



TIPPERARY CO. COUNCIL
RECEIVED
19 MAR 2026
PLANNING SECTION
FILE NO. SP/26/36

PLANNING & DEVELOPMENT ACT, 2000 (as amended)

**Application for a Section 5 Declaration
Development / Exempted Development**

1. Applicant's address/contact details:

Applicant	AISLING BRENNAN
Address	CASTLEINEY VILLAGE, TEMPLEMORE, CO. TIPPERARY, E41K225
Telephone No.	[REDACTED]
E-mail	[REDACTED]

2. Agent's (if any) address:

Agent	
Address	
Telephone No.	
E-mail	

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

Applicant [] Agent []

3. Location of Proposed Development:

Postal Address or Townland or Location (as may best identify the land or structure in question)	CASTLEINEY VILLAGE, TEMPLEMORE, CO. TIPPERARY E41 A3E0
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4. Development Details:

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

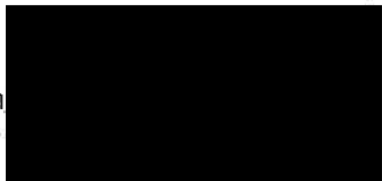
(Note: only works and uses listed and described under this section will be assessed under this Section 5 Application. Use additional sheets if required.)

Remove flat roof structure at rear of house which is in disrepair. Replace with a porch. This will contain a washer & a dryer.
Proposed floor area of proposed works/uses: 7 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	B. Occupier
	C. Other <input checked="" type="checkbox"/>	
Where legal interest is 'Other', please expand further on your interest in the land or structure	In process of obtaining building	
If you are not the legal owner, please state the name and address of the owner	Name: Eoin Brennan Address: Castleiney Village, Templemore, Co. Tipperary	

Signature of Applicant



Date:

19-3-26

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.

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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. €80	TIPPERARY CO. COUNCIL DATE STAMP RECEIVED 19 MAR 2026 PLANNING SECTION FILE NO. 55/26/36
Receipt No. <u>201939</u>	
Date <u>19/3/26</u>	
Received by _____	



Tipperary County Council
Civic Offices
Clonmel
Co Tipperary

19/03/2026 14:50:45

Receipt No. : CLONMEL/0/201939

AISLING BRENNAN
CASTLEINEY VILLAGE
TEMPLEMORE
CO TIPPERARY

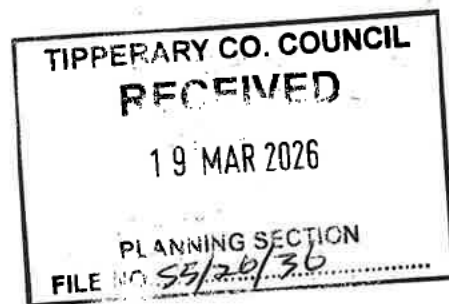
SECTION5 EXEMPTION DECLARATION 80.00
GOODS 80.00
VAT Exempt/Non-vatable

Total : 90.00 EUR

Tendered :
Credit Card 80.00

Change : 0.00

Issued By : CATHERINE AHERN
From : CLONMEL TOWN RECEIPTS DESK
Vat reg No.3259712MH



