



Hillview Sports Club

Mountain Road, Clonmel, Co. Tipperary. Tel-052-6121805

Website; www.hillviewsportsclub.net



PRESIDENT:

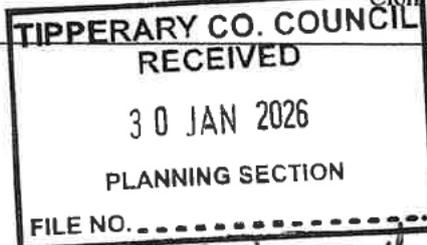
Seamus O'Doherty
Barron Park,
Clonmel

SECRETARY:

David Barry,
Abbey Meadows,
Clonmel

TREASURER:

Brid Roberts
Ashgrove,
Clonmel



PLANNING SECTION,
TIPPERARY Co. Council
Civic Offices, Earnest St.,
CLONMEL

Date 30th Jan, 2026

Subject: APPLICATION for A Section 5 Exemption.

Hillview SPORTS CLUB wish to install circa 40 solar panels to get a Max Power output of circa 20 Kw/HR on the Western Roof of the Badminton Hall.
In order to apply and obtain a LEASER Grant, an exemption from PLANNING is required.

Documentation Supplied

- 1) OSI Map showing URBAN & Rural Location
- 2) BUILDING Floor Lay out Plan
We do not have elevation Plan
- 3) Photos Front & Rear of BUILDING
- 4) Diagram of Proposed Solar Panels on Roof of BUILDING
- 5) Cheque for E80 to process application
- 6) Completed APPLICATION FORM.

Thanking you for your attention in this matter
Yours faithfully,
David Barry, Hon. Secretary



Tipperary County Council
RECEIVED
30 JAN 2026
CASH OFFICE
Civic Offices, Clonmel

PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

1. Applicant's address/contact details:

Applicant	HILLVIEW SPORTS CLUB
Address	Mountain Rd, CLONMEL Co. Tipperary
Telephone No.	052-6121805 (not staffed govt to email)
E-mail	[REDACTED]

2. Agent's (if any) address:

Agent	N/A
Address	/
Telephone No.	
E-mail	
Please advise where all correspondence in relation to this application is to be sent;	
Applicant <input checked="" type="checkbox"/>	Agent <input type="checkbox"/>

3. Location of Proposed Development:

Postal Address or Townland or Location (as may best identify the land or structure in question)	HILLVIEW SPORTS CLUB is a stand alone facility with car park tennis courts and pitch & putt course circa 200 metres up Mountain Rd, Clonmel located next to Rafferty College & Rafferty Hotel
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Receipt No 200 503
Issued 30 01 2026
€ 80.00 cheque

TIPPERARY CO. COUNCIL
RECEIVED
30 JAN 2026
PLANNING SECTION
FILE NO.

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.)

Hillview SPORTS CLUB wish to install circa 40	
Solar Panels to give a Miss Power Output of	
Circa 20 Kw/yr. on the Western Side of Roof.	
In order to obtain LEADER Grant, an exemption	
from Planning is required.	
Proposed floor area of proposed works/uses:	72 sqm Panel 40 by 1.8 x 1.0 M

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"/> Hillview is legally owned by Trustees	B. Occupier <input type="checkbox"/>
	C. Other <input type="checkbox"/> Registered with Land Registry	
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: N/A

Signature of Applicant(s)



Hon Secretary, Hillview SPORTS Club

Date:

