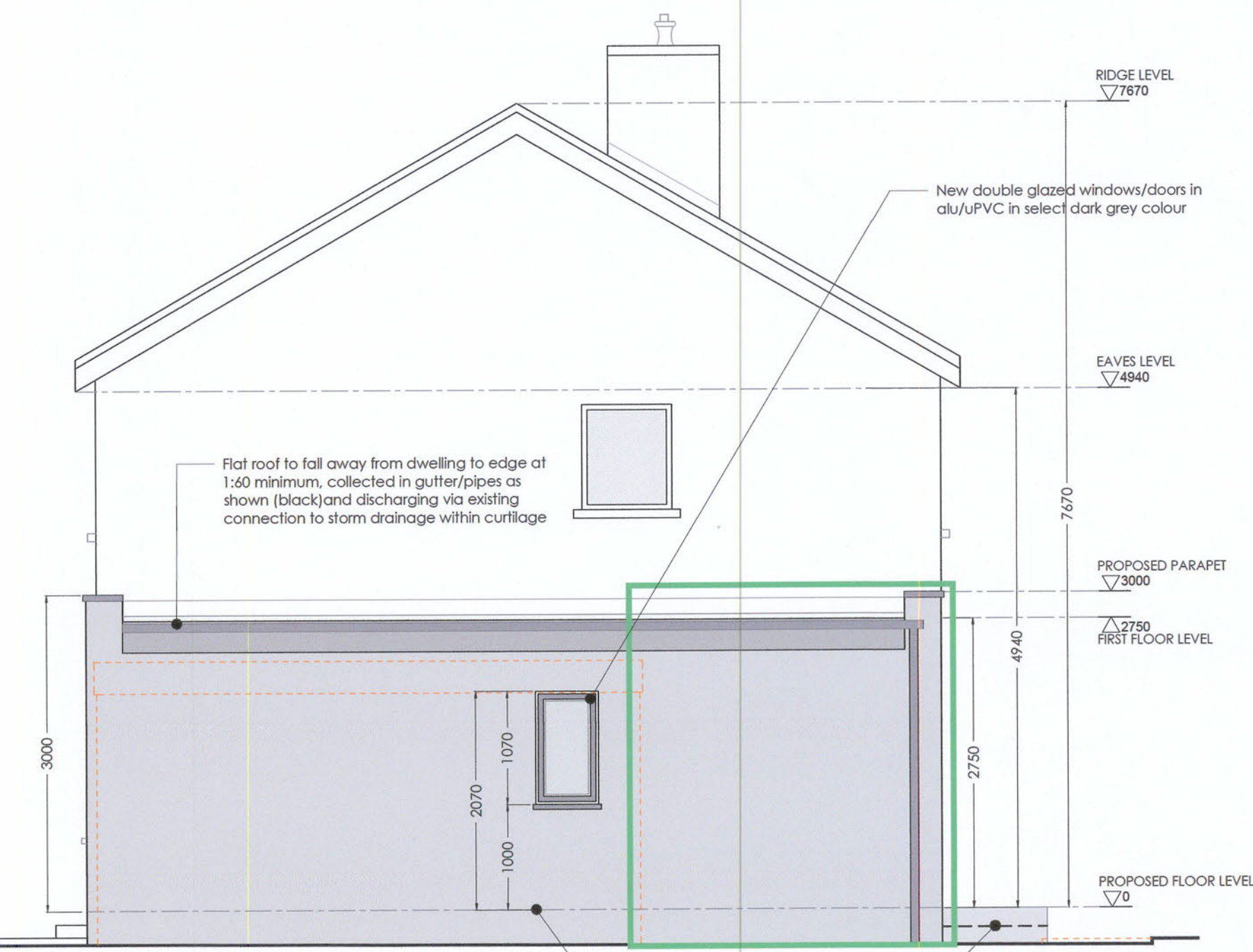
DATE:	27/10/2025	FIRST ISSUE:
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DRAWING NUMBER:
2501(P)0200-A

STATUS: **PLANNING DRAWING**

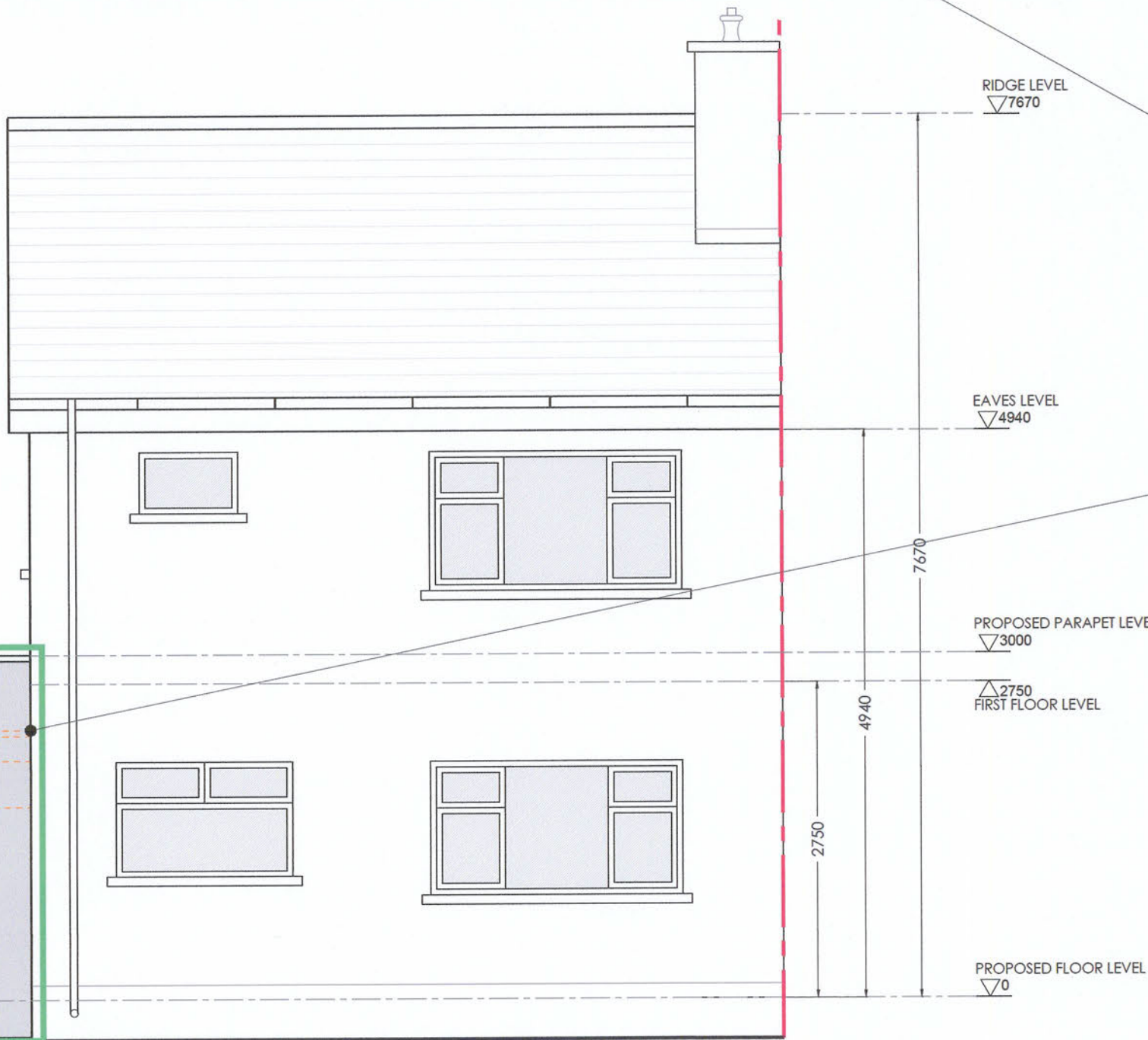


PROPOSED FRONT ELEVATION
(Scale 1:50)



PROPOSED SIDE ELEVATION
(Scale 1:50)

PROPOSED REAR ELEVATION
(Scale 1:50)



Existing adjoining garage to be converted and extended as indicated on floorplans. Construct new insulated flat roof over and externally wrap fabric to achieve required u-values. No proposed external alterations to remainder of dwelling except where specified

Existing adjoining garage to be converted and extended as indicated on floorplans. Construct new insulated flat roof over and externally wrap fabric to achieve required u-values. No proposed external alterations to remainder of dwelling except where specified

Construct new single storey flat roof extension adjoining rear of former garage to house proposed utility - See long section / floorplans
Flat roof to be finished with select dark grey single ply membrane and pressed metal parapet flashing or similar

Existing ground level & former garage floor level built up to match that of existing dwelling
New landing & steps into rear yard created.
Hard landscaping extended to allow refuse removal etc

Existing adjoining garage to be converted and extended as indicated on floorplans. Construct new insulated flat roof over and externally wrap fabric to achieve required u-values. No proposed external alterations to remainder of dwelling except where specified

Note: New feed to be taken from existing gas in footpath to feed new condensing gas boiler in proposed utility extension - Refer to floorplans for location. 2501-P-1100-A

- Extent of Proposed Extension
- Extent of Development Site
- Proposed Demolition / Removal
- Existing Fabric
- Proposed Construction

	7/1/2025	1
	7/1/2025	1
	7/1/2025	1
	7/1/2025	1
	7/1/2025	1
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E	7/1/2025	1
D	7/1/2025	1
C	7/1/2025	1
B	7/1/2025	1
A	7/1/2025	1

DATE	REVISION
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GENERAL NOTES
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DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.
ALL WORK TO COMPLY WITH CURRENT BUILDING REGS. & B.S.

