



PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

1. Applicant's address/contact details:

Applicant	Phoenix District Aug Com
Address	Bridge-views, Grangewallace Graigue C3 Killkenny
Telephone No.	
E-mail	

2. Agent's (if any) address:

Agent	
Address	N/A
Telephone No.	
E-mail	

Please advise where all correspondence in relation to this application is to be sent;

Applicant

Agent

TIPPERARY CO. COUNCIL
RECEIVED
16 DEC 2025
PLANNING SECTION
FILE NO.

3. Location of Proposed Development:

Postal Address or Townland or Location (as may best identify the land or structure in question)	Lisla Campas Ferry House Bridge via Thomas Bridge Clonmel Co. Tipperary
--	---

Receipt No 199 150
Issued 16 12 2025
£50.00 Card

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.

<i>To provide a portable fishing hut for basic measures as per a ✓ the attached Layout Drawing on Folio Map. = Ty 59933E</i>
Proposed floor area of proposed works/uses: sqm

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

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

Signature of Applicant(s)

Date:

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.

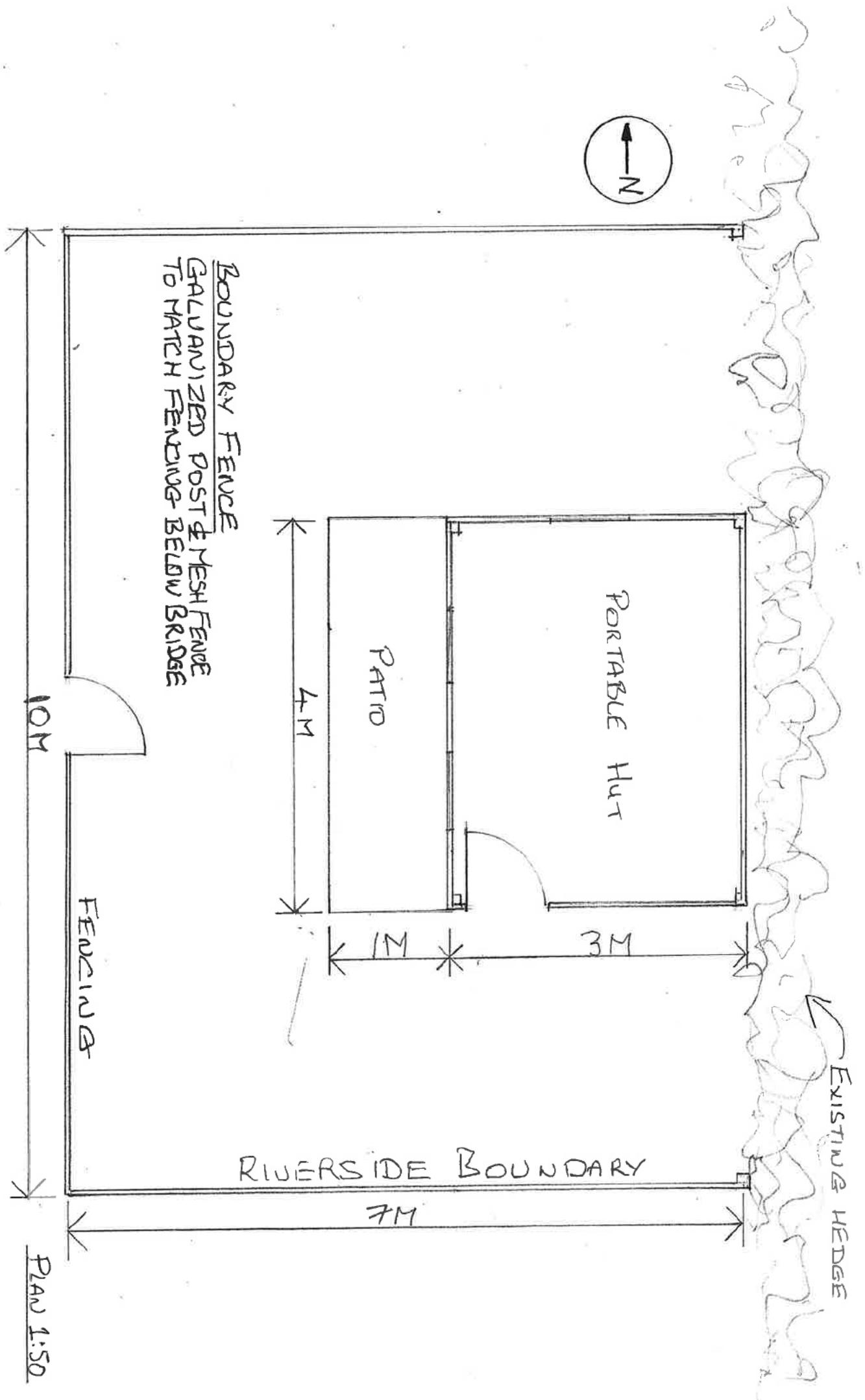
(All dimensions must be given in metric scale and drawings should be accompanied by a brief description outlining the use of the proposed development)
- (3) Where a proper and complete application is received, a decision must be conveyed to the applicant within four (4) weeks except where additional 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	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>80.00</u>	Receipt No <u>199150</u>	Tipperary County Council RECEIVED 16 DEC 2025 CASH OFFICE Civic Offices, Clonmel
Date _____		
Received by _____		