3rd - Jan, 2026

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		

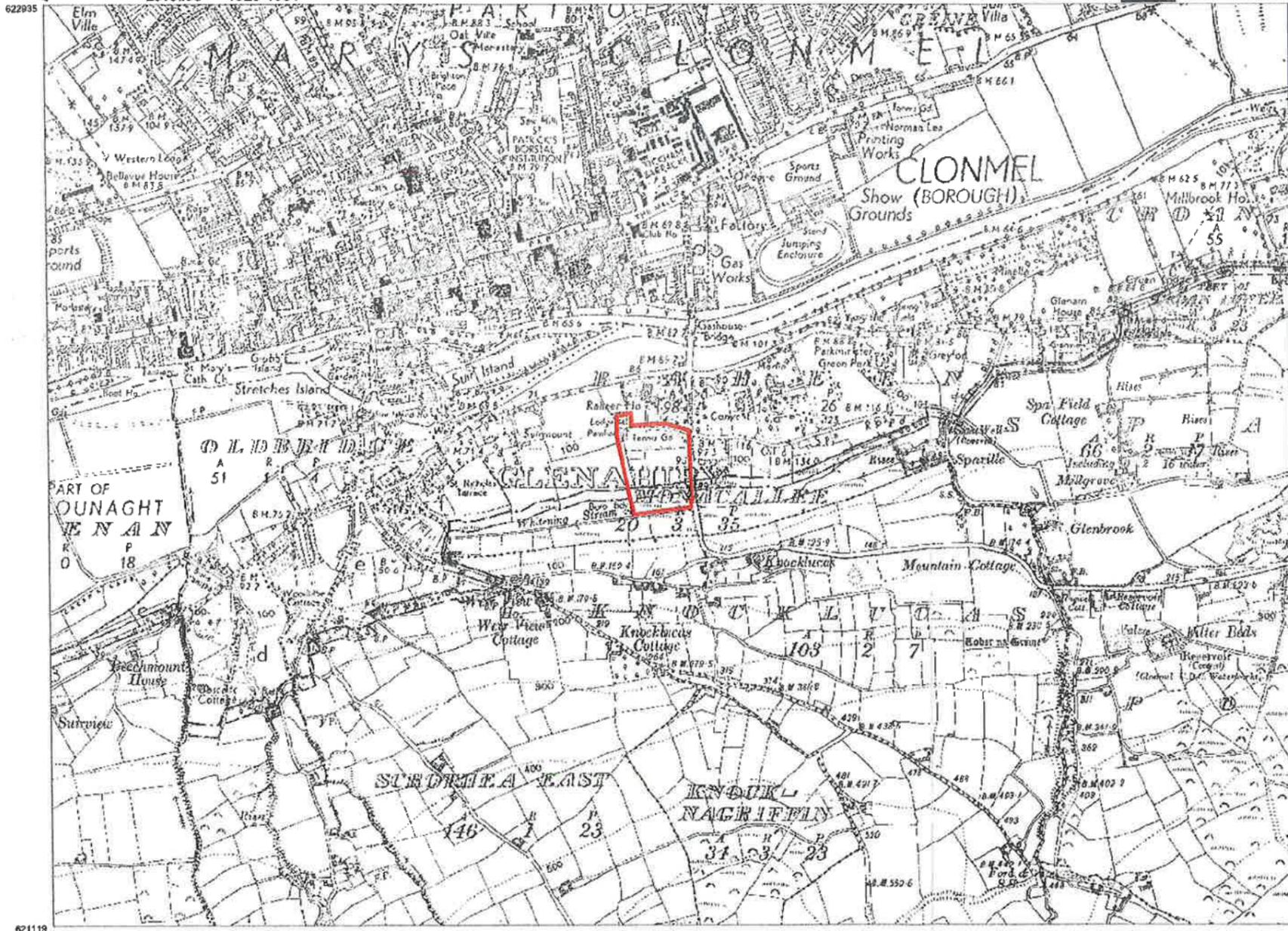
FOR OFFICE USE ONLY	
Fee Recd. € _____	DATE STAMP
Receipt No _____	
Date _____	
Receipted by _____	

HILLVIEW SPORTS CLUB COLUMNEL



Surveyed 1841
Revised 1923-1951
Levelled 1923-1951

Record PLACE Map



ITM CENTRE PT. COORDS
620757,622027

DESCRIPTION

MAP SHEETS

6 inch
TY083 WD001



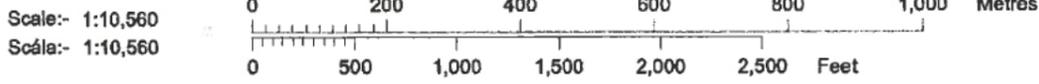
IMPORTANT NOTE:
All dimensions are in millimeters.
Do not scale from this drawing.
This drawing is to be read in conjunction with all other associated
drawings, specifications & documentation. The Architect is to be informed
immediately if any discrepancy is apparent in this document.
All parts of this drawing have been considered within the limitations and
guidelines set down in current relevant Irish Building Regulations and
Health & Safety standards.