- STANDARD INSTRUCTIONS**
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PROJECT: GARAGE CONVERSION & EXTENSION
for N. QUIRKE
at 15 PRIOR PARK HILL, CLONMEL

DRAWING: PROPOSED DRAWINGS -
FRONT, SIDE & REAR

SCALE: 1/50 @ A2

DRAWN: AQ CHECKED: --

DATE: 27/10/2025 FIRST ISSUE:

DRAWING NUMBER:
2501(P)2000-A

STATUS: PLANNING DRAWING

STATUS: **PLANNING DRAWING**





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
Thiobraid Árann,
Oifigí Cathartha,
An tAonach,
Co. Thiobraid Árann
Tipperary County Council,
Civic Offices, Nenagh,
Co. Tipperary
E45 A099

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e customerservice
@tipperarycoco.ie
tipperarycoco.ie

10th November, 2025

Our Ref: S5/25/140

Civic Offices, Clonmel

Natasha Quirke
Fortwilliam
Clonmel
Co. Tipperary

Re: Application for a Section 5 Declaration –conversion/alteration of existing single storey adjoining garage to accomodate new ensuite bedroom, with single storey extension to tear housing utliity room. Construct new parapet flat roof over both extension and garage. Minor alterations to existing entrance lobby and other internal alterations. Finishes to match that of existing dwelling generally. No proposed alterations to site boundaries. Services connections to existing on site. Foul water to discharde to mains sewer via existing connections on site. All associated site works at 15 Prior Park Hill, Clonmel, Co. Tipperary, E91 V663

Dear Ms Quirke,

I acknowledge receipt of your application for a Section 5 Declaration received on 6th November 2025, in connection with the above.

I wish to advise that you will be notified of a decision on your application in due course.

Yours sincerely


for **Director of Services**

TIPPERARY COUNTY COUNCIL

Application for Declaration under Section 5

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

Planning Ref.: S5/25/141

Applicant: Natasha Quirke

Development Address: 15 Prior Park Hill, Clonmel, Co. Tipperary

Proposed Development: Convert side garage to a downstairs en suite bedroom with a new single storey extension to the rear.

1. GENERAL

On the 6th November 2025, a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended as to whether the following is “development” and “exempt development”:

- Convert side garage to a downstairs en suite bedroom with a new single storey extension to the rear.

The works are to be located at 15 Prior Park Hill, Clonmel, Co. Tipperary.

2. STATUTORY PROVISION

The following statutory provisions are relevant to this referral case;

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 2(1) of the Planning and Development Act, 2000, as amended, defines “works” as:-

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

Section 4(1)(h) of the Act considers development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures; to be exempted development.

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

Exempted Development.

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

Schedule 2, Part 1 'Exempted Development - General:

Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 considers the following works to be exempted development subject to the conditions and limitations set out below;

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

Conditions and Limitations

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.

2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.

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

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

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

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

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

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

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

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

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

Class 6 considers the following works to be exempted development subject to the conditions and limitations set out below;

a) The construction of any path, drain or pond or the carrying out of any landscaping works within the curtilage of a house.

(b) Any works within the curtilage of a house for— (i) the provision to the rear of the house of a hard surface for use for any purpose incidental to the enjoyment of the house as such, or, (ii) the provision of a hard surface in the area of the garden forward of the front building line of the house, or in the area of the garden to the side of the side building line of the house, for purposes incidental to the enjoyment of the house as such

Or

if the area of the hard surface is 25 square metres or greater or comprises more than 50% of the area of the garden forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line of the house, as the case may be, it shall be constructed using permeable materials or otherwise allow for rainwater to soak into the ground.

Article 9 (1) (a) of the Planning and Development Regulations 2001, as amended sets out the instances where development, to which Article 6 relates, shall not be exempted development for the purposes of the Act.

3. ASSESSMENT

a. Site Location

The site comprises a semi detached two storey dwelling at 15 Prior Park Hill, Clonmel, Co. Tipperary. This is a predominately residential area on the northern side of Clonmel.

