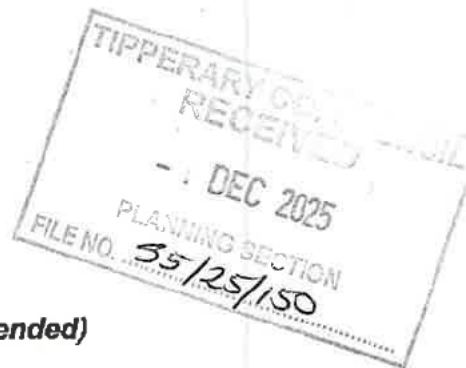




Comhairle Contae Thiobraid Árann
Tipperary County Council



PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

1. Applicant's address/contact details:

Applicant	Susztina Tibor.
Address	68 St Michaels, Avenue, Tipperary Town, Co. Tipperary
Telephone No.	
E-mail	

2. Agent's (if any) address:

Agent	Eoghan Franks
Address	Cobbs, Templemore, Co. Tipperary
Telephone No.	
E-mail	
Please advise where all correspondence in relation to this application is to be sent;	
Applicant []	Agent [x]

3. Location of Proposed Development:

Postal Address or Townland or Location (as may best identify the land or structure in question)	68 St Michaels, Avenue, Tipperary Town, Co. Tipperary
---	---

4. **Development Details:**

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

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

Extension of Garden shed @ Rear
of dwelling
under 40msq
Proposed floor area of proposed works/uses: 40 sqm

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

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

Signature of Applicant(s)

(on behalf of Applicant)

Date:

12/11/2025

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

GUIDANCE NOTES

- (1) All queries on the form must be completed and the form must be accompanied by the relevant fee. The amount of the fee is currently €80.00.
- (2) This application should be accompanied by **TWO COPIES** of the following documentation
- o OSI Site Location Map with the site outlined clearly – 1:1000 in urban areas and 1:2500 in rural areas
 - o Floor Plans & Elevations at a scale of not less than 1:200
 - o Site layout plan indicating position of proposed development relative to premises and adjoining properties
 - o Other details e.g. brochures, photographs if appropriate.
- (All dimensions must be given in metric scale and drawings should be accompanied by a brief description outlining the use of the proposed development)
- (3) Where a proper and complete application is received, a decision must be conveyed to the applicant within four (4) weeks except where additional necessary information is required.

This application form and relevant fee should be submitted to:

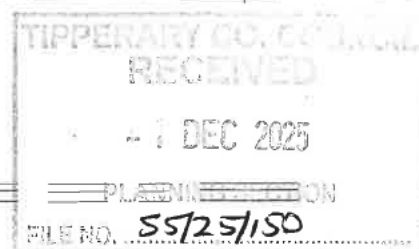
Planning Section, Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary	<u>OR</u>	Planning Section, Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary
Enquires:		
Telephone 0818 06 5000		
E-Mail planning@tipperarycoco.ie		

FOR OFFICE USE ONLY

DATE STAMP

Fee Recd. € 80.00.
Receipt No NENAM 1/0/133556
Date 2/12/2025
Received by Dardie O'Brien

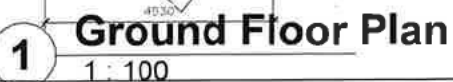




GENERAL NOTES:
WORK TO FIGURED DIMENSIONS ONLY. DO NOT SCALE PRINT.
ANY VARIATIONS TO BE BROUGHT TO THE ATTENTION OF THE
DESIGNER. DESIGNS ARE FOR PROPOSED DEVELOPMENT IS
CONCEPT.
THESE DRAWINGS ARE NOT PREPARED FOR THE PURPOSES
OF PLANNING PERMISSION ONLY.
NOT: THAT BEFORE ANY WORK COMMENCES ON SITE GROUND
CONDITIONS MUST FIRST BE DETERMINED BY A NOMINATED ENGINEER.
THESE DRAWINGS ARE NOT WORKING DRAWINGS.