Revision	Code	Date
###	###	###



Cummins + Voortman Ltd
Sustainable Architecture & Urban Design
Tipperary - Kilkenny - Dublin

A map of the town and village of Clonmel, County Tipperary, Ireland, as shown on the Ordnance Survey map of 1841, revised 1923-1951, and levelled 1923-1951. The map is published by Ordnance Survey Ireland, Phoenix Park, Dublin 8, Ireland.
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Plot Ref. No. 19652664_1
Plot Date 14-FEB-2014

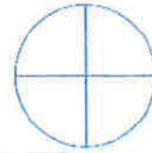


Job Title & Location		
Masterplan Hillview Sports Club		
Mountain Road Clonmel Co. Tipperary		
Client:		
Hillview Sports Club		
Drawing Title		
OS Map 1/10560		
Drawing Status		
PL		
Drawn by	Checked by	Date
N. Dobay	Robert M. Cummins	19.02.2014
Scales		
As Shown		
Project Number	Drawing Number	
1210 1263	A.02	

CONTACT:
Tel: 056 7755745 / 01 2966507
Fax: 01 8335142
E-mail: info@cvtd.ie
Web: www.cvtd.ie
Company Registered in Ireland No. 413112



SCANNED **N**



IMPORTANT NOTE:
 All dimensions in millimeters. Do not scale from this drawing. This drawing is to be read in conjunction with all other associated drawings, specifications & documentation. The Architect is to be informed immediately if any discrepancy is apparent in this document. All site details shown have been considered within the limitations and guidelines set down in current relevant Irish Building Regulations and Health & Safety standards.

Revision	Code	Date
###	###	###



Cummins + Voortman Ltd
 Sustainable Architecture & Urban Design
 Tipperary - Kilkenny - Dublin