Figure 1 Subject Site



b. Relevant Planning History

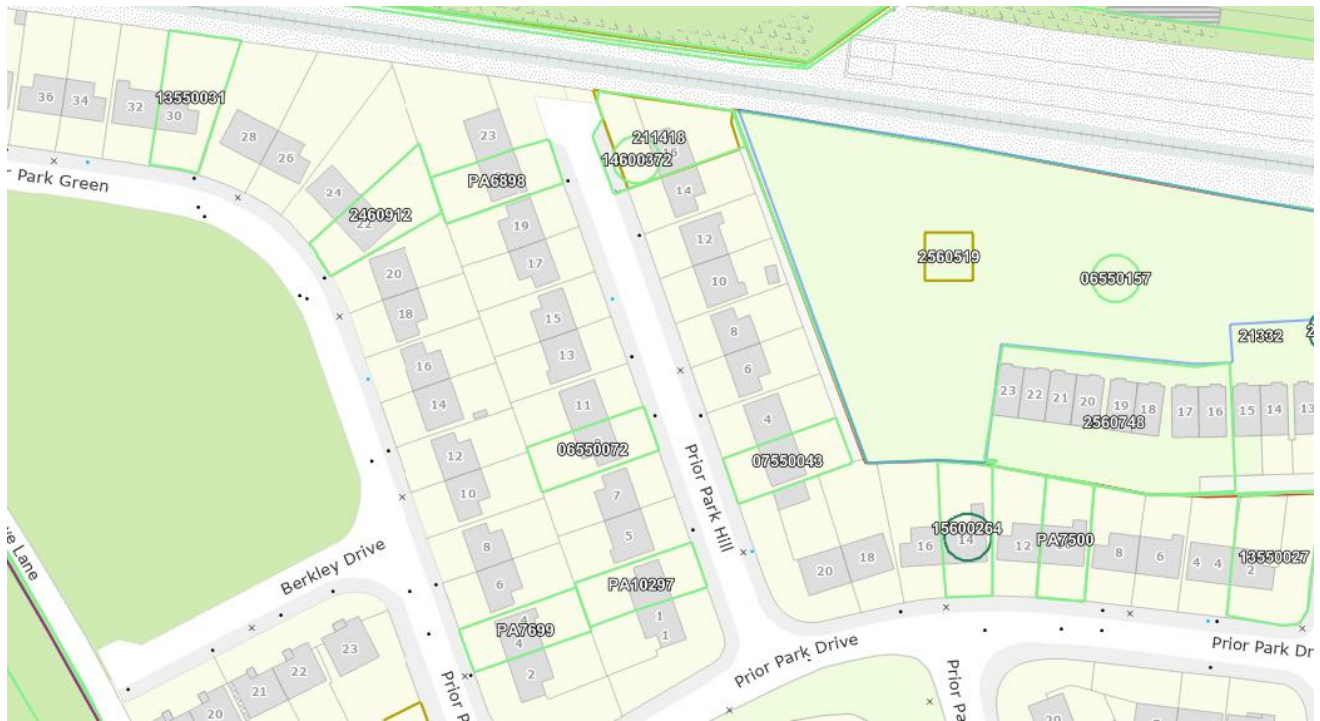
On site

None recorded

Adjacent

None relevant

Figure 2 Planning history



c. Assessment

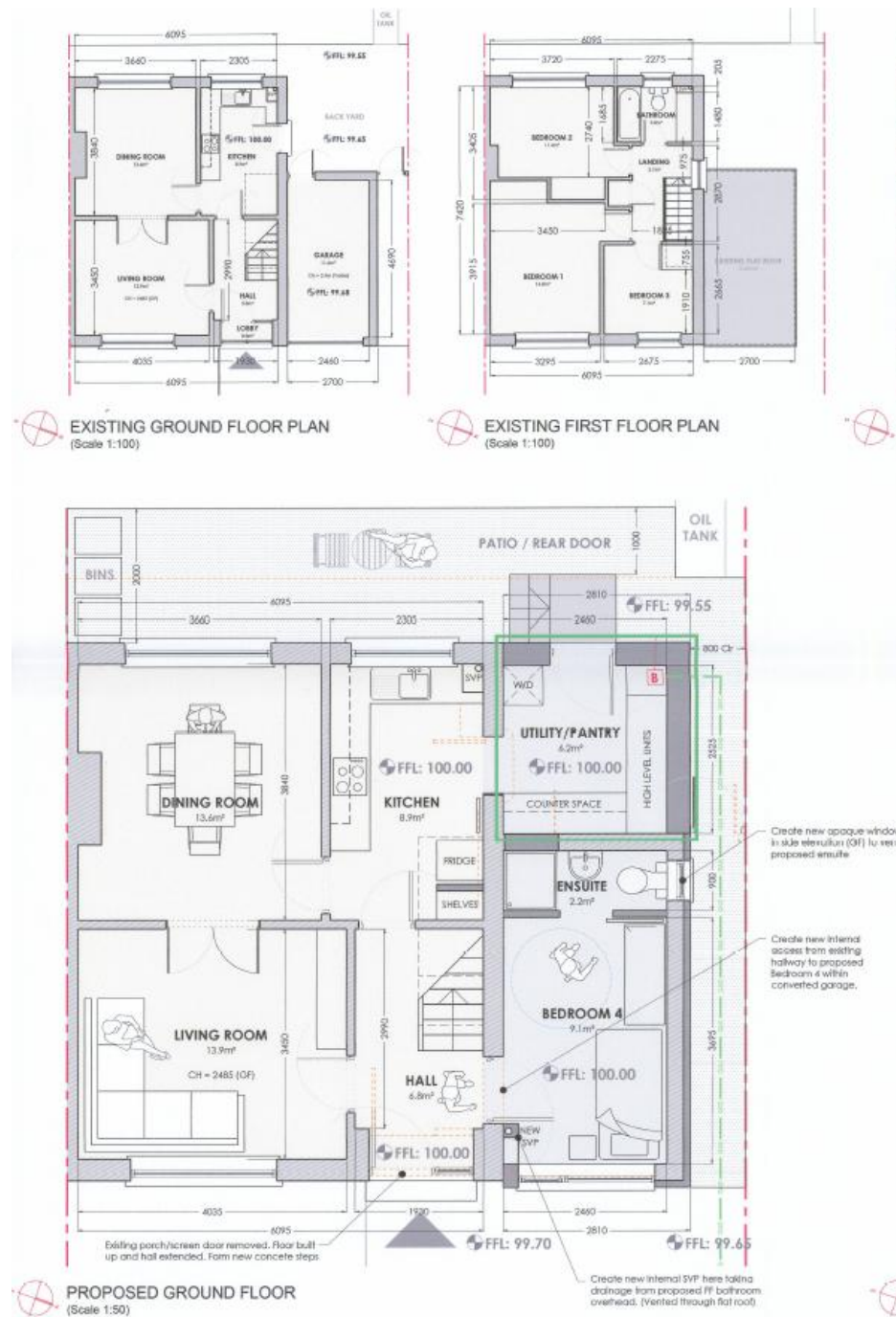
A) “Is or is not Development”

It is considered that the above listed proposal constitutes “works” as understood by the Planning and Development Act 2000, as amended. The above listed proposals therefore constitute “development” within the meaning of the Planning and Development Act 2000, as amended.

B) “Is or is not Exempted Development”

The works proposed comprise of the conversion of an existing side garage to an ensuite bedroom with a small extension to the rear of same.

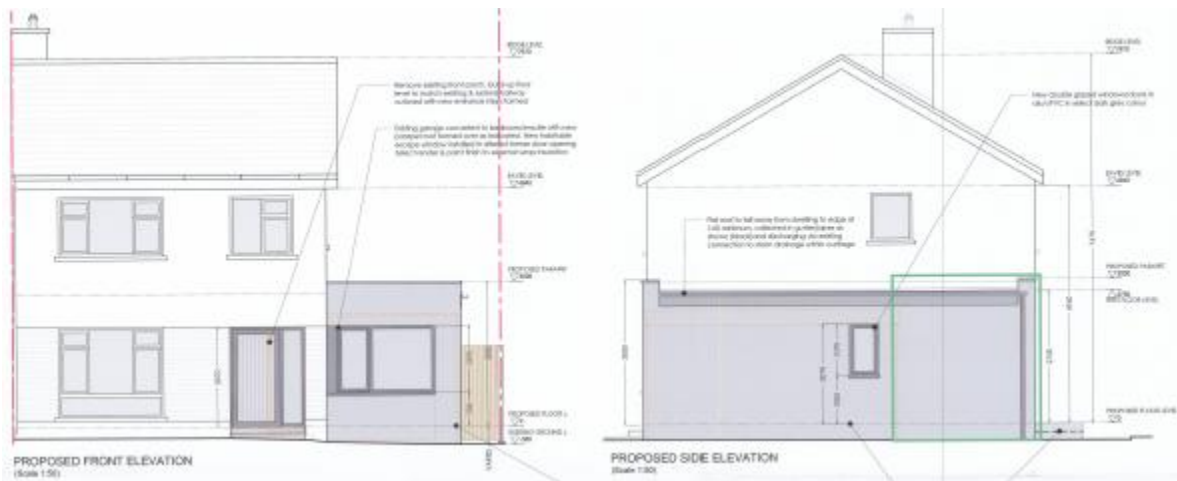
Figure 3 Proposed floor plans



The conversion and extension provides 17.5 sqms of floor space.

With respect to the original change of use, it is noted that a new ground floor window is proposed on the northern side elevation. This appears to be 800 mm from the northern site boundary which it faces. As per condition 6 associated with the exemption provided for under Class 1 of Schedule 2 part 1, any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces. The applicant is required to confirm the separation distance between the proposed window on the northern elevation and the northern site boundary.

Figure 4 Proposed elevations



It is not considered that the consequential changes to the front elevation will have a material impact on the character of the structure.

With respect to the proposed extension, it is noted that same is to be constructed to the rear of the garage and not the dwelling and as such it would not avail of the exemption set out under **Class 1** of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.

C) Restrictions under Article 9

It is noted that no exemptions under Article 9 of the Planning and Development Regulations 2001, as amended that would apply to the construction element.

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

The subject site is located c. 1km from the Lower River Suir SAC and within 15 Kms of the Comeragh mountains SAC and the Nier Valley Woodlands SAC.

The proposed development is located within a long established residential area and comprises of modifications to the dwelling. The property is connected to the mains waste water infrastructure.

Having regard to:

- the small scale nature of the development,
- the location of the site is a serviced urban centre,
- the location of the development relevant to the closest European site (lower River Suir,
- The intervening land uses between the subject site and the SAC and
- the consequent absence of a direct pathway to these European sites,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

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 attached.

4. RECOMMENDATION

In considering this declaration, the Planning Authority had regard to:

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

Having considered the information received, the Planning Authority is not in a position to determine if the **conversion of the side garage to a bedroom constitutes exempted development**.

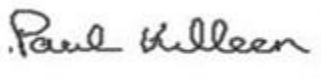
The applicant is to be advised as follows;

Having considered the information received, the Planning Authority is not in a position to determine if the **conversion of the side garage to a bedroom constitutes exempted development**.

The Planning Authority requires clarity in respect of the following issues;

- As per condition 6 associated with the exemption provided for under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces. The applicant is requested to confirm the separation distance between the proposed window on the northern elevation and the northern site boundary.

Advice Note: The applicant is advised that the proposed extension which is to the rear of an existing garage is not considered to avail of an exemption under the above Class 1.

Signed: 
District planner

Date: 19/11/25


Signed: Senior Executive Planner

Date: 20.11.2025

EIA Pre-Screening	
Establishing a development is a 'sub-threshold development'	
File Reference:	S5/25/141
Development Summary:	Change of use of side garage to bedroom and extension to same
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

View Planning Application

Zoom to

FID	786
PrimaryInd	
Ref No.:	SS/25/141
Received:	
Decision:	
Date Of Decision:	
Applicant:	Natasha Quirke
Location:	15 Prior Park Hill, Clonmel, Co. Tipperary

Love Lane

Prior Park Green

Berkley Drive

Prior Park Hill

Prior Park Drive

Prior Park Avenue

Park Crescent



Comhairle Contae Thiobraid Árann
Tipperary County Council

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

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

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

Date: 21st November, 2025

Our Ref: S5/25/141

Civic Offices, Nenagh

Natasha Quirke
Fortwilliam
Clonmel
Co. Tipperary

Re: Application for a Section 5 Declaration – Convert side garage to a downstairs en suite bedroom with a new single storey extension to the rear at 15 Prior Park Hill, Clonmel, Co. Tipperary

Dear Natasha,

I refer to an application received from you on 6th November, 2025 requesting a Declaration from this Planning Authority as to whether or not certain works constitute development within the meaning of the Planning and Development Act 2000, as amended.

Further information is requested as follows;

It is recommended to request the following further information pursuant to Section 5 (2) (b) of the Planning and Development Act 2000, as amended

Having considered the information received, the Planning Authority is not in a position to determine if the conversion of the side garage to a bedroom constitutes exempted development.