CONSTRUCTION TO BE IN ACCORDANCE WITH ALL IRISH BUILDING REGULATIONS AND CODES OF PRACTICE AT THE TIME OF CONSTRUCTION.

THE CONTRACTOR MUST ENSURE THAT ALL WORK PRACTICES ON SITE COMPLY WITH BS 8000



Cobbs, Templemore, Co. Tipperary

Project number	25-56
Date	Nov 25
Drawn by	E.F.
Checked by	E.F.
Scale	1 : 100

PP-104

J Tibor
68 St Michaels Avenue
Tipperary Town

APPLICATION BOUNDARY
LANDOWNERS LAND
PERMISSION
EXTENT OF APPLICATION

Planning Pack Map



CENTRE COORDINATES:
ITM 589822.636039
PUBLISHED: 30/11/2025 ORDER NO.: 50505487_1
MAP SERIES: 5116-23 MAP SHEETS: 5177-03
1:1,000 1:1,000

COMPILED AND PUBLISHED BY:
Tallie Errann,
Pavetta Park,
Dunin,
Dublin 6,
Ireland
DOBFE4

www.tallie.ie

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The data on this map is accurate to the
resolution at which it was captured.
Output scale is not indicative of data capture scale.
Further information is available at
www.tallie.ie, section: Capture Resolution

OUTPUT SCALE: 1:1,000



0 10 20 30 40 Metres
0 20 40 60 80 100 Feet

THESE DRAWINGS HAVE BEEN PREPARED
FOR THE PURPOSES OF
PLANNING PERMISSION ONLY
NOTE: 1. A 1:1,000 SCALE
2. A 1:1,000 SCALE
3. A 1:1,000 SCALE
4. A 1:1,000 SCALE
5. A 1:1,000 SCALE
6. A 1:1,000 SCALE
7. A 1:1,000 SCALE
8. A 1:1,000 SCALE
9. A 1:1,000 SCALE
10. A 1:1,000 SCALE