Job Title & Location
 Masterplan Hillview Sports Club

Mountain Road
 Clonmel
 Co. Tipperary

Client:
 Hillview Sports Club

Drawing Title
 OS Map 1/2500

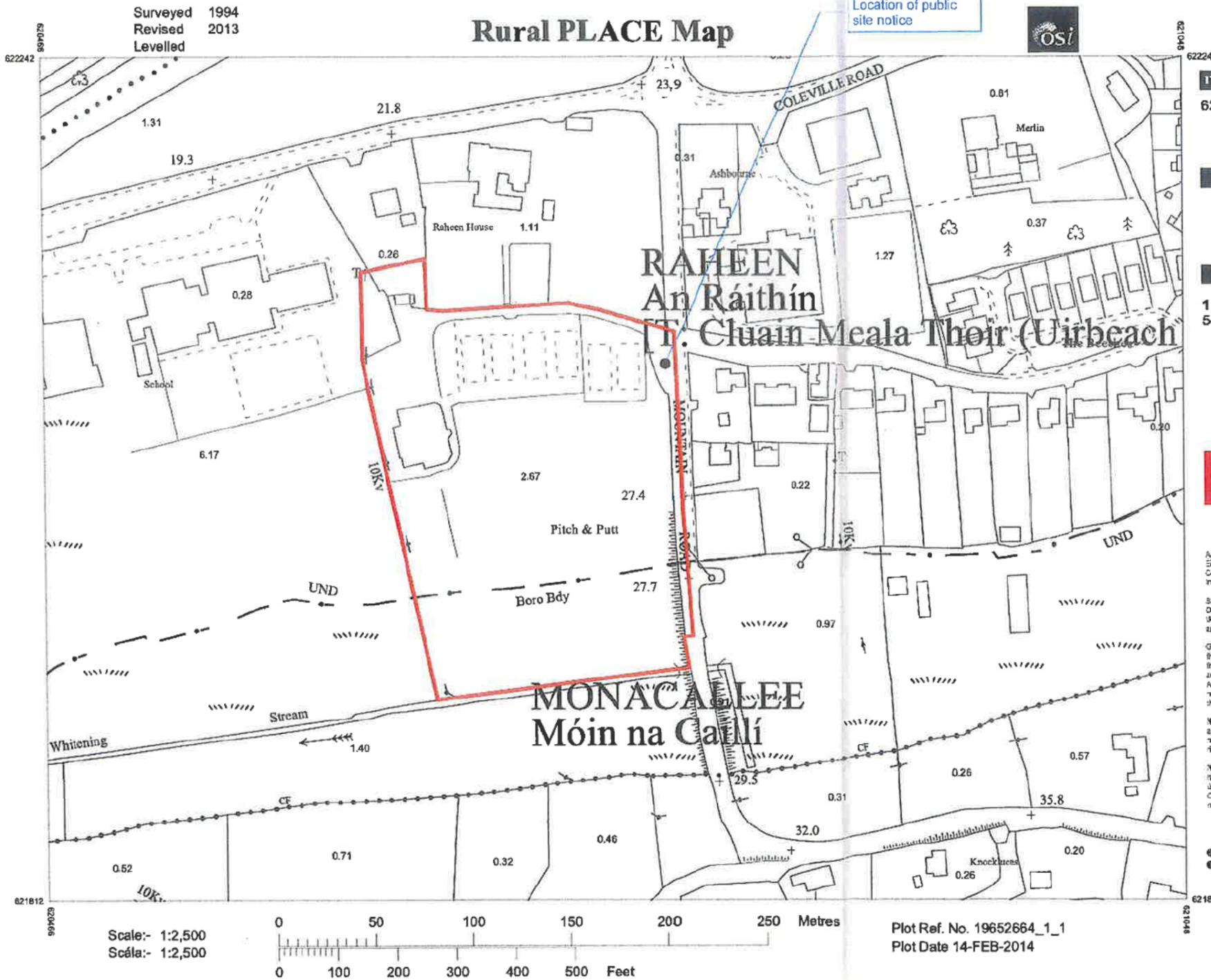
Drawing Status
 PL

Drawn by N. Dobay
Checked by Robert M. Cummins
Date 19.02.2014

Scales
 As Shown

Project Number 1210 1263
Drawing Number A.03

CONTACT:
 Tel: 056 7755745 / 01 2966507
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 E-mail: info@cvtld.ie
 Web: www.cvtld.ie
 Company Registered In Ireland No. 413112







SOLAR
Panels

SOLAR
Panels



[External] Hillview Sports Club - Additional Info re Section 5 exemption request S5/26/6

From [REDACTED]
Date Mon 9 Feb 2026 6:19 PM
To Planning Group <planning@tipperarycoco.ie>

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION FROM TIPPERARY COUNTY COUNCIL IT SECTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning,

I wish to add the following unsolicited further information to the Hillview Sports Club, Section 5 Declaration application (S5/26/6).

If solar panels are approved for installation, the fixtures will comply with the following.

I can confirm that, the distance between the plane of the roof and the solar photo-voltaic or solar thermal collector panels does not exceed 15cms and the solar array is not less than 50cm from the edge of the roof on which it is mounted.

Regards
Dave Barry, Hon Secretary, Hillview Sports Club

Sent from my iPad



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: 11th February 2026

Our Ref: S5/26/6

Civic Offices, Clonmel

Hillview Sports Club
C/O David Barry, Hon Secretary
Mountain Road
Clonmel
Co. Tipperary

Re: Application for a Section 5 Declaration – To install 40 solar panels at Hillview Sports Club, Mountain Road, Clonmel, Co. Tipperary.

A Chara,

I acknowledge receipt of Further Information received on 10th February 2026 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: S5/26/6
Applicant: Hillview Sports Club
Development Address: Mountain Road, Clonmel, Co. Tipperary
Proposed Development: Installation of solar panels.