The Planning Authority requires clarity in respect of the following issues;

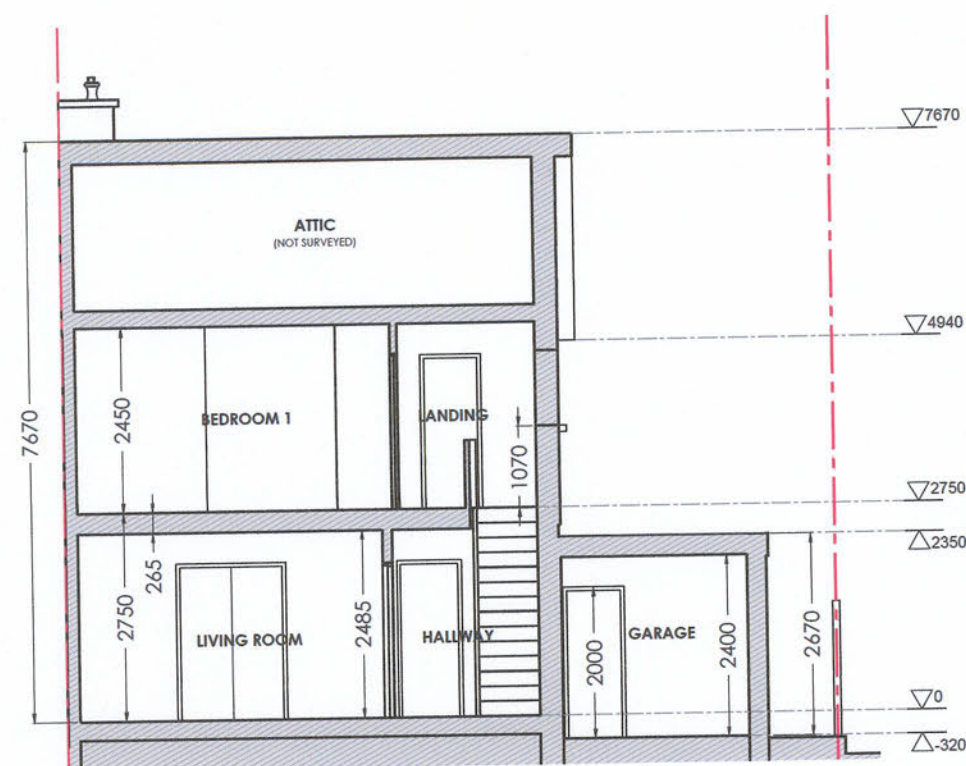
- As per condition 6 associated with the exemption provided for under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces. The applicant is requested to confirm the separation distance between the proposed window on the northern elevation and the northern site boundary.

Advice Note: The applicant is advised that the proposed extension which is to the rear of an existing garage is not considered to avail of an exemption under the above Class 1.

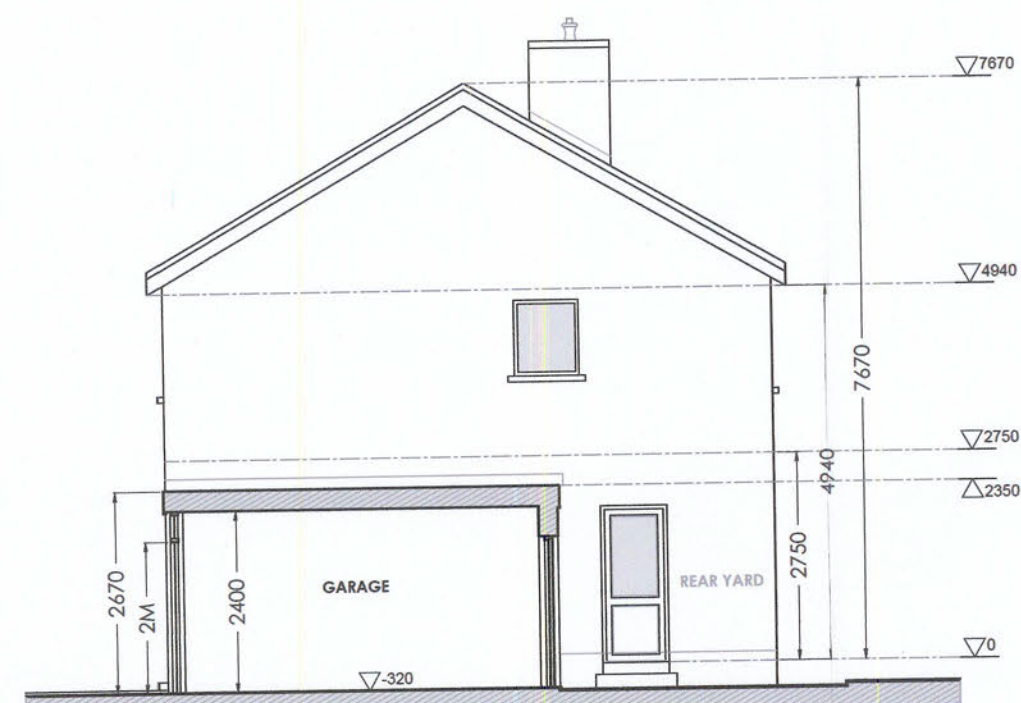
Further consideration of your request for a declaration cannot be considered until the above information is received.

Yours sincerely

Siobhán Ryan
for **Director of Services**



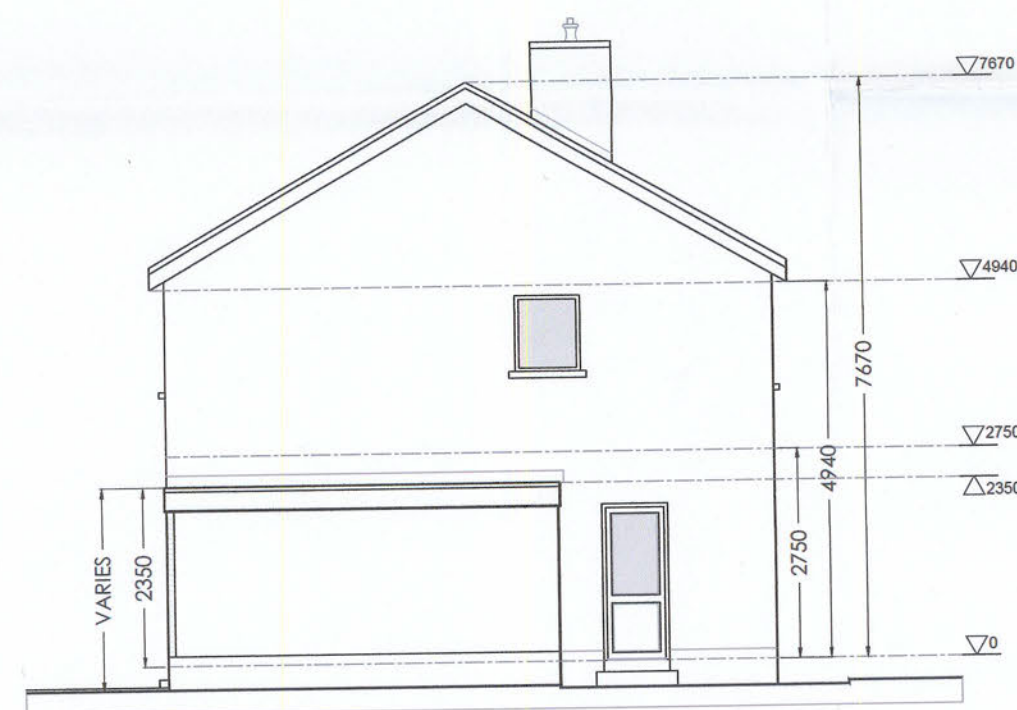
EXISTING CROSS SECTION
(Scale 1:100)



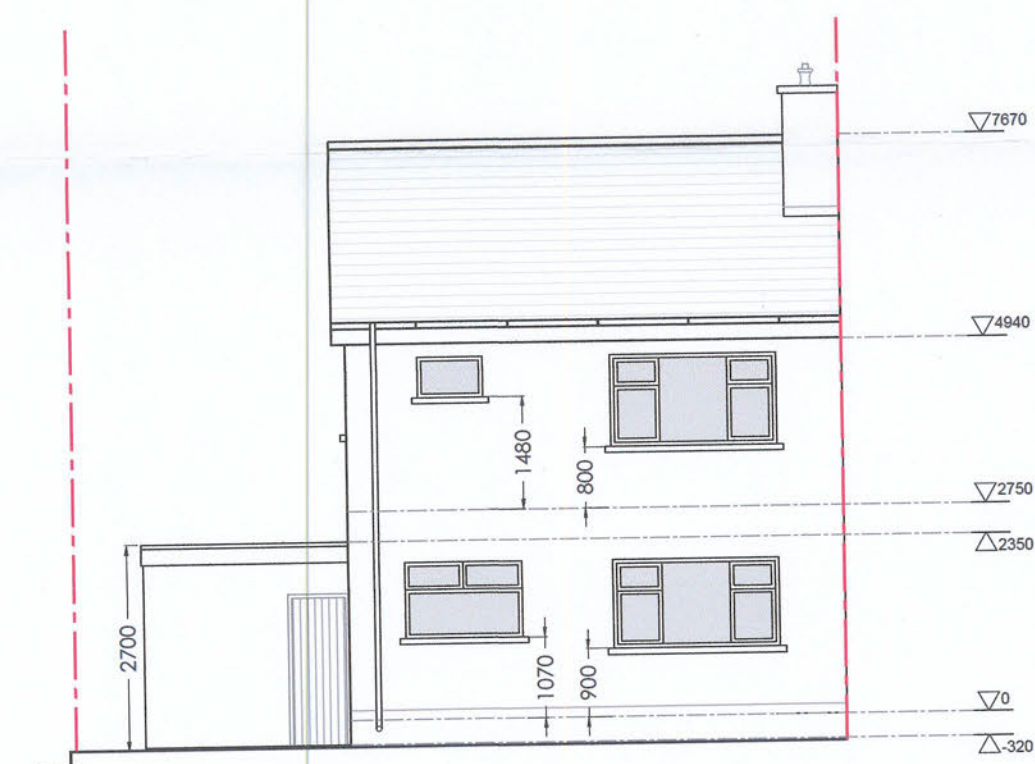
EXISTING LONG SECTION (GARAGE)
(Scale 1:100)