TIPPERARY CO. COUNCIL
RECEIVED
1 DEC 2025
PLANNING SECTION
FILE NO. 35/25/150



Eoghan Franks
Design & Planning

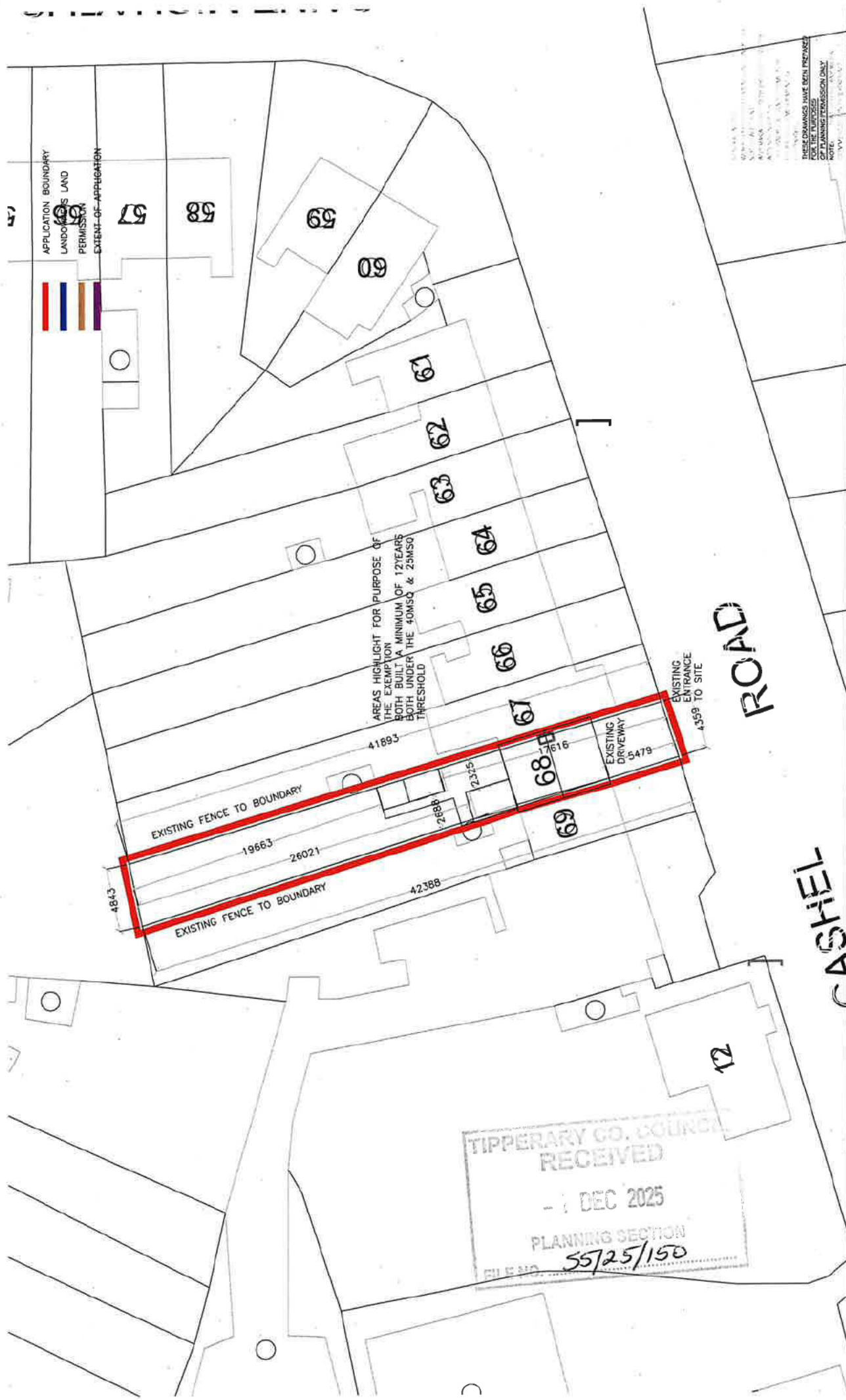
Cobbs, Templemore, Co. Tipperary

Location Map

Project number	25-56
Date	Nov 25
Drawn by	DRW
Checked by	CHK
Scale	1:1000

Jusztina Tibor
68 St Michaels Avenue
Tipperary Town

PP-102



APPLICATION BOUNDARY
LANDSCAPE LAND
PERMISSION
EXEMPT OF APPLICATION

THESE CHANGES HAVE BEEN PREPARED FOR THE PURPOSES OF PLANNING PERMISSION ONLY.
NOTE: ANY CHANGES TO THE SITE PLAN MUST BE APPROVED BY THE PLANNING DEPARTMENT.

Jusztina Tibor
68 St Michaels Avenue
Tipperary Town

Existing Site Layout			
Project number	25-56	PP-103	
Date	Nov 25	DRW	CHK
Drawn by			
Checked by			
Scale	1:1000		

Eoghan Franks
Design & Planning
Cobbs, Templemore, Co. Tipperary



TIPPERARY CO. COUNCIL
RECEIVED
- DEC 2025
PLANNING SECTION
FILE NO. 55725/150



Cash Office
Tipperary County Council
Civic Offices
Nenagh
Co Tipperary

02/12/2025 14:41:49

Receipt No. : NENAM1/0/133556

EOGHAN FRANKS,
COBBS,
TEMPLEMORE,
CO. TIPPERARY.