Planning Pack Map



Tailte
Éireann

CENTRE COORDINATES:
ITM 614098,670730

PUBLISHED: 14/10/2024
ORDER NO.: 50428152_1

MAP SERIES: 1:5,000 4458
1:2,500 4458-A
1:2,500 4458-B

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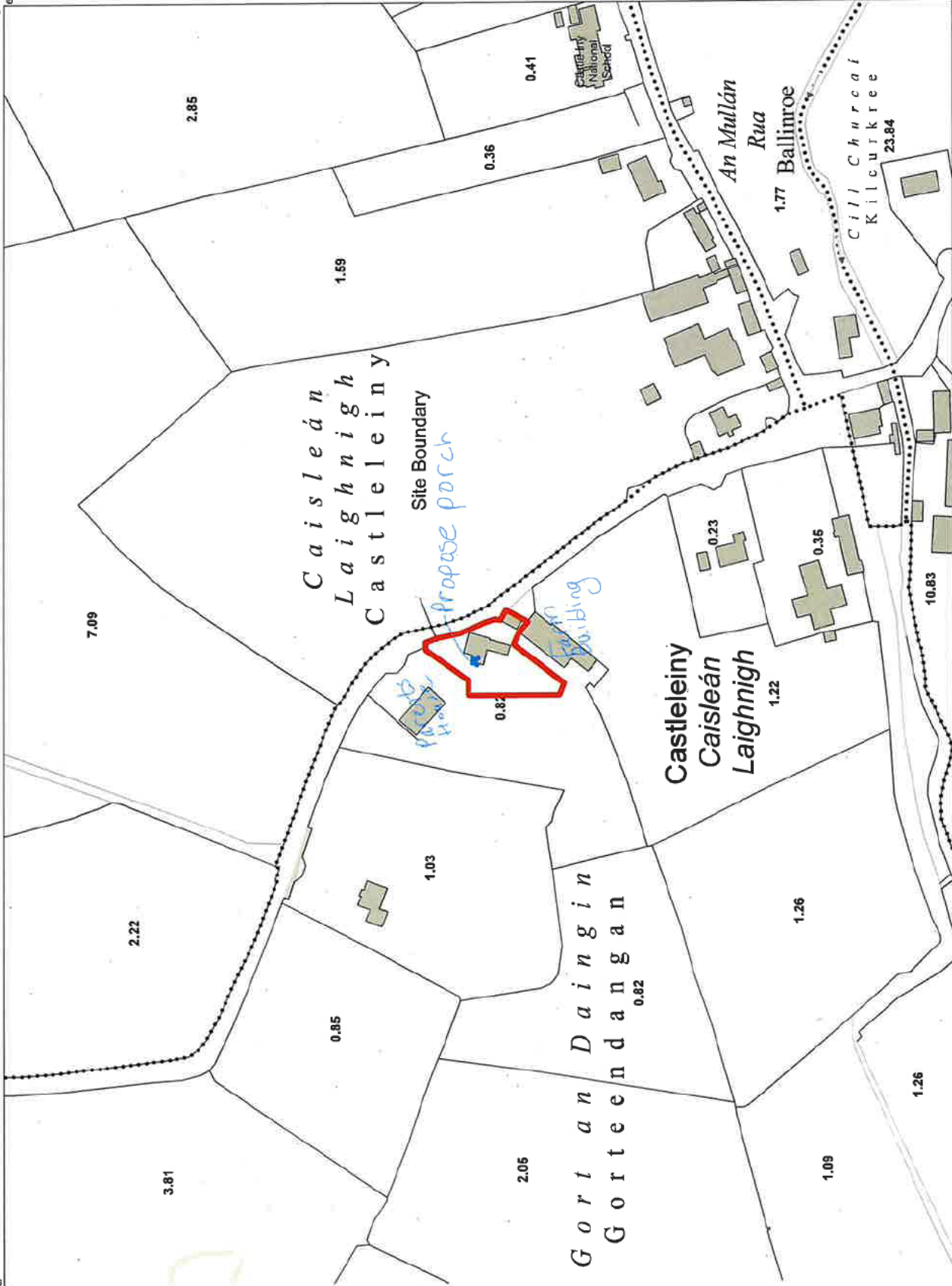
COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4
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LEGEND:
To view the legend visit www.tailte.ie and search for 'Large Scale Legend'

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at: www.tailte.ie/Content/Content_Download.aspx