EXISTING FRONT ELEVATION
(Scale 1:100)







EXISTING SIDE ELEVATION (GARAGE)
(Scale 1:100)



EXISTING REAR ELEVATION
(Scale 1:100)

AREA SCHEDULE	
Existing Dwelling / Garage	
Existing Ground Floor area:	44.9 sq.m / 483 sq.ft
Existing First Floor Area:	43.3 sq.m / 466 sq.ft
Existing Garage Area:	11.6 sq.m / 125 sq.ft
Existing Dwelling Floor Area:	88.2* sq.m / 949 sq.ft
*excludes Garage area	
<hr/>	
Converted Garage Floor Area:	11.6 sq.m / 125 sq.ft
Total Prop. Ground Floor Area:	56.5 sq.m / 608 sq.ft
Total First Floor Area:	43.3 sq.m / 466 sq.ft
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Proposed Dwelling Floor Area:	99.8 sq.m / 1074 sq.ft

	Proposed Demolition / Removal
	Proposed Foul Drainage
	Storm Drainage
	Existing Fabric

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E	$\sim f_1 \sim f_2 \sim \dots$
D	$\sim f_1 \sim f_2 \sim \dots$
C	$\sim f_1 \sim f_2 \sim \dots$
B	$\sim f_1 \sim f_2 \sim \dots$
A	$\sim f_1 \sim f_2 \sim \dots$

DATE	REVISION
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GENERAL NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS.

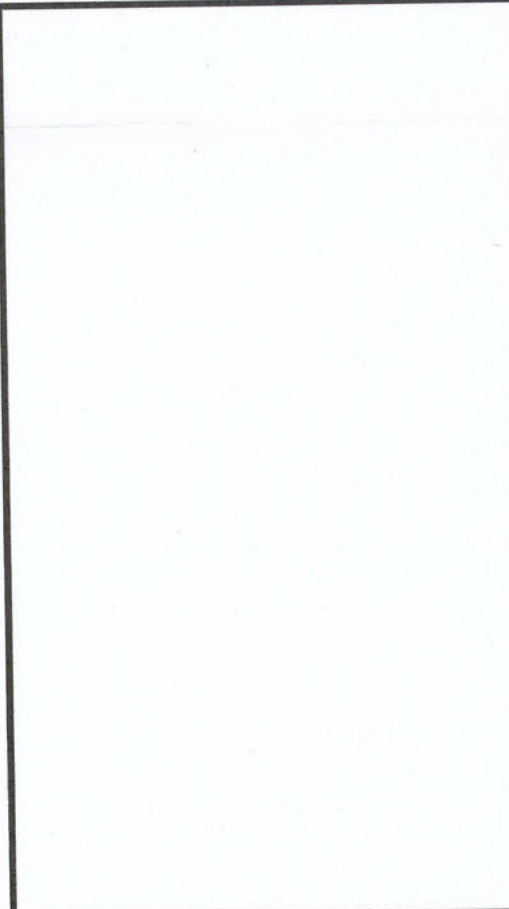
IN THE EVENT OF ANY DISCREPANCIES BETWEEN DRAWINGS THE CONTRACTOR IS TO INFORM THE ARCHITECT IMMEDIATELY.

DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.

ALL WORK TO COMPLY WITH CURRENT BUILDING REGS. & S.

STANDARD INSTRUCTIONS

- 1 THE MAIN CONTRACTOR, SUB-CONTRACTOR OR SUPPLIER SHALL:
 - VERIFY ALL DIMENSIONS ON SITE AND IMMEDIATELY REPORT TO THE ARCHITECT ANY DISCREPANCIES ON THE DRAWINGS.
 - WORK TO FIGURED DIMENSIONS ONLY (EXCEPT WHERE FULL SIZE DETAILS ARE PROVIDED).
 - NOT VARY ANY WORK SHOWN ON THE DRAWINGS WITHOUT OBTAINING PRIOR APPROVAL FROM THE ARCHITECT.
 - BE RESPONSIBLE FOR REQUESTING FROM THE ARCHITECT ANY ADDITIONAL INFORMATION REQUIRED.
 - SUPPLY TO THE ARCHITECT ALL SHOP DRAWINGS, ILLUSTRATIONS, SPECIFICATIONS, ETC. OF ALL SPECIALIST WORK TO BE INCORPORATED IN THE MAIN CONTRACT WORKS.
 - IMMEDIATELY INFORM THE ARCHITECT IF ANY WORK SHOWN ON THIS DRAWING IS NOT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE OR RELEVANT GOOD PRACTICE THROUGHOUT THE INDUSTRY AND DOES NOT COMPLY WITH THE RELEVANT LOCAL AUTHORITY BYE-LAWS OR BUILDING REGULATIONS.
 - IMMEDIATELY ADVISE THE ARCHITECT / QUANTITY SURVEYOR OF THE EFFECT UPON PROGRAMME AND COST OF ANY ALTERATIONS TO THE PROPOSED WORKS SHOWN ON THIS DRAWING.
- 2 THIS DRAWING SUPERSEDES ALL PREVIOUS ISSUES OF THE SAME DRAWING NUMBER WITH EARLIER REVISIONS.
- 3 THIS DRAWING IS COPYRIGHT TO KENNETH HINNEST ARCHITECTS LTD. AND THE CONTENTS MUST NOT BE REPRODUCED TO ANYONE WITHOUT PRIOR AGREEMENT.



PROJECT: GARAGE CONVERSION & EXTENSION
for N. QUIRKE
at 15 PRIOR PARK HILL, CLONMEL

DRAWING: EXISTING SURVEY DRAWINGS
SECTIONS & ELEVATIONS

SCALE: 1/100 @ A2

DRAWN: AQ	CHECKED: --
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DATE:	05/12/2025	FIRST ISSUE:	27/10/202
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DRAWING NUMBER:
2501(P)0200-B

STATUS: **PLANNING DRAWING - FI**

 Proposed Constuction

No proposed alterations to existing site boundaries

No proposed alterations to existing site boundaries

STANDARD INSTRUCTIONS

1 THE MAIN CONTRACTOR, SUB-CONTRACTOR OR SUPPLIER SHALL:

VERIFY ALL DIMENSIONS ON SITE AND IMMEDIATELY REPORT TO THE ARCHITECT ANY DISCREPANCIES ON THE DRAWINGS.

WORK TO FIGURED DIMENSIONS ONLY (EXCEPT WHERE FULL SIZE DETAILS ARE PROVIDED).

NOT VARY ANY WORK SHOWN ON THE DRAWINGS WITHOUT OBTAINING PRIOR APPROVAL FROM THE ARCHITECT.

BE RESPONSIBLE FOR REQUESTING FROM THE ARCHITECT ANY ADDITIONAL INFORMATION REQUIRED.

SUPPLY TO THE ARCHITECT ALL SHOP DRAWINGS, ILLUSTRATIONS, SPECIFICATIONS, ETC. OF ALL SUBMITTALS TO BE INCORPORATED IN THE MAIN CONTRACT WORK.

IMMEDIATELY INFORM THE ARCHITECT IF ANY WORK SHOWN ON THE DRAWING IS NOT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE RECOGNISED GOOD PRACTICE THROUGHOUT THE INDUSTRY AND DOES NOT COMPLY WITH THE RELEVANT LOCAL AUTHORITY REGULATIONS OR BUILDING REGULATIONS.

IMMEDIATELY ADVISE THE ARCHITECT / QUALITY SUPERVISOR OF THE EFFECT UPON PROGRAMME AND COST OF ANY ALTERATIONS TO THE PROPOSED WORKS SHOWN ON THIS DRAWING.

2 THIS DRAWING SUPERSEDES ALL PREVIOUS ISSUES OF THE SAME DRAWING NUMBER WITH EARLIER REVISIONS.

3 THIS DRAWING IS COPYRIGHT TO KEMPNEY HENNESSY ARCHITECTS LLP AND THE CONTENTS MUST NOT BE DISCLOSED TO ANY OTHER PARTY WITHOUT PRIOR AGREEMENT.