REF: JUSCTINA TIBOR

SECTION5 EXEMPTION DECLARATION 80
GOODS 80.00
VAT Exempt/Non-vatable

Total : 80.00 EUR

Tendered :
Credit Card 80.00

Change : 0.00

Issued By : DEIRDRE O BRIEN
From : TIPP CC NENAGH CASH DESK
Vat reg No.3259712MH





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

t 0818 06 5000/601
e customerservice
@tipperarycoco.ie
tipperarycoco.ie

Date: 2nd December, 2025 Our Ref: S5/25/150 Civic Offices, Nenagh

Jusztina Tibor
C/O Eoghan Franks
Cobbs
Templemore
Co. Tipperary

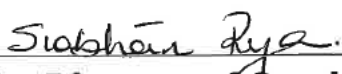
Re: Application for a Section 5 Declaration – Construction of extension and garden shed at rear of garden, 8 sqm at 68 St Michael's Avenue, Co. Tipperary.

Dear Mr Franks,

I acknowledge receipt of your application for a Section 5 Declaration received on 2nd 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 Reference:	S5/25/150
Applicant:	Jusztina Tibor
Development Address:	68 St Michaels Avenue, Tipperary Town, Co, Tipperary
Proposed Development:	Extension & garden shed at rear of dwelling.

1. GENERAL

On 2nd December 2025 a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended by Jusztina Tibor c/o Eoghan Franks as to whether or not the following works constituted development and if so, whether same was exempted development:

Extension & garden shed at rear of dwelling.

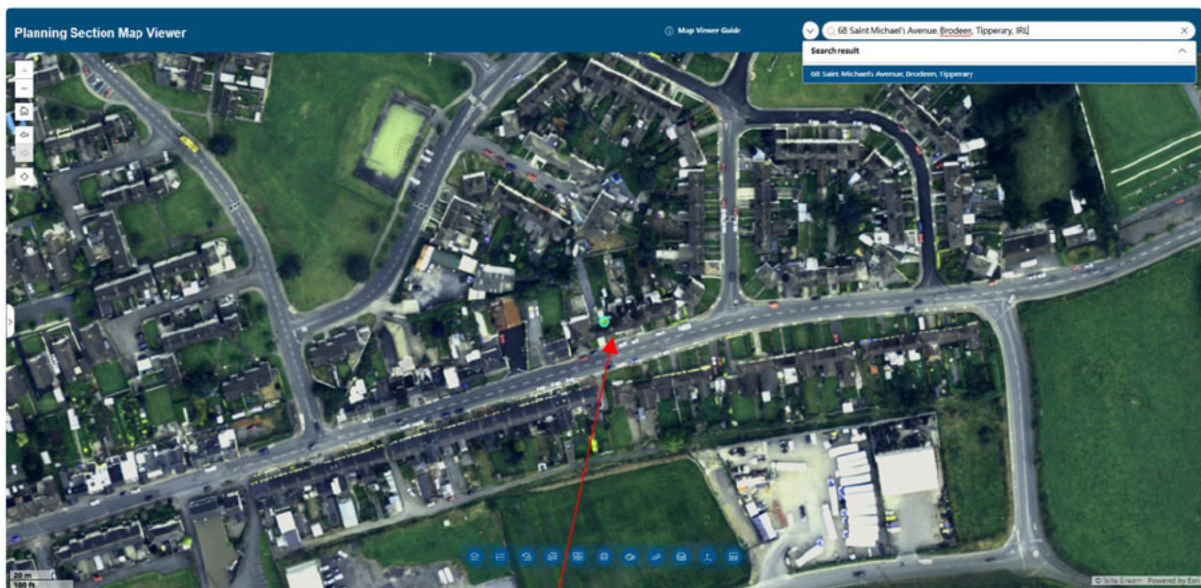


Figure 1 Site Location

2. STATUTORY PROVISIONS

The following statutory provisions are relevant to this case;

Planning and Development Act 2000, as amended

Section 3 (1) of the Planning and Development Act 2000, as amended (hereafter referred to as the Act), 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 Act 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 states:

(1) *The following shall be exempted developments for the purposes of this Act—*

(h) *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.*

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

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

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

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

Planning and Development Regulations 2001, as amended

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

Exempted Development.