OUTPUT SCALE: 1:2,500

0 25 50 75 100 Metres
0 50 100 150 200 250 Feet

614389 670515

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PLANNING SECTION

FILE NO. 25/20/26

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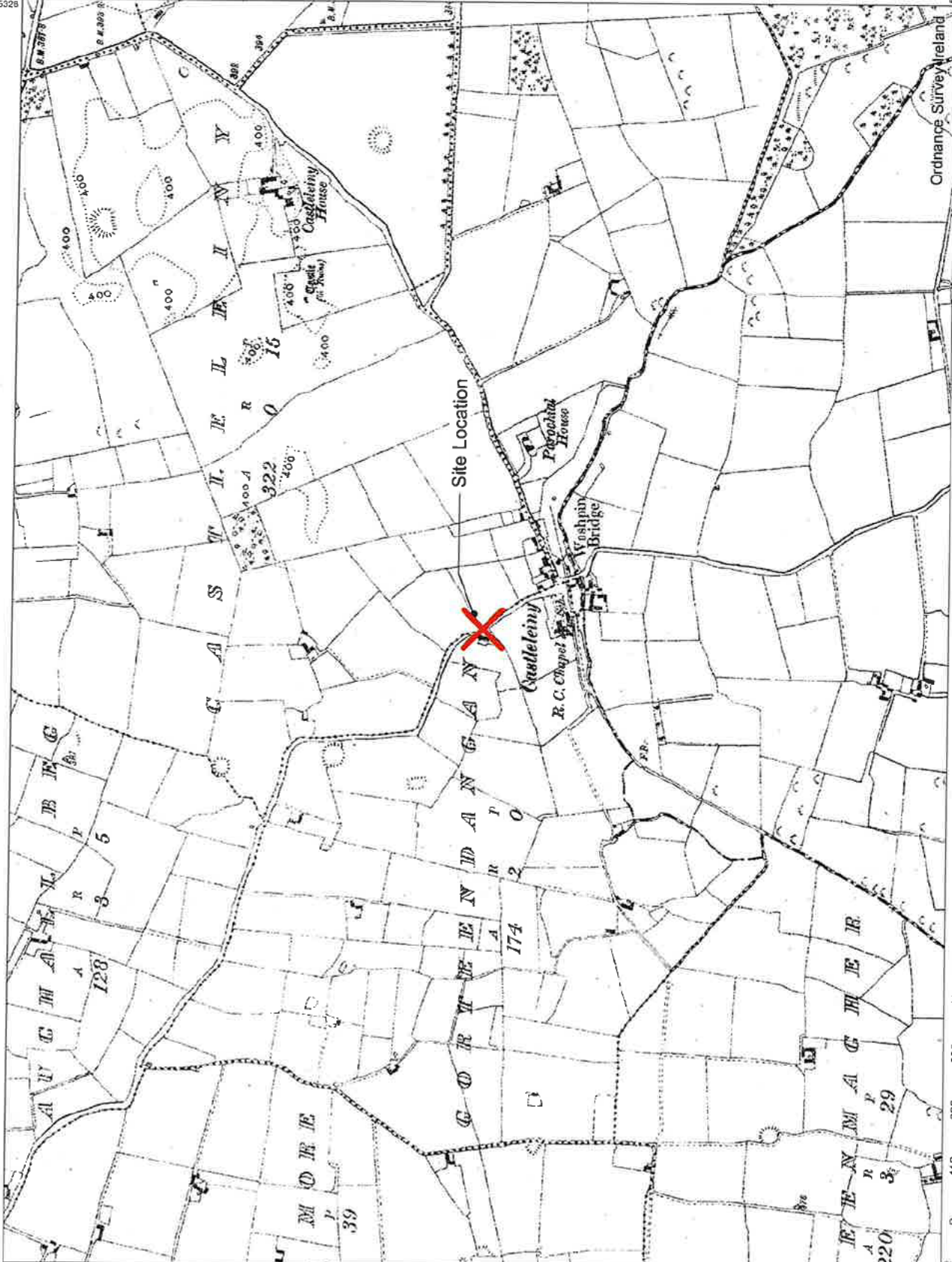
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Éireann

CENTRE
COORDINATES:
ITM 614096.670730

ORDER NO.:
50428152_1
14/10/2024

MAP SHEETS
6 Inch Raster
KK007+007A
LS033+033A
6 Inch Raster
TY029

Site Location Map



612867 071536 615328 615328 612867

Ordnance Survey Ireland

N

LEGEND:
To view the legend visit
www.tailte.ie and search for
'Large Scale Legend'

CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
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www.tailte.ie - Property, Planning and Data Hub