1. GENERAL

On the 30th of January 2026, a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended by David Barry of Hillview Sports Club, as to whether or not the following works constituted development and if so, whether same was exempted development:

Installation of 40 solar panels at Hillview Sports Club, Mountain Road, Clonmel, Co. Tipperary.

The application was accompanied by the following documentation;

- Section 5 Application Form and cover letter
- Site Layout Plan
- Roof Plans

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, 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 of the Planning and Development Act, 2000, as amended states:

(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) 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 5 of the Planning and Development Regulations 2001, as amended states:

Interpretation for this Part.

5.(1) In this Part—

“ancillary equipment” for the purpose of rooftop solar photo-voltaic or solar thermal collector panels in classes 56(d), 56(e), 60 or 61 of Part 1 of Schedule 2 and class 18(c) of Part 3 of Schedule 2 does not include any equipment which must be placed or erected on a wall, or a rooftop allow a solar photo-voltaic or solar thermal collector installation to function;

“solar safeguarding zone” has the same meaning as in the Planning and Development (Solar Safeguarding Zone) Regulations 2022;

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

Description of Development	Conditions and Limitations
<p>The placing or erection on a roof, or within the curtilage, or on a roof of any ancillary buildings within the curtilage, of the following buildings or sites of a solar photo-voltaic and/or solar thermal collector installation:</p> <p>(i) an educational building,</p> <p>(ii) health centre or hospital,</p> <p>(iii) recreational or sports facility,</p> <p>(iv) place of worship,</p> <p>(v) community facility or centre,</p> <p>(vi) library,</p> <p>(vii) sites for the provision of gas, electricity, telecommunications services or water supplies or wastewater services operated by a statutory undertaker.</p>	<ol style="list-style-type: none"> Where such development is located within a solar safeguarding zone, the total aperture area of any solar photovoltaic and/or solar thermal collector panels, taken together with any other such panels previously placed on a roof, shall not exceed 300 square metres. Where such development is located within a solar safeguarding zone, the planning authority for the area shall be notified in writing no later than 4 weeks after the commencement of such development and such notification shall include details regarding the location and scale of the development. The distance between the plane of the roof and the solar photo-voltaic or solar thermal collector panels shall not exceed 1.2 metres in the case of a flat roof or 15cm in any other case. The solar photo-voltaic or solar thermal collector panels shall be a minimum of 2 metres in the case of a flat roof or 50cm in any other case from the edge of the roof on which it is mounted. Any ancillary equipment associated with solar photo-voltaic or solar thermal collector panels shall not be placed or erected on a wall or any roof that is not a flat roof. The height of any ancillary equipment associated with solar photo-voltaic or solar thermal collector panels on a flat roof shall not exceed 1.6 metres above roof level.

	<p>7. Any ancillary equipment associated with solar photo-voltaic or solar thermal collector panels on a flat roof shall be a minimum of 2 metres from the edge of the roof on which it is mounted.</p> <p>8. Any free-standing solar photo-voltaic or solar thermal collector installation shall not be placed or erected forward of the front wall of the building or site.</p> <p>9. The total aperture area of any freestanding solar photo-voltaic and solar thermal collector panels taken together with any other such existing free-standing panels shall not exceed 75 square metres.</p> <p>10. The height of any free-standing solar photo-voltaic or solar thermal collector installation shall not exceed 2.5 metres at its highest point above ground level.</p> <p>11. The placing or erection of a solar photo-voltaic or solar thermal collector installation on any wall shall not be exempted development.</p> <p>12. The placing or erection of any freestanding solar photo-voltaic or solar thermal collector installation within an Architectural Conservation Area shall only be exempted development if those works would not materially affect the character of the area.</p> <p>13. No sign, advertisement or object not required for the functioning or safety of the solar photo-voltaic or solar thermal collector installation shall be attached to or exhibited on such installation. 479</p> <p>14. Development under this Class shall only be exempted development where the solar photo-voltaic or solar thermal collector installation is primarily used for the provision of electricity or heating for use within the curtilage of the building or site, and shall not be considered a change of use for the purposes of the Act.</p> <p>15. Development under this Class which causes hazardous glint and/or glare shall not be exempted development and any solar photo-voltaic or solar thermal collector panels which are causing hazardous glint and/or glare shall either be removed or be covered until such time as a mitigation plan to address the hazardous glint and/or glare is agreed and implemented to the satisfaction of the Planning Authority.</p>
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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—
- (i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,
 - (iii) endanger public safety by reason of hazardous glint and/or glare for the operation of airports, aerodromes or aircraft,