STATUS: PLANNING DRAWING - FI



Note: Refer to proposed Elevations / Proposed Sections - 2501(P)2000-A / 2501(P)3000-A for specification / finishes

DATE	REVISION
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STANDARD INSTRUCTIONS

- 1 THE MAIN CONTRACTOR, SUB-CONTRACTOR OR SUPPLIER SHALL:
 - VERIFY ALL DIMENSIONS ON SITE AND IMMEDIATELY REPORT TO THE ARCHITECT ANY DISCREPANCIES ON THE DRAWINGS.
 - NOT VARY TO FLOURED DIMENSIONS ONLY (EXCEPT WHERE FULL SIZE DETAILS ARE PROVIDED).
 - WORK TO THE MAIN WORK SHOWN ON THE DRAWINGS WITHOUT OBTAINING PRIOR APPROVAL FROM THE ARCHITECT.
 - BE RESPONSIBLE FOR REQUESTING FROM THE ARCHITECT ANY ADDITIONAL INFORMATION REQUIRED.
 - SUPPLY TO THE ARCHITECT ALL SHOP DRAWINGS, ILLUSTRATIONS, SPECIFICATIONS, ETC. OF ALL SPECIALIST WORK TO BE INCORPORATED IN THE MAIN CONTRACT WORKS.
 - IMMEDIATELY INFORM THE ARCHITECT IF ANY WORK SHOWN ON THE DRAWING IS NOT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE RECOMMENDED GOOD PRACTICE THROUGHOUT THE INDUSTRY AND DOES NOT COMPLY WITH THE RELEVANT LOCAL AUTHORITY CODES ON BUILDING STANDARDS.
 - IMMEDIATELY ADVISE THE ARCHITECT / QUANTITY SURVEYOR OF THE EFFECT UPON PROGRAMME AND COST OF ANY ALTERATIONS TO THE PROPOSED WORKS SHOWN ON THIS DRAWING.
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- 3 THIS DRAWING IS COPYRIGHT TO KENNETH HENNESSY ARCHITECTS LTD. AND THE CONTENTS MUST NOT BE DISCLOSED TO ANYONE WITHOUT PRIOR AGREEMENT.



PROJECT:		GARAGE CONVERSION & EXTENSION for N. QUIRKE at 15 PRIOR PARK HILL, CLONMEL	
DRAWING:		EXISTING & PROPOSED - FLOORPLANS & ROOFPLAN	
SCALE:		1/100 & 1/50 @ A2	
DRAWN:	AQ	CHECKED:	--
DATE:	05/12/2025	FIRST ISSUE:	27/10/2025
DRAWING NUMBER: 2501(P)1100-B			
STATUS:		PLANNING DRAWING - FI	



Existing adjoining garage to be converted as indicated on floorplans. Construct new insulated flat roof over and externally wrap fabric to achieve required u-values. No proposed external alterations to remainder of dwelling except where specified

Flat roof to be finished with select dark grey single ply membrane and pressed metal parapet flashing or similar with rooflight incorporated - See roofplan / site layout dwg.



Existing garage converted to bedroom/ensuite with new parapet roof formed over as indicated. New habitable escape window installed in altered former door opening. Select render & paint finish to external wrap insulation.

AREA SCHEDULE	
Existing Dwelling / Garage	
Existing Ground Floor Area:	44.9 sq.m / 483 sq.ft
Existing First Floor Area:	43.3 sq.m / 466 sq.ft
Existing Garage Area:	11.6 sq.m / 125 sq.ft
Existing Dwelling Floor Area:	88.2* sq.m / 949 sq.ft
*excludes garage area	
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Converted Garage Floor Area:	11.6 sq.m / 125 sq.ft
Total Prop. Ground Floor Area:	56.5 sq.m / 608 sq.ft
Total First Floor Area:	43.3 sq.m / 466 sq.ft
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Proposed Dwelling Floor Area:	99.8 sq.m / 1074 sq.ft

- Extent of Garage Conversion
-  Extent of Development Site
- Proposed Demolition / Removal
-  Existing Fabric
-  Proposed Construction

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DATE		REVISION

GENERAL NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS.

IN THE EVENT OF ANY DISCREPANCIES BETWEEN DRAWINGS THE CONTRACTOR IS TO INFORM THE ARCHITECT IMMEDIATELY.

DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.

ALL WORK TO COMPLY WITH CURRENT BUILDING REGS & B.S.

STANDARD INSTRUCTIONS

1 THE MAIN CONTRACTOR, SUB-CONTRACTOR OR SUPPLIER SHALL:

1.1 VERIFY ALL DIMENSIONS ON SITE AND IMMEDIATELY REPORT TO THE ARCHITECT ANY DISCREPANCIES ON THE DRAWINGS.

1.2 WORK TO FIGURED DIMENSIONS ONLY (EXCEPT WHERE FULL SIZE DETAILS ARE PROVIDED).

1.3 NOT VARY ANY WORK SHOWN ON THE DRAWINGS WITHOUT OBTAINING PRIOR APPROVAL FROM THE ARCHITECT.

1.4 BE RESPONSIBLE FOR REQUESTING FROM THE ARCHITECT ANY ADDITIONAL INFORMATION REQUIRED.

1.5 SUPPLY TO THE ARCHITECT ALL SHOP DRAWINGS, ILLUSTRATIONS, SPECIFICATIONS, ETC. OF ALL SPECIALIST WORK TO BE INCORPORATED IN THE MAIN CONTRACT WORKS.

1.6 IMMEDIATELY INFORM THE ARCHITECT IF ANY WORK SHOWN ON THIS DRAWING IS NOT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE RECOGNISED GOOD PRACTICE THROUGHOUT THE INDUSTRY AND DOES NOT COMPLY WITH THE RELEVANT LOCAL AUTHORITY BYE-LAWS OR BUILDING REGULATIONS.

1.7 IMMEDIATELY ADVISE THE ARCHITECT / QUALITY SURVEILLOR OF THE EFFECT UPON PROGRAMME AND COST OF ANY ALTERATIONS TO THE PROPOSED WORKS SHOWN ON THIS DRAWING.

2 THE DRAWING SUPERSEDES ALL PREVIOUS ISSUES OF THE SAME DRAWING NUMBER WITH EARLIER REVISIONS.

3 THIS DRAWING IS COPYRIGHT TO KENNETH HENNESSY ARCHITECTS LTD. AND THE CONTENTS MUST NOT BE RE-USED TO ANYONE WITHOUT PRIOR AGREEMENT.

PROJECT: GARAGE CONVERSION & EXTENSION
for N. QUIRKE
at 15 PRIOR PARK HILL, CLONMEL

**DRAWING: PROPOSED DRAWINGS -
CROSS / LONG SECTIONS**

SCALE: 1/50 @ A2

DRAWN: AQ	CHECKED: --
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DATE:	05/12/2025	FIRST ISSUE:	27/10/2023
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DRAWING NUMBER:

2501(P)3000-B

STATUS: PLANNING DRAWING - FI



Comhairle Contae Thiobraid Árann
Tipperary County Council

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

Comhairle Contae
Thiobraid Árann,
Oifigí Cathartha,
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Date: 11th December, 2025

Our Ref: S5/25/141

Civic Offices, Nenagh

Natasha Quirke
Fortwilliam
Clonmel
Co. Tipperary

Re: Application for a Section 5 Declaration – Convert side garage to a downstairs en suite bedroom with a new single storey extension to the rear at 15 Prior Park Hill, Clonmel, Co. Tipperary

Dear Natasha,

I acknowledge receipt of Further Information received on 5th December 2025 in connection with the above.

I wish to advise that you will be notified of a decision on your application in due course.

Yours sincerely


for **Director of Services**

TIPPERARY COUNTY COUNCIL

Application for Declaration under Section 5

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

Planning Ref.: S5/25/141

Applicant: Natasha Quirke

Development Address: 15 Prior Park Hill, Clonmel, Co. Tipperary

Proposed Development: Convert side garage to a downstairs en suite bedroom with a new single storey extension to the rear.

1. GENERAL

On the 6th November 2025, a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended as to whether the following is “development” and “exempt development”:

- Convert side garage to a downstairs en suite bedroom with a new single storey extension to the rear.

The works are to be located at 15 Prior Park Hill, Clonmel, Co. Tipperary.

2. STATUTORY PROVISION

The following statutory provisions are relevant to this referral case;

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 2(1) of the Planning and Development Act, 2000, as amended, defines “works” as:-

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

Section 4(1)(h) of the Act considers development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures; to be exempted development.

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

Exempted Development.

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

Schedule 2, Part 1 'Exempted Development - General:

Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 considers the following works to be exempted development subject to the conditions and limitations set out below;

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

Conditions and Limitations

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.

2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.

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

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

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

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

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

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

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

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

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

Class 6 considers the following works to be exempted development subject to the conditions and limitations set out below;

a) The construction of any path, drain or pond or the carrying out of any landscaping works within the curtilage of a house.

(b) Any works within the curtilage of a house for— (i) the provision to the rear of the house of a hard surface for use for any purpose incidental to the enjoyment of the house as such, or, (ii) the provision of a hard surface in the area of the garden forward of the front building line of the house, or in the area of the garden to the side of the side building line of the house, for purposes incidental to the enjoyment of the house as such

Or

if the area of the hard surface is 25 square metres or greater or comprises more than 50% of the area of the garden forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line of the house, as the case may be, it shall be constructed using permeable materials or otherwise allow for rainwater to soak into the ground.