OUTPUT SCALE: 1:10,560

0 110 220 330 440 Metres

0 200 400 600 800 1,000 Feet

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 FILE NO. *55/26/136*

SURVEY

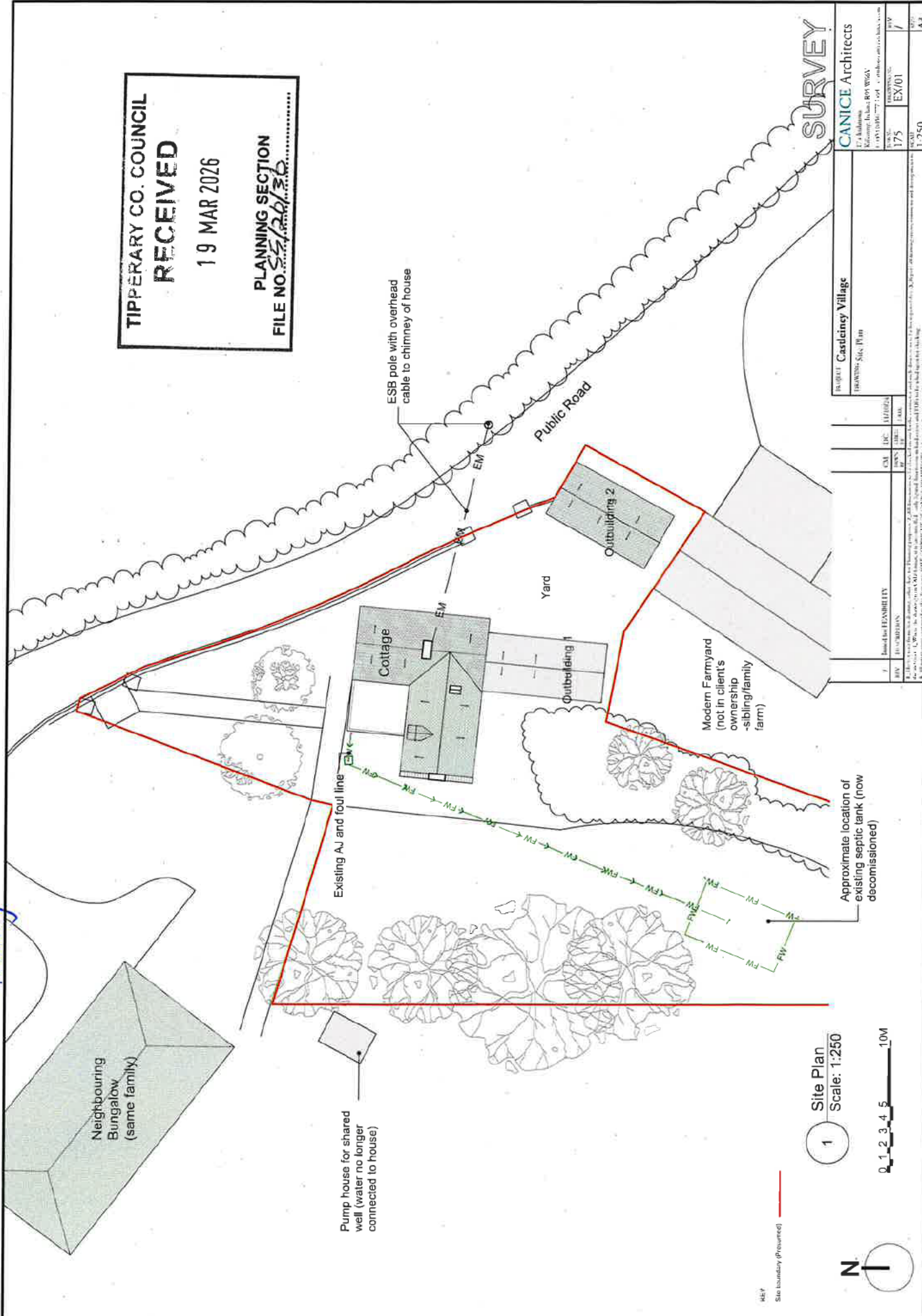