(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 site, located c. 500 ms to the south of the Main Street in Clonmel, comprises of an existing, long standing community sports facility, comprising of a hall, tennis courts and a pitch and putt course. The site adjoins the Mountain road to the east.

The site is located on lands zoned for Open Space and recreation Use in the Clonmel and environs local Area Plan 2024. The building on site is not a protected structure nor is it listed on the National Inventory of Architectural Heritage.

b. Relevant Planning History

PA13102 retain as constructed entrance sign - Granted

14/550015 . or development to a): reconstruct 6 no. existing tennis courts in similar positions but with new full ITF Class 1 Professional Court Sports Lighting including 12m masts and associated walls/fencing, and b): construction of 1 no. additional ITF Championship Grade Tennis Court with full ITF Class 1 Professional Court Sports Lighting including 12m masts and associated fencing, c): construct 2 no. dedicated Children's Play Areas, dedicated Skittles area and associated walls/fencing, d):construct new general fencing and general site security fencing, walls and protective netting adjacent to Pitch and Putt course, e): construction of 2. no ITF approved Mini tennis courts including practice walls with full ITF Class 1 Professional Court Sports Lighting including 10m masts and associated walls/fencing, f): extensive alteration, refurbishment and extension of the existing sports hall/clubhouse to the rear (south), west, east & north of the structure including new first floor, new viewing balcony areas, new squash court, gym area, toilets and reorganisation/relocation of other facilities to the first floor and all associated works g): construction of new external ramps/paving/viewing areas and gates, h): construction of new car-parking areas and adjustment of vehicle access road to the site and demolition of existing selected stone walls as necessary, i): provision of flood lighting to 400 Lux levels to 9 holes of the Pitch & Putt Course including associated 12m & 10m masts j): provision of Pitch & Putt & Tennis Court maintenance equipment store and incorporation of same to existing small dwelling/structure on site including refurbishment of dwelling to now accommodate groundkeeper's office, k): erection of general public signage on site, and in relation to the above all associated works and associated site works – granted

Figure 1 Planning History



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 Planning and Development Act 2000, as amended.

B. “Is or is not Exempted Development”

The proposal is assessed relative to Class 61 of Part 1 of Schedule 2 of the Regulations.

Having regard to the Conditions and Limitations under Class 61, the following is noted;

- The site is not located in a solar safeguarding zone
- In unsolicited further information received on the 9th of February 2026, the querist confirmed that the distance between the plane of the roof and the solar photo-voltaic or solar thermal collector panels does not exceed 15cm.
- The querist also confirmed that the solar array will not be not less than 50cm from the edge of the roof on which it is mounted.
- No panels will be installed on walls,
- No signs are affixed to the panels,
- the solar panels are primarily used for the provision of electricity or heating for use within the curtilage of the building or site.
- the total area of the photo-voltaic and solar thermal collector panels does not exceed 75 sqms (72 sqms proposed).
- The solar panels are to be used to meet electricity requirements on the facility on site.

C. Restrictions under Article 9

The proposal would not be restricted by Article 9(1)(iia) *endanger public safety by reason of hazardous glint and/or glare for the operation of airports, aerodromes or aircraft,*

D. Requirement for Appropriate Assessment and Environmental Impact Assessment

The proposed development has been screened as to the requirement for AA and it has been determined that AA is not required. See Screening Report attached.