Article 9 (1) (a) of the Planning and Development Regulations 2001, as amended sets out the instances where development, to which Article 6 relates, shall not be exempted development for the purposes of the Act.

3. ASSESSMENT

a. Site Location

The site comprises a semi detached two storey dwelling at 15 Prior Park Hill, Clonmel, Co. Tipperary. This is a predominately residential area on the northern side of Clonmel.

Figure 1 Subject Site



b. Relevant Planning History

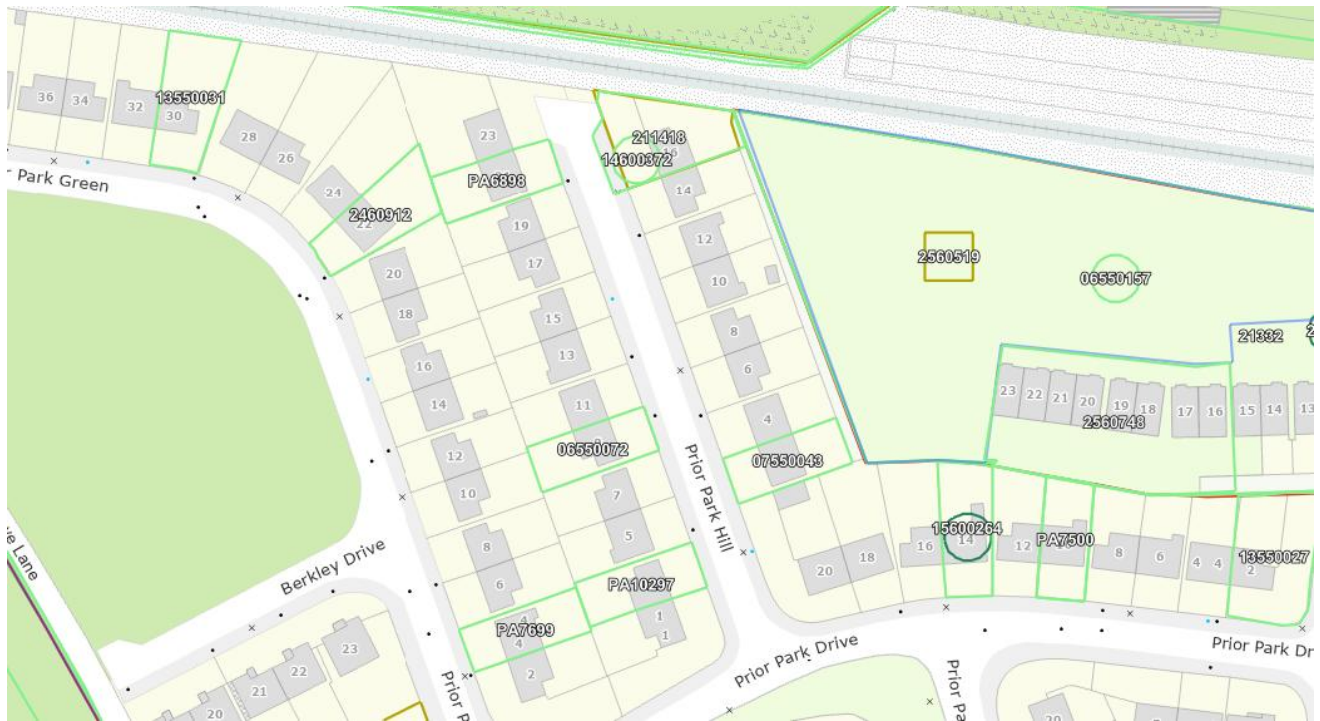
On site

None recorded

Adjacent

None relevant

Figure 2 Planning history



c. Assessment

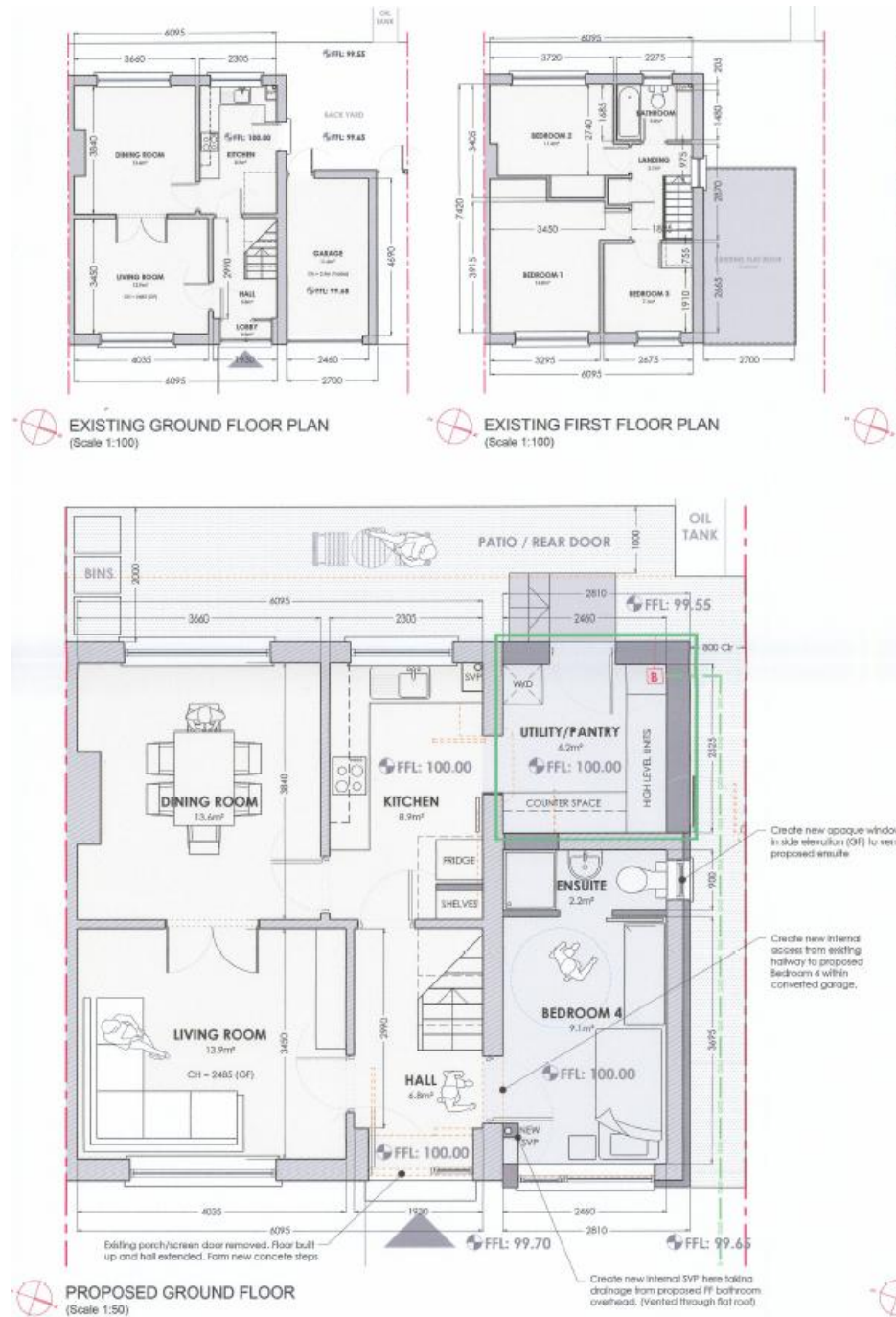
A) "Is or is not Development"

It is considered that the above listed proposal constitutes "works" as understood by the Planning and Development Act 2000, as amended. The above listed proposals therefore constitute "development" within the meaning of the Planning and Development Act 2000, as amended.

B) "Is or is not Exempted Development"

The works proposed comprise of the conversion of an existing side garage to an ensuite bedroom with a small extension to the rear of same.

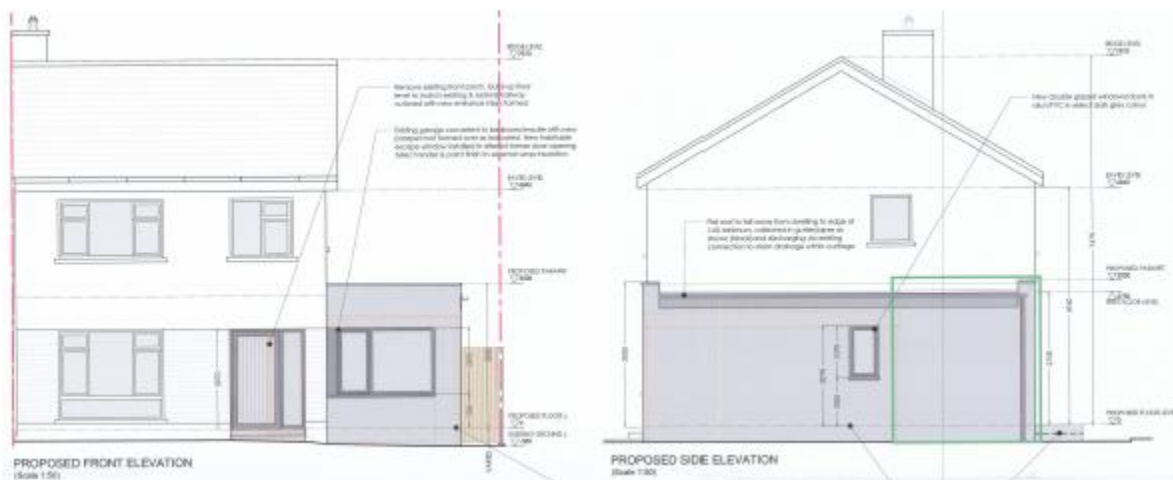
Figure 3 Proposed floor plans



The conversion and extension provides 17.5 sqms of floor space.