CANICE Architects
 175 EX/01
 1:250

Casticiney Village
 DRAWING: Site Plan

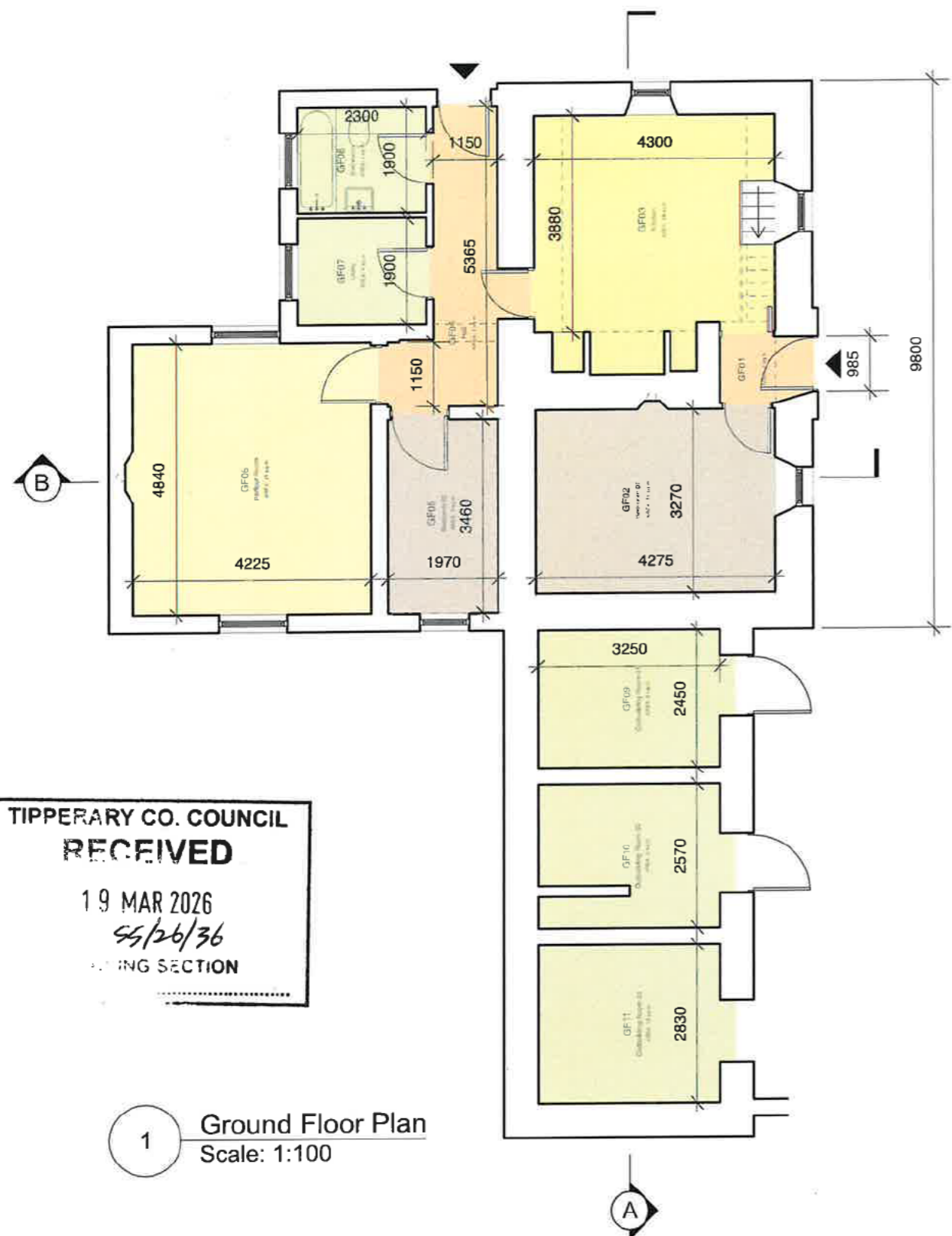
Project No: 175 EX/01
 Date: 19/03/2026
 Scale: 1:250