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

Class 1 and Class 3 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended states:

CLASS 1 <i>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.</i>	<p>1.</p> <p>(a) <i>Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</i></p> <p>(b) <i>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.</i></p> <p>(c) <i>Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.</i></p> <p>2.</p> <p>(a) <i>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.</i></p>
--	--

	<p>(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.</p> <p>(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.</p> <p>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</p> <p>4.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>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.</p> <p>6.</p> <p>(a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</p> <p>(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</p> <p>(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.</p> <p>7. The roof of any extension shall not be used as a balcony or roof garden</p>
<p>CLASS 3 The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse,</p>	<p>1. No such structure shall be constructed, erected or placed forward of the front wall of a house.</p> <p>2. The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.</p>

garage, store, shed or other similar structure.	<p>3. The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.</p> <p>4. The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.</p> <p>5. The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.</p> <p>6. The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.</p>
---	--

Article 9 of the Planning and Development Regulations 2001, as amended sets out restrictions on exemptions and states:

9. (1) Development to which article 6 relates shall not be exempted development for the purposes of the Act—

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

(ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,

(iii) endanger public safety by reason of traffic hazard or obstruction of road users

(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.

(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use.

3. ASSESSMENT

a. Site Location

The subject site is located at 68 St Michaels Avenue within the settlement of Tipperary Town. The dwelling on the site is not protected and is not located within a zone of archaeological potential.

b. Relevant Planning History

No planning history traced. Dwellings evident the 6 inch last edition map (historic dataset) (1830-1930).

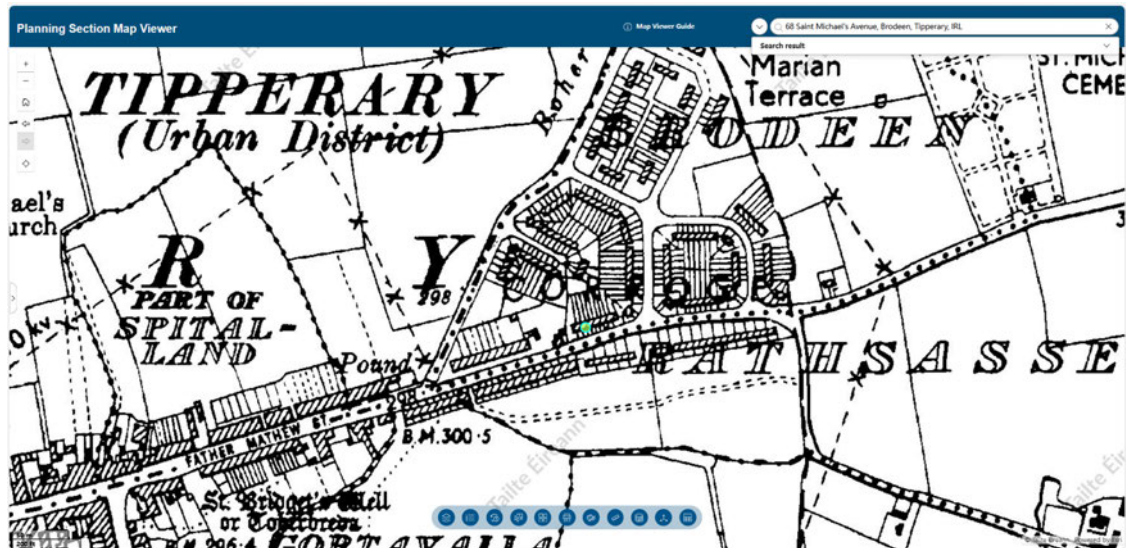


Figure 2 Historical Mapping showing dwelling on the lands

c. Assessment

A) "Is or is not Development"

Having considered all of the details and documentation on file with regards the question posed and the description of the proposal, the Planning Authority is satisfied that the proposal would involve "works" and such works would constitute "development" within the meaning of Section 3 of the Planning and Development Act 2000, as amended. The question arises as to whether or not these works constitute exempted development.