With respect to the original change of use, it is noted that a new ground floor window is proposed on the northern side elevation. This appears to be 800 mm from the northern site boundary which it faces. As per condition 6 associated with the exemption provided for under Class 1 of Schedule 2 part 1, any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces. The applicant is required to confirm the separation distance between the proposed window on the northern elevation and the northern site boundary.

Figure 4 Proposed elevations



It is not considered that the consequential changes to the front elevation will have a material impact on the character of the structure.

With respect to the proposed extension, it is noted that same is to be constructed to the rear of the garage and not the dwelling and as such it would not avail of the exemption set out under **Class 1** of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.

C) Restrictions under Article 9

It is noted that no exemptions under Article 9 of the Planning and Development Regulations 2001, as amended that would apply to the construction element.

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

The subject site is located c. 1km from the Lower River Suir SAC and within 15 Kms of the Comeragh mountains SAC and the Nier Valley Woodlands SAC.

The proposed development is located within a long established residential area and comprises of modifications to the dwelling. The property is connected to the mains waste water infrastructure.

Having regard to:

- the small scale nature of the development,
- the location of the site is a serviced urban centre,
- the location of the development relevant to the closest European site (lower River Suir,
- The intervening land uses between the subject site and the SAC and
- the consequent absence of a direct pathway to these European sites,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

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 attached.

4. FURTHER INFORMATION

The following further information was requested on the 21st of November 2025.

As per condition 6 associated with the exemption provided for under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces. The applicant is requested to confirm the separation distance between the proposed window on the northern elevation and the northern site boundary.

The applicant was advised under the FI request that the extension proposed was considered to be located to the rear of the garage and not the dwelling and was not considered to avail of an exemption.

The applicant replied on the 5th of December 2025.

APPRAISAL

The applicant has revised the design so that the window was not provided on the northern side elevation. As there is no window proposed on this elevation, the limitation associated with the exemption is no longer relevant.

It is further noted that the revised drawings, received on the 5th of December show the extension to the rear of the garage has been omitted.

5. RECOMMENDATION

In considering this declaration, the Planning Authority had regard to:

- (a) Sections 2, 3 & 4 of the Planning and Development Act 2000 (as amended)
- (b) Class 1, Part 1 of Schedule 2 Planning & Development Regulations 2001, as amended.
- (c) Articles 6 and 9 of the Planning & Development Regulations 2001, as amended
- (d) The information presented on the 5th of December 2025.

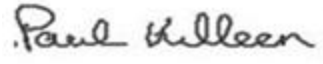
the Planning Authority has determined that;

- The conversion of an attached side garage to residential use at 15 Prior Park Hill, Clonmel, Co. Tipperary,

constitutes development and is considered to be “exempted development”.

Advice Note: this declaration is based on the drawings received by the Planning Authority on the 5th of December 2025.

Signed:

Handwritten signature of Paul Killean in black ink.

District planner

Date: 17/12/25

Handwritten signature of C. Conway in blue ink.

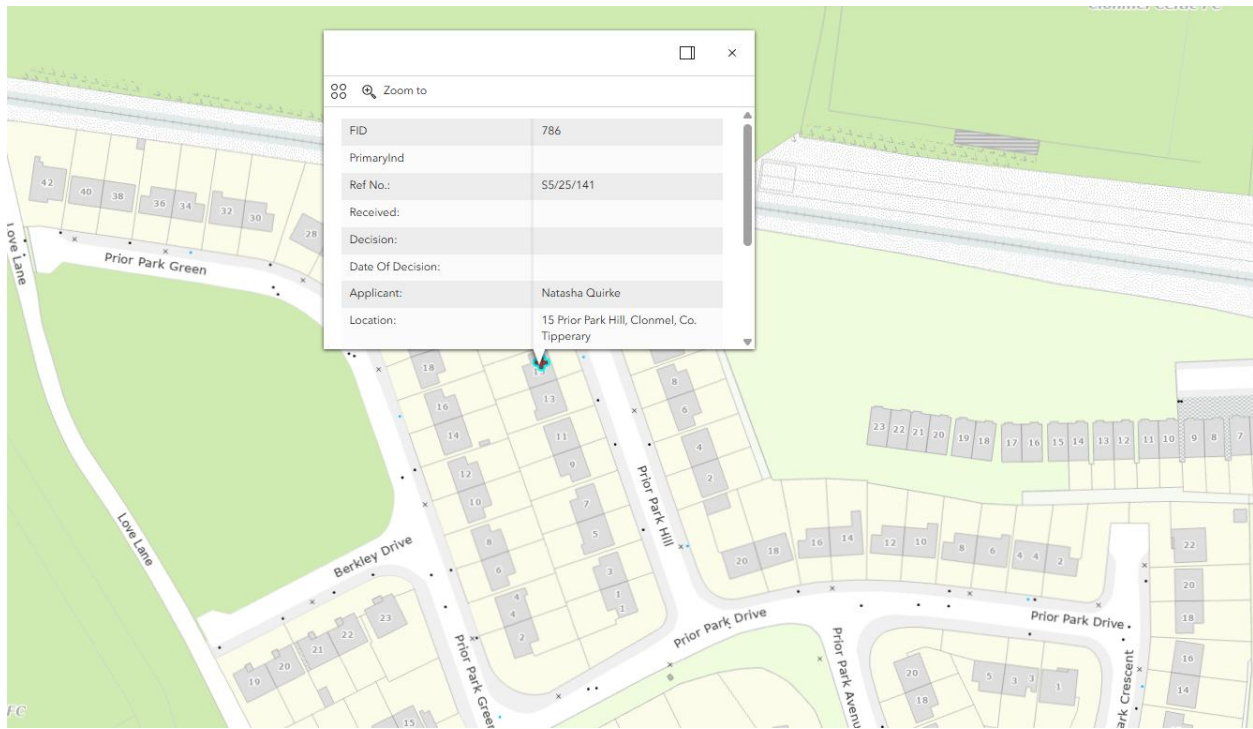
Signed:

Senior Executive Planner

Date: 18.12.2025

EIA Pre-Screening	
Establishing a development is a 'sub-threshold development'	
File Reference:	S5/25/141
Development Summary:	Change of use of side garage to bedroom and extension to same
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

Figure 5 Site entered on Planning register



Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/25/141** **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 Natasha Quirke, Fortwilliam, Clonmel, Co. Tipperary re: Convert side garage to a downstairs en suite bedroom with a new single storey extension to the rear at 15 Prior Park Hill, Clonmel, Co. Tipperary is development and is exempted development.

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

- a) Sections 2, 3 & 4 of the Planning and Development Act 2000 (as amended)
- b) Class 1, Part 1 of Schedule 2 Planning & Development Regulations 2001, as amended.
- c) Articles 6 and 9 of the Planning & Development Regulations 2001, as amended
- d) The information presented on the 5th of December 2025.

The Planning Authority has determined that;
The conversion of an attached side garage to residential use at 15 Prior Park Hill, Clonmel, Co. Tipperary constitutes development and is considered to be **"exempted development"**.

Advice Note: this declaration is based on the drawings received by the Planning Authority on the 5th of December 2025.

Signed: 
Brian Beck
Director of Services

Date: 19/12/2025



Comhairle Contae Thiobraid Árann
Tipperary County Council

Comhairle Contae
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Oifigí Cathartha,
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Date: 19th December 2025

Our Ref: S5/25/141

Civic Offices, Nenagh

Natasha Quirke
Fortwilliam
Clonmel
Co. Tipperary

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

Dear Natasha,

I refer to your application for a Section 5 Declaration received on 6th November 2025 and Further Information received on 5th December 2025 in relation to the following proposed works:

Convert side garage to a downstairs en suite bedroom with a new single storey extension to the rear at 15 Prior Park Hill, Clonmel, Co. Tipperary

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

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

- a) Sections 2, 3 & 4 of the Planning and Development Act 2000 (as amended)
- b) Class 1, Part 1 of Schedule 2 Planning & Development Regulations 2001, as amended.
- c) Articles 6 and 9 of the Planning & Development Regulations 2001, as amended
- d) The information presented on the 5th of December 2025.

The Planning Authority has determined that;

The conversion of an attached side garage to residential use at 15 Prior Park Hill, Clonmel, Co. Tipperary, constitutes development and is considered to be "**exempted development**".

Advice Note: this declaration is based on the drawings received by the Planning Authority on the 5th of December 2025.

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


for **Director of Services**

CC: Declan O Toole and Co Solicitors, Holebar House, East Douglas Village, Douglas, Co.Cork.