1
 Scale: 1:250
 0 1 2 3 4 5 10M

existing

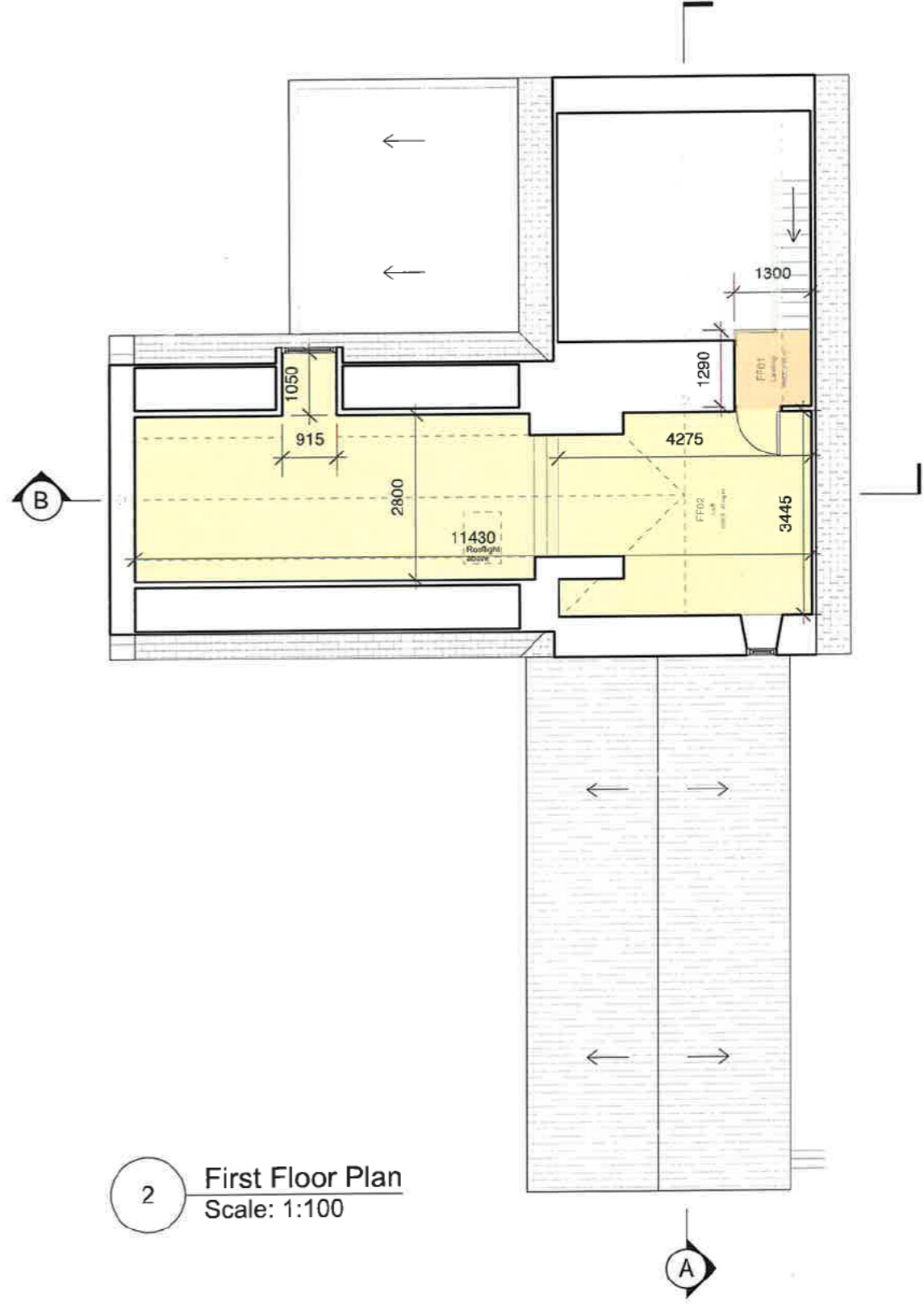


1. This drawing is a site plan and should not be used for any other purpose. It is the responsibility of the client to ensure that all necessary permissions and consents are obtained before any work is carried out. The client is responsible for the accuracy of the information provided. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any damage to property or injury to persons resulting from the use of this drawing. The architect is not responsible for any costs incurred by the client in connection with this drawing. The architect is not responsible for any delays in the completion of this drawing. The architect is not responsible for any other matters mentioned in this drawing.