B) "Is or is not Exempted Development"

The extension is assessed relative to Class 1 of Part 1 of Schedule 2 below. With respect to same I note as follows;

CLASS 1

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

The extension is constructed to the rear of the house. The front of the dwelling is facing the south.

Subject to the following 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.*

The floor area of the extension is 5sq.m.

- (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.*

N/A

- (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.*

N/A

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.*

N/A. There is only 1 no. extension constructed to the dwelling.

- (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.

N/A

- (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.*

N/A

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

N/A. The extension is single storey.

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.*

The rear wall of the dwelling does not include a gable. The rear wall of the extension includes a flat roof which does not exceed the rear walls 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.*

N/A.

- (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.*

The extension includes for a flat roof and the height does not exceed the height of the eaves or parapet 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.*

The open space remaining to the rear of the dwelling will exceed 25 sq.m.

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

Windows are in excess of 1 m from the boundary they face.

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

N/A

- (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.*

N/A

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

N/A

The shed is assessed relative to Class 3 of Part 1 of Schedule 2 below. With respect to same I note as follows;

CLASS 3

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

The structure comprises of a shed.

Subject to the following conditions and limitations;

1. *No such structure shall be constructed, erected or placed forward of the front wall of a house.*

The shed is to the rear of the dwelling.

2. *The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.*

The shed is less than 25sq.m.

3. *The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.*

The remaining open space significantly exceeds 25sq.m.

4. *The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.*

The shed is to the rear of the dwelling.

5. *The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.*

The shed has a flat roof and has a height of less than 3m.

6. *The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.*

The shed appears to be used for a purpose incidental to the enjoyment of the house

C) Restrictions under Article 9

I note no restrictions that apply. The dwelling is not located within a Zone of Archaeology

D) Requirement for Appropriate Assessment and Environmental Impact Assessment

AA

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

EIA

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

4. RECOMMENDATION

WHEREAS a question has arisen as to whether a proposed dwelling extension & garden shed at rear of dwelling at 68 St Michaels Avenue, Tipperary Town, Co, Tipperary constitutes “development” and is or is not “exempted development”.

AND WHERE AS Tipperary County Council in considering this referral had regard particularly to -

- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000 as amended,
- (b) Article 6 and Article 9 of the Planning and Development Regulations, 2001, as amended,
- (c) Schedule 2, Part 1, Class 1 and Class 3 of the Planning and Development Regulations, 2001, as amended
- (d) The application and details submitted by the applicant

AND WHEREAS Tipperary County Council has concluded that the proposed dwelling extension & garden shed at rear of dwelling at 68 St Michaels Avenue, Tipperary Town, Co, Tipperary constitutes “development” within the meaning of the Planning and Development Act 2000, as amended and is “exempted development”. The development is exempted development as same satisfies the planning exemption under Class 1 and Class 3 of Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended).

The development has been screened as to the requirement for Appropriate Assessment and Environmental Impact Assessment and it has been determined that same are not required.

District Planner:



Date: 18/12/2025



Senior Executive Planner:

Date: 18.12.2025

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

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

(a) File Reference No:	S5/25/150
(b) Brief description of the project or plan:	Extension & garden shed at rear of dwelling. 8sqm
(c) Brief description of site characteristics:	Existing dwelling in urban area
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	None
(e) Response to consultation:	None

STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.