PROPOSED FISHING HUT



623920 mE, 623050 mN



Tailte
Éireann

Clárúchán, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying

Official Tailte Éireann Registration Map

Tailte Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to Land Registry maps, see www.tailte.ie.

This map incorporates TÉ Surveying map data under a licence from TÉ. Copyright © Tailte Éireann and Government of Ireland.

(centre-line of parcel(s) edged)

— Freehold

— Leasehold

Subl easehold

'S' Register

(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010)

Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

Pump

Septic Tank

Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

Tailte Éireann Registration operates a non-conclusive boundary system. The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

LOCATION OF PORTABLE HUT AND FENCING

30

623600 mE, 622790 mN

Creation Date: 23 October 2025 08:22:37

Application Number: S2025LR014300E

1:1000





An Ghníomhaireacht um
Leanáí agus an Teaghlach
Child and Family Agency

National Estates Department
Tusla Child and Family Agency
Brunel Building
Heuston South Quarter
Dublin 8

Tel: 01 771 8500
Email: [REDACTED]

15th December 2025

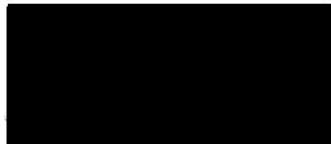
Re: Application for Portable Hut at Ferryhouse Campus Clonmel

Dear Mr. Lynch.

Further to your recent request on behalf of Clonmel Anglers for placement of a portable hut on Ferryhouse Campus Clonmel, I am happy to confirm that the Tusla have approved this request. We will put a licence agreement in place for the duration of the agreement and review it on an annual basis.

It was recognised that you and your fellow club members, as sole owner of fishing rights on the River Suir have contributed to the conservation of this great amenity, but more importantly have shared your interest/passion for Angling with the local community, including those in the care of Tusla.

We wish you all the best with your meeting with South Tipperary County Council where you will be seeking a Section 5 exemption, and my colleagues, Mr. Malcolm Phelan, Ferryhouse Campus Facility Manager and Mr. Michael Sheehan, South-East Regional Project Co-ordinator, Estates, are available for any queries you may have.



Shane Campbell

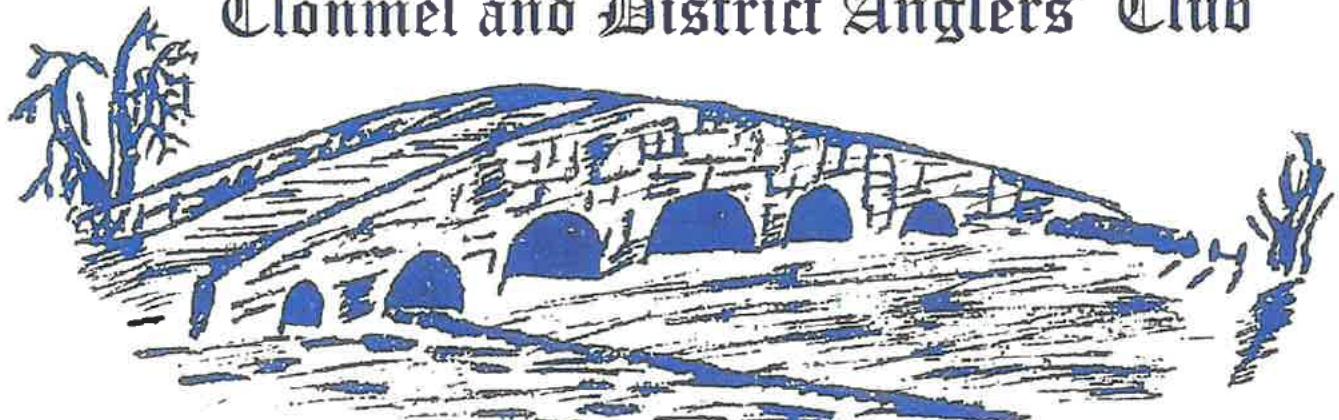
National Head of Estates

C.C. Aisling Regan, National Manager Facilities

Malcolm Phelan, Ferryhouse Campus Facility Manager

Michael Sheehan, South-East Regional Project Co-ordinator

Clonmel and District Anglers' Club



Founded November, 1921

Introductory Letter.