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**

Query

A question has arisen as to whether the following;

Installation of 40 solar panels at Hillview Sports Club, Mountain Road, Clonmel, Co. Tipperary

constitutes development and if so does it constitute exempted development. The works are located on a building which is not protected.

Part 5 of the Planning and Development Act 2000 (as amended) requires a Planning Authority to make a declaration on any question that arises as to what is or is not development. In determining this query, the Planning Authority had regard to;

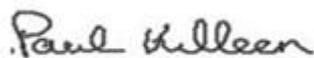
- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended),
- Articles 5, 6 and 9 of the Planning and Development Regulations 2001 (as amended)
- Class 61, Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended), and
- the details pertaining to the development as set out by the querist.

Determination

Tipperary County Council has determined that,

The proposed development as presented on the drawings and details provided with the Declaration application on the 30th of January 2026 and by way of unsolicited further information received on the 9th of February 2026, constitutes "development" within the meaning of the Planning and Development Act 2000, and is "exempted development".

District Planner:



Date: 10th of February 2026

Senior Executive Planner:



Date: 19.2.2026

Appendix 1

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

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

(a) File Reference No:	S5/26/6
(b) Brief description of the project or plan:	Solar Panels
(c) Brief description of site characteristics:	The site, located c. 500 south of the Main Street in Clonmel, comprises of an existing, long standing community sports facility.
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	No prescribed bodies consulted
(e) Response to consultation:	n/a

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
Lower River Suir SAC 002137	https://www.npws.ie/protected-sites/sac/002137	200 ms	No due to distance and the lack of any relevant ex-situ factors of significance to these species.	No
Nier Valley SAC 000668	https://www.npws.ie/protected-sites/sac/000668	10.0 kms	No due to distance and the lack of any relevant ex-situ	No

			factors of significance to these species.	
Comeragh Mountains SAC 01952	https://www.npws.ie/protected-sites/sac/001952	11.0 kms	No due to distance and the lack of any relevant ex-situ factors of significance to these species.	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.)
<p>Construction phase e.g.</p> <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 impacts
<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 	No Impacts

- 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

In-combination/Other

No likely in combination effects

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

Examples of the type of changes to give consideration to include:

- 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 impacts

(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.

No impacts

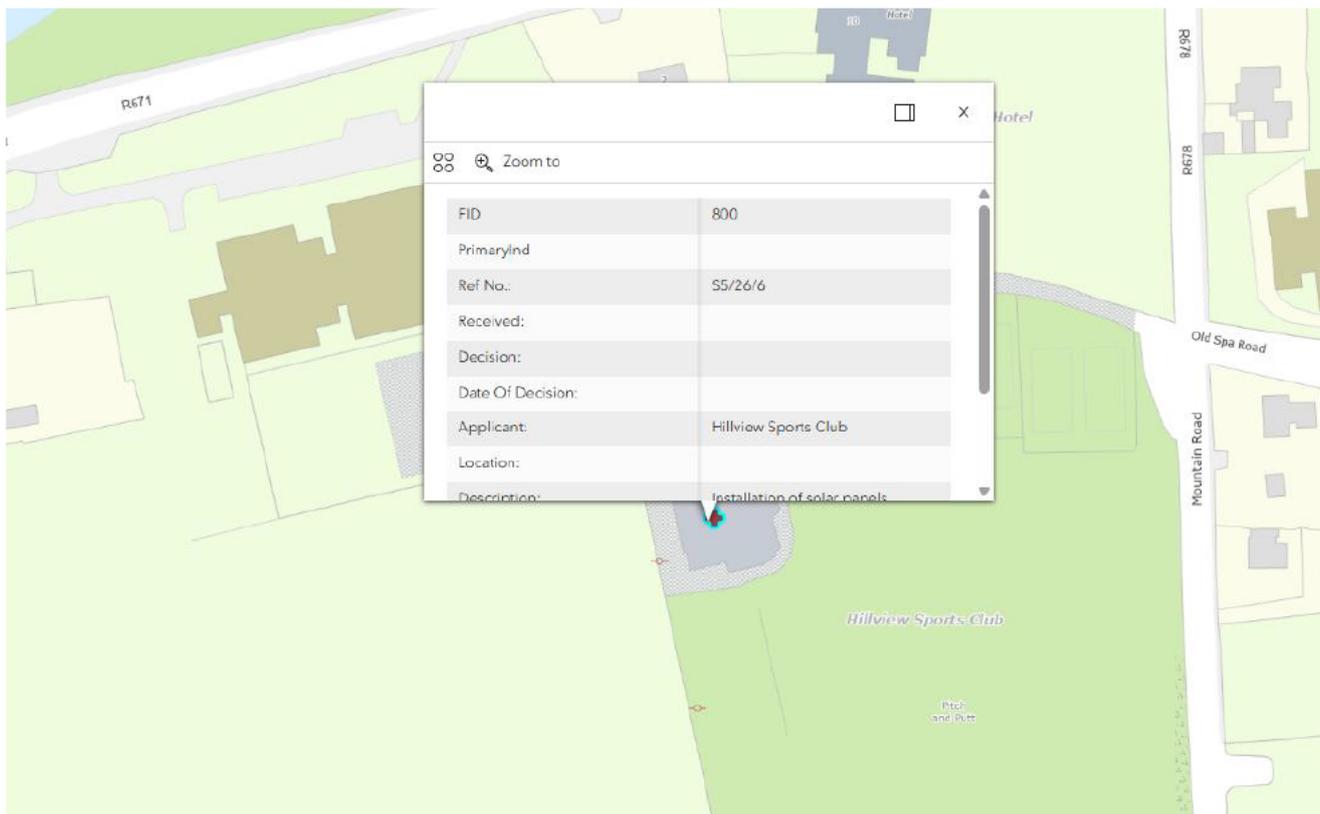
Conclusion:

	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
Signature and Date of Recommending Officer:	Paul Killeen	Date: 10 th of February 2026

EIA Pre-Screening Establishing a development is a 'sub-threshold development'	
File Reference:	S5/26/6
Development Summary:	Installation of solar panels
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 2 Site entered on planning register





Date: 20th February, 2026

Our Ref: S5/26/06

Civic Offices, Nenagh

Hillview Sports Club
Mountain Road
Clonmel
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 30th January, 2026, and Unsolicited Further Information received on 19th February, 2026 in relation to the following proposed works:

Installation of solar panels at Mountain Road, Clonmel

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 5, 6 and 9 of the Planning and Development Regulations 2001 (as amended)
- c) Class 61, Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended), and
- d) the details pertaining to the development as set out by the querist.

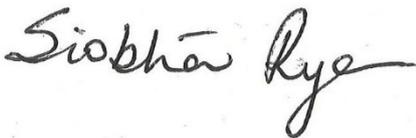
Determination

Tipperary County Council has determined that, the proposed development as presented on the drawings and details provided with the Declaration application on the 30th of January 2026 and by way of unsolicited further information received on the 9th of February 2026, constitutes “development” within the

meaning of the Planning and Development Act 2000, and is "**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

A handwritten signature in black ink that reads "Siobhán Rye". The signature is written in a cursive style with a long, sweeping tail on the letter 'e'.

for **Director of Services**

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/26/06** **Delegated Employee's Order No:** _____

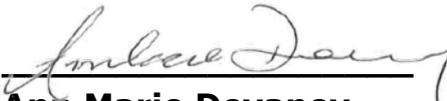
SUBJECT: Section 5 Declaration

I, Ann Marie Devaney, A/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 Installation of solar panels at Mountain Road, 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 5, 6 and 9 of the Planning and Development Regulations 2001 (as amended)
- c) Class 61, Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended), and
- d) the details pertaining to the development as set out by the querist.

Tipperary County Council has determined that, the proposed development as presented on the drawings and details provided with the Declaration application on the 30th of January 2026 and by way of unsolicited further information received on the 9th of February 2026, constitutes "development" within the meaning of the Planning and Development Act 2000, and is "**exempted development**".

Signed: 
Ann Marie Devaney
A/Director of Services

Date: 20/02/2026