European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptor)	Considered further in screening Y/N
002137 Lower River Suir SAC	https://www.npws.ie/protected-sites/sac/002137	Within 10km	None	No
002165 Lower River Shannon SAC	https://www.npws.ie/protected-sites/sac/002165	Within 15km	None	No
002257 Moanour Mountains SAC	https://www.npws.ie/protected-sites/sac/002257	Within 10km	None	No
001847 Philipston Marsh SAC	https://www.npws.ie/protected-sites/sac/001847	Within 15km	None	No

STEP 3. Assessment of Likely Significant Effects

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

Impacts:	Possible Significance of Impacts: (duration/magnitude etc.)
Construction phase e.g. <ul style="list-style-type: none"> Vegetation clearance Demolition Surface water runoff from soil excavation/infill/landscaping (including borrow pits) Dust, noise, vibration Lighting disturbance Impact on groundwater/dewatering Storage of excavated/construction materials Access to site Pests 	No potential impacts.

Operational phase e.g. <ul style="list-style-type: none"> • Direct emission to air and water • Surface water runoff containing contaminant or sediment • Lighting disturbance • Noise/vibration • Changes to water/groundwater due to drainage or abstraction • Presence of people, vehicles and activities • Physical presence of structures (e.g. collision risks) • Potential for accidents or incidents 	No potential impacts.	
In-combination/Other	No potential impacts	
(b) Describe any likely changes to the European site:		
Examples of the type of changes to give consideration to include: <ul style="list-style-type: none"> • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators of conservation status value (water or air quality etc.) • Changes to areas of sensitivity or threats to QI • Interference with the key relationships that define the structure or ecological function of the site 	No potential impacts	
(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
STEP 4. Screening Determination Statement		
The assessment of significance of effects: Describe how the proposed development (alone or in-combination) is/is not likely to have significant effects on European site(s) in view of its conservation objectives.		
The proposed development is not likely to have significant effects.		
Conclusion:		
	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European site.	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
(iii) Significant effects are likely.	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission

EIA Pre-Screening Establishing a development is a 'sub-threshold development'	
File Reference:	S5/25/150
Development Summary:	Extension & garden shed at rear of dwelling. 8sqm
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 required Determination
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