Club history and details and mission statement.

Clonmel and District Anglers Club was founded in November 1921.

Celebrating its 100 year and probably one of the oldest clubs in Ireland.

Committee comprising of Chairman, Vice Chairman, Hon Secretary, Treasurer,

And 4 committee members. And Also Club President.

The club is affiliated to Fissta (Federation of Irish Salmon and Sea Trout Anglers) for many years and all its members, permit holders and guests are well insured. Also all activities of the club ie. maintenance installation of ladders, remedial work, public liability.

Membership is old, young, male, female, multi cultural.

The club owns fishing rights from Knocklofty Bridge downstream on Waterford side for approx. 1.6 Kilometers. Club also has fishing rights from Clonmel car park at Moanmemill to Anner Bridge. Fishing is provided for members, permit holders, guests, Day ticket holders, for Salmon and Trout fishing.

Ladders and safety buoys installed at strategic points on the river for easy access and exit in the interest of safety.

Club working with Inland Fishery Ireland, Tipperary Co. Co. Waterford Co. Co. In maintaining river banks and also removing hogweed and himalayan balsam dangerous weeds. Working with both Co. Councils on removing of rubbish and illegal dumping.

Club is insured with MEAD sport and leisure No. 2002775.

Signage posting by river showing Club waters and displaying contact numbers for illegal poaching/pollution.

Club is open to new members both female/male (vetting process in place)

Annual A.G.M. end November. Reviewing financing/plans election of Committee.

MISSION STATEMENT

to provide fishing for salmon / trout in a friendly / safe environment for all.

to work with both Co. Councils in Tipperary/Waterford to maintain river / banks in a safe state which will also benefit the blue way.

to maintain ladders in a safe manner as to provide easy access to river for members and emergency services.

to in conjunction with Co. Councils maintain life buoys in the interest of safety.

to provide parking facilities for club members/guests.

to provide training to young members in fly/spinning fishing methods.

to work with Inland Fisheries Ireland on ongoing projects/water quality/dangerous weed control.

to support Inland Fisheries Ireland on ongoing illegal fishing/pollution.

to plant willows in specific areas to avoid river bank erosion.

to work with EU directives on river management.

to respect wild life especially bird and otter populations for (example)

to foster at all times a culture of care /respect for all users of blue way.



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 5000/6000
e customerservice
@tipperarycoco.ie
tipperarycoco.ie

Date: 18th December 2025 Our Ref: S5/25/161

Civic Offices, Clonmel

Clonmel & District Anglers
C/O Michael Lynch
Bridge-View
Graigue Na Kill
Glenmore
Co Kilkenny

**Re: Application for a Section 5 Declaration – proposed development
consisting of providing a portable fishing hut to club members
at Tusla Campus, Ferryhouse Bridge, Sir Thomas Bridge,
Clonmel, Co Tipperary.**

A Chara,

I acknowledge receipt of your application for a Section 5 Declaration received on 16th 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.

Mise le meas,

Shelley O'Aspal
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: S5/25/161

Applicant: Clonmel & District Anglers C/O Michael Lynch Bridge-View, Graigue Na Kill, Glenmore, Co. Kilkenny

Development Address: Tusla Campus, Ferryhouse Bridge, Sir Thomas Bridge, Clonmel, Co. Tipperary

Proposed Development: Providing a portable fishing hut to club members

1. GENERAL

On 16th December 2025 a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended by Clonmel & District Anglers C/O Michael Lynch as to whether or not the following works constituted development and if so, whether same was exempted development:

- Providing a portable fishing hut to club members

2. STATUTORY PROVISIONS

The following statutory provisions are relevant to this referral case;

Section 2(1) of the Planning and Development Act, 2000, as amended, states as follows;

"In this Act, except where the context otherwise requires – "development" has the meaning assigned to it by Section 3 and development shall be construed accordingly."

And,

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

Section 3 (1) of the Planning and Development Act 2000, as amended, states as follows:-

"In this Act, 'development' means, except where the context otherwise requires, the carrying out of works on, in, over or under land or the making of any material change in the use of any structures or other land."

Section 4 provides for Exempted Development and Section 4(1) sets out works which shall be exempted development for the purposes of the Planning and Development Act 2000, as amended. Section 4(2)(a) of the same Act states that 'the Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act.'