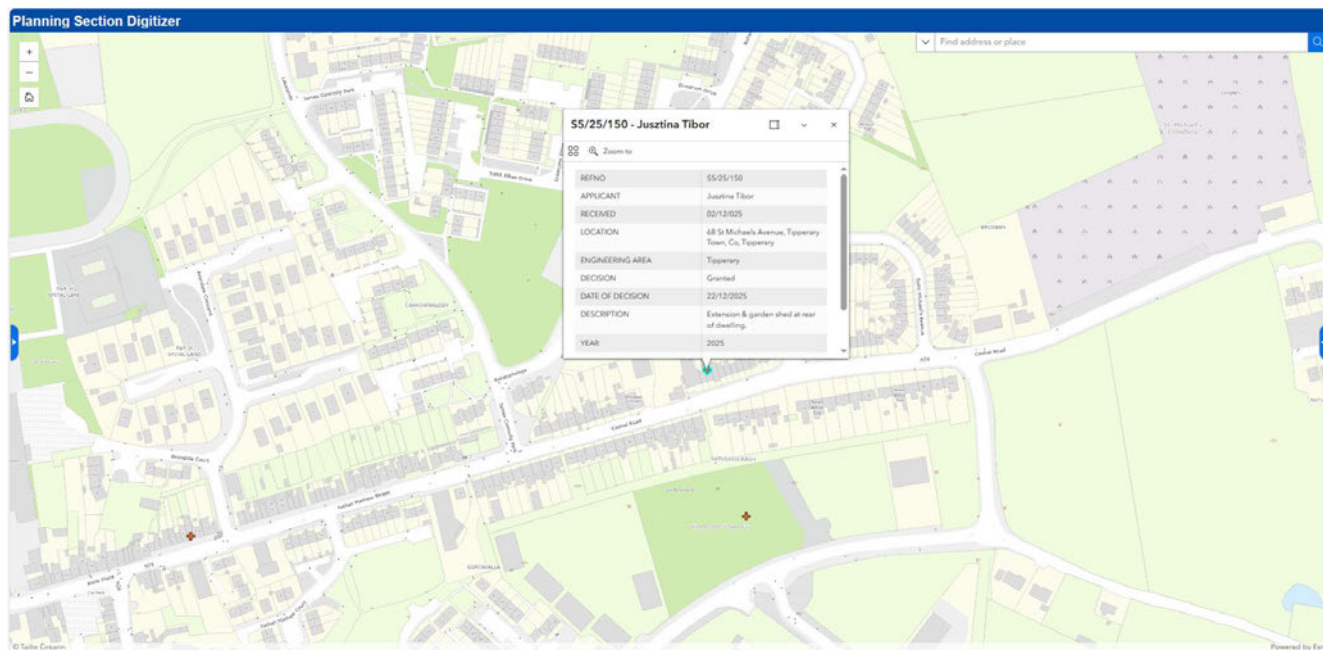


Figure 3 Planning Register

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/25/150**

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 Juszina Tibor, C/O Eoghan Franks, Cobbs, Templemore, Co. Tipperary, re: Extension & garden shed at rear of dwelling at 68 St Michaels Avenue, Tipperary Town, 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 and 4 of the Planning and Development Act, 2000 as amended,
- b) Article 6 and Article 9 of the Planning and Development Regulations, 2001, as amended,
- c) Schedule 2, Part 1, Class 1 and Class 3 of the Planning and Development Regulations, 2001, as amended
- d) The application and details submitted by the applicant

AND WHEREAS Tipperary County Council has concluded that the proposed dwelling extension & garden shed at rear of dwelling at 68 St Michaels Avenue, Tipperary Town, Co, Tipperary constitutes "development" within the meaning of the Planning and Development Act 2000, as amended and is "**exempted development**". The development is exempted development as same satisfies the planning exemption under Class 1 and Class 3 of Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended).

The development has been screened as to the requirement for Appropriate Assessment and Environmental Impact Assessment and it has been determined that same are not required.

Signed:


Brian Beck
Director of Services

Date: 19/12/2025



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

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

Date: 19th December, 2025

Our Ref: S5/25/150

Civic Offices, Nenagh

Jusztina Tibor
C/O Eoghan Franks
Cobbs
Templemore
Co. Tipperary

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

Dear sir/madam,

I refer to your application for a Section 5 Declaration received on 2nd December, 2025 in relation to the following proposed works:

Extension & garden shed at rear of dwelling at 68 St Michaels Avenue, Tipperary Town, 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 and 4 of the Planning and Development Act, 2000 as amended,
- b) Article 6 and Article 9 of the Planning and Development Regulations, 2001, as amended,
- c) Schedule 2, Part 1, Class 1 and Class 3 of the Planning and Development Regulations, 2001, as amended
- d) The application and details submitted by the applicant

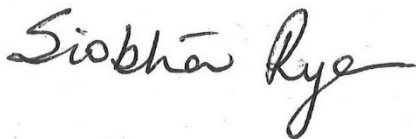
AND WHEREAS Tipperary County Council has concluded that the proposed dwelling extension & garden shed at rear of dwelling at 68 St Michaels Avenue, Tipperary Town, Co, Tipperary constitutes “development” within the meaning of the Planning and Development Act 2000, as amended and is “**exempted development**”. The development is exempted development as same satisfies

the planning exemption under Class 1 and Class 3 of Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended).

The development has been screened as to the requirement for Appropriate Assessment and Environmental Impact Assessment and it has been determined that same are not required.

NOTE: Any person issued with a Declaration of a Planning Authority may refer the Declaration for review to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, within four (4) weeks of the date of issue of the Declaration and on payment of the prescribed fee.

Yours sincerely

A handwritten signature in black ink, reading "Siobhán Rye". The signature is written in a cursive style with a long, sweeping underline.

for **Director of Services**