Section 4 (2)(a) of the Planning and Development Act 2000, as amended, states as follows:-

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

- (i) by reason of the size, nature or limited effect on its surroundings, of development belonging to that class, the carrying out of such development would not offend against principles of proper planning and sustainable development, or
- (ii) the development is authorised, or is required to be authorised, by or under any enactment (whether the authorisation takes the form of the grant of a licence, consent, approval or any other type of authorisation) where the enactment concerned requires there to be consultation (howsoever described) with members of the public in relation to the proposed development prior to the granting of the authorisation (howsoever described).

Section 4 of the Planning and Development Act 2000, as amended, states as follows:-

(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.
- (3) Subject to article 9, in areas other than a city, a town or an area specified in section 19(1)(b) of the Act or the excluded areas as defined in section 9 of the Local Government (Reorganisation) Act, 1985 (No. 7 of 1985), development of a class specified in column 1 of Part 3 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 3 opposite the mention of that class in the said column 1.

Article 9 (Restrictions on Exemptions) includes the following;

- (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—
 - (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.

3. ASSESSMENT

a. Site Location

The site is located at the Tusla Campus, Ferryhouse Bridge, Sir Thomas Bridge, Clonmel, Co. Tipperary

b. Relevant Planning History

None relevant

c. Assessment

A) Is or is not Development

Having considered all of the details and documentation on file with regards the question asked the Planning Authority is satisfied that the proposal would involve “works” and such works would constitute “development” within the meaning of Section 3 of the Act.

B) Is or is not Exempted Development

I consider that the construction of a portable fishing hut for club members does not come within any of the planning exemptions provided under the Planning and Development Act 2000, as amended, or the Planning and Development Regulations 2001, as amended.

C) Restrictions under Article 9

Article 9(1) (a) of the Planning and Development Regulations 2001, as amended states:

Development to which article 6 relates shall not be exempted development for the purposes of the Act—
(a) if the carrying out of such development would—

(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.

In the interest of completeness the proposed development has been screened as to the requirement for AA. The site is located within the Lower River Suir Special Area of Conservation (SAC) on lands identified as being at risk of flooding. It is considered that an Appropriate Assessment would be required as per the attached screening report.

D) Requirement for Appropriate Assessment and Environmental Impact Assessment

AA

It is considered that an Appropriate Assessment would be required as per the attached screening report.

EIA

Screening for EIA is not required in respect of the proposal.

4. RECOMMENDATION

A question has arisen as to whether the construction of a portable fishing hut for club members is development and is or is not exempted development:

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

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

Tipperary County Council has concluded that –

The development consisting of the construction of a portable fishing hut for club members is development and is not exempted development as it DOES NOT fall under the exempted development provisions as set out under Section 4 of the Planning and Development Act 2000, as amended.

Tipperary County Council, in exercise of the powers conferred on it by section 5(2)(a) of the Planning and Development Act 2000 as amended, it is hereby decided that the construction of a portable fishing hut for club members **is development and IS NOT exempted development.**

Signed: Eoin Buckley
Graduate Planner

Date: 14.1.2026



Signed:
Senior Executive Planner

Date: 15.1.2026

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT				
STEP 1. Description of the project/proposal and local site characteristics:				
European Site (code)		List of Qualifying Interest/Special Conservation Interest ¹		
(a) File Reference No:		S5/25/161		
(b) Brief description of the project or plan:		As per planners report.		
(c) Brief description of site characteristics:		As per planners report.		
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW		None		
(e) Response to consultation:		None		
STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.				
European Site (code)		List of Qualifying Interest/Special Conservation Interest ¹		Distance from proposed development ² (km)
002137 Lower River Suir	River	https://www.npws.ie/protected-sites/sac/002137	Within SAC	Yes – flood risk and surface water run off
001952 Comeragh Mountains		https://www.npws.ie/protected-sites/sac/001952	Within 10km	None
000668 Nier Valley Woodlands		https://www.npws.ie/protected-sites/sac/000668	Within 10km	None
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 			The proposal includes a portable hut, a patio area and fencing. The proposal has potential to impact on the Lower River Suir SAC at the construction stage by virtue of contaminated surface water run off. The site is also at risk of flooding.	

<ul style="list-style-type: none"> Storage of excavated/construction materials Access to site Pests 	
<p>Operational phase e.g.</p> <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 impacts.
In-combination/Other	No impacts.

(b) Describe any likely changes to the European site:

Examples of the type of changes to give consideration to include:	Impact on water quality at the construction stage
<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 	

(c) Are '*mitigation*' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?

Yes No

STEP 4. Screening Determination Statement

The assessment of significance of effects:

Describe how the proposed development (alone or in-combination) is/is not likely to have significant effects on European site(s) in view of its conservation objectives.

The proposal includes a portable hut, a patio area and fencing. The proposal has potential to impact on the Lower River Suir SAC at the construction stage by virtue of contaminated surface water run off. The site is also at risk of flooding. Possible impacts on water quality.

Conclusion:

	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	<input 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:	C. Conway	Date: 15/01/2025

EIA Pre-Screening Establishing a development is a 'sub-threshold development'	
File Reference:	S5/25/161
Development Summary:	As per planners report.
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes, no further action required <input checked="" type="checkbox"/> No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
<input type="checkbox"/> Yes, specify class _____	EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
<input checked="" type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2	No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _____	EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : _____	Proceed to Part C
C. If Yes , has Schedule 7A information/screening report been submitted?	
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/25/161** **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 Clonmel & District Anglers C/O Michael Lynch, Bridge-View, Graigue Na Kill, Glenmore, Co Kilkenny, re: Providing a portable fishing hut to club members at Tusla Campus, Ferryhouse Bridge, Sir Thomas Bridge, Clonmel, Co. Tipperary is development and is exempted development.

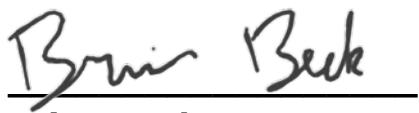
AND WHEREAS Tipperary County Council, in considering this referral, had regard particularly to –

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

Tipperary County Council has concluded that the development consisting of the construction of a portable fishing hut for club members is development and is not exempted development as it DOES NOT fall under the exempted development provisions as set out under Section 4 of the Planning and Development Act 2000, as amended.

Tipperary County Council, in exercise of the powers conferred on it by section 5(2)(a) of the Planning and Development Act 2000 as amended, it is hereby decided that the construction of a portable fishing hut for club members is **development and IS NOT exempted development**.

Signed:


Brian Beck

Brian Beck
Director of Services

Date: 19/01/2026



Date: 19th January 2026

Our Ref: S5/25/161

Civic Offices, Nenagh

Clonmel & District Anglers
C/O Michael Lynch
Bridge-View
Graigue Na Kill
Glenmore
Co Kilkenny

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

Dear Michael,

I refer to your application for a Section 5 Declaration received on 16th December 2025 in relation to the following proposed works:

Providing a portable fishing hut to club members at Tusla Campus, Ferryhouse Bridge, Sir Thomas Bridge, 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 and 4 of the Planning and Development Act, 2000, as amended
- b) Articles 6 and 9 of the Planning and Development Regulations 2001 as amended.
- c) Part 1 and Part 3 of Schedule 2 of the Planning and Development Regulations 2001, as amended

Tipperary County Council has concluded that the development consisting of the construction of a portable fishing hut for club members is development and is not exempted development as it DOES NOT fall under the exempted development provisions as set out under Section 4 of the Planning and Development Act 2000, as amended.

Tipperary County Council, in exercise of the powers conferred on it by section 5(2)(a) of the Planning and Development Act 2000 as amended, it is hereby decided that the construction of a portable fishing hut for club members is **development and IS NOT exempted development.**

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: Aisling Regan, National Manager Facilities, Tusla, Brunel Building, Heuston South Quarter, Dublin 8, email: estates@tusla.ie



Att: Aisling Regan - Section 5 application at Tusla campus Clonmel - Reference S5/25/161

From Planning Group <planning@tipperarycoco.ie>

Date Mon 19 Jan 2026 12:30 PM

To estates@tusla.ie <estates@tusla.ie>

Cc [REDACTED]@gmail.com <[REDACTED]@gmail.com>

1 attachment (110 KB)

S5.25.161 Notification Letter signed.pdf;

Dear Aisling

A Section 5 planning application was received by Tipperary County Council in relation to the Tusla campus at Ferryhouse Bridge, Sir Thomas Bridge, Clonmel, Co Tipperary.

As the legal owners of the property, please see attached the notification of the decision on this application.

A letter has gone out in the post today to the applicant, Clonmel and district Anglers C/O Michael Lynch, who is also cc'd on this email.

Kind regards,
Pauline Hendy
Assistant Staff Officer
Planning Section
Tipperary County Council, Civic Offices, Nenagh, Co. Tipperary.

T: 0818-065000

W: www.tipperarycoco.ie



Comhairle Contae Thíobraid Árann
Tipperary County Council