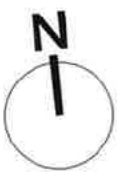
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 PLANNING SECTION

1 Ground Floor Plan
 Scale: 1:100



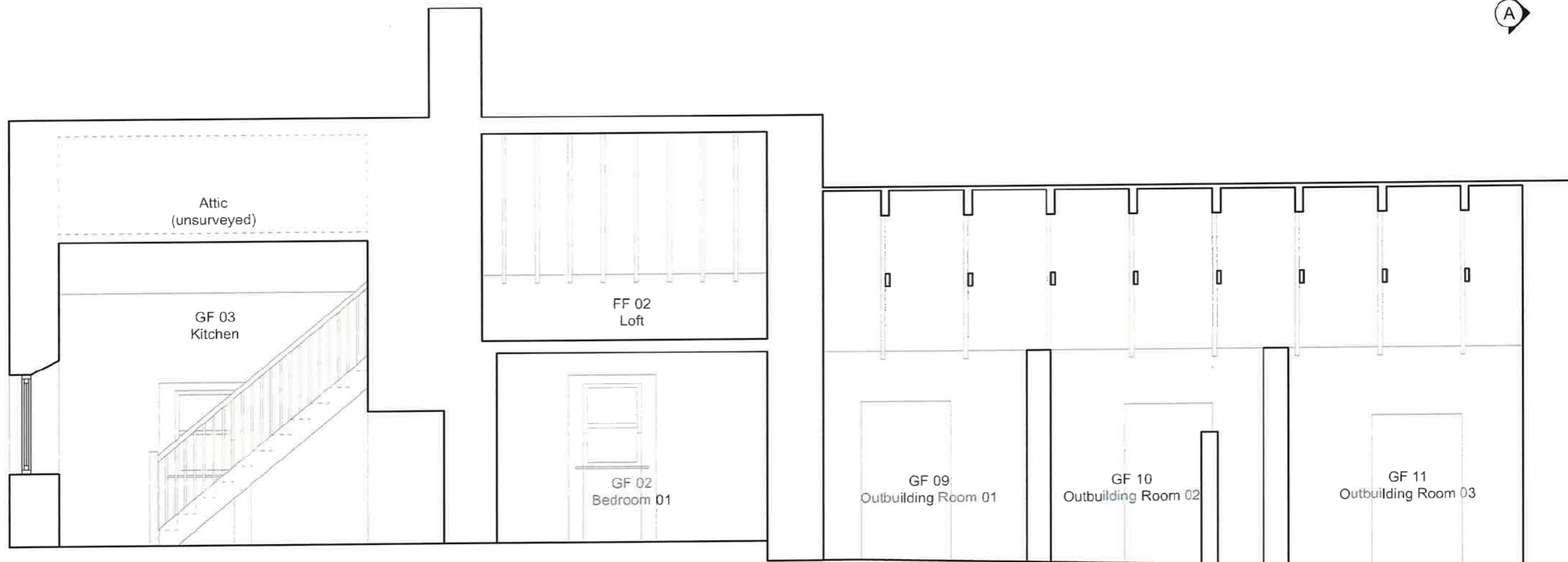
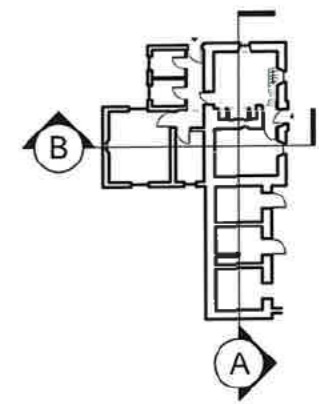
2 First Floor Plan
 Scale: 1:100

Gross Internal Floor Area (excluding outbuildings)
 First Floor 37sqm
 Ground Floor 106sqm
Total 143sqm



SURVEY

PROJECT Castleiney Village		CANICE Architects	
DRAWING Ground & First Floor Plan		17a Irishtown Kilkenny, Ireland R95 W66V t: +353 (0)56 777 1494 e: studio@canicearchitects.com	
REV	DESCRIPTION	DRWN BY	CHKD BY
/	Issued for FEASIBILITY	CM	DC
			11/10/24
1. Do not scale from this drawing, other than for Planning purposes. 2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility. 3. Report all drawing errors, omissions and discrepancies to the architect. 4. Where the drawing is in CAD format, it is uncontrolled - only figured dimensions in hard copies and PDFs to be relied upon for checking. 5. All information contained in this drawing is SOLE COPYRIGHT OF CANICE ARCHITECTS and is not to be reproduced without their permission.		JOB No: 175 DRAWING No: EX/02 SCALE: 1:100	
		REV: / SIZE: A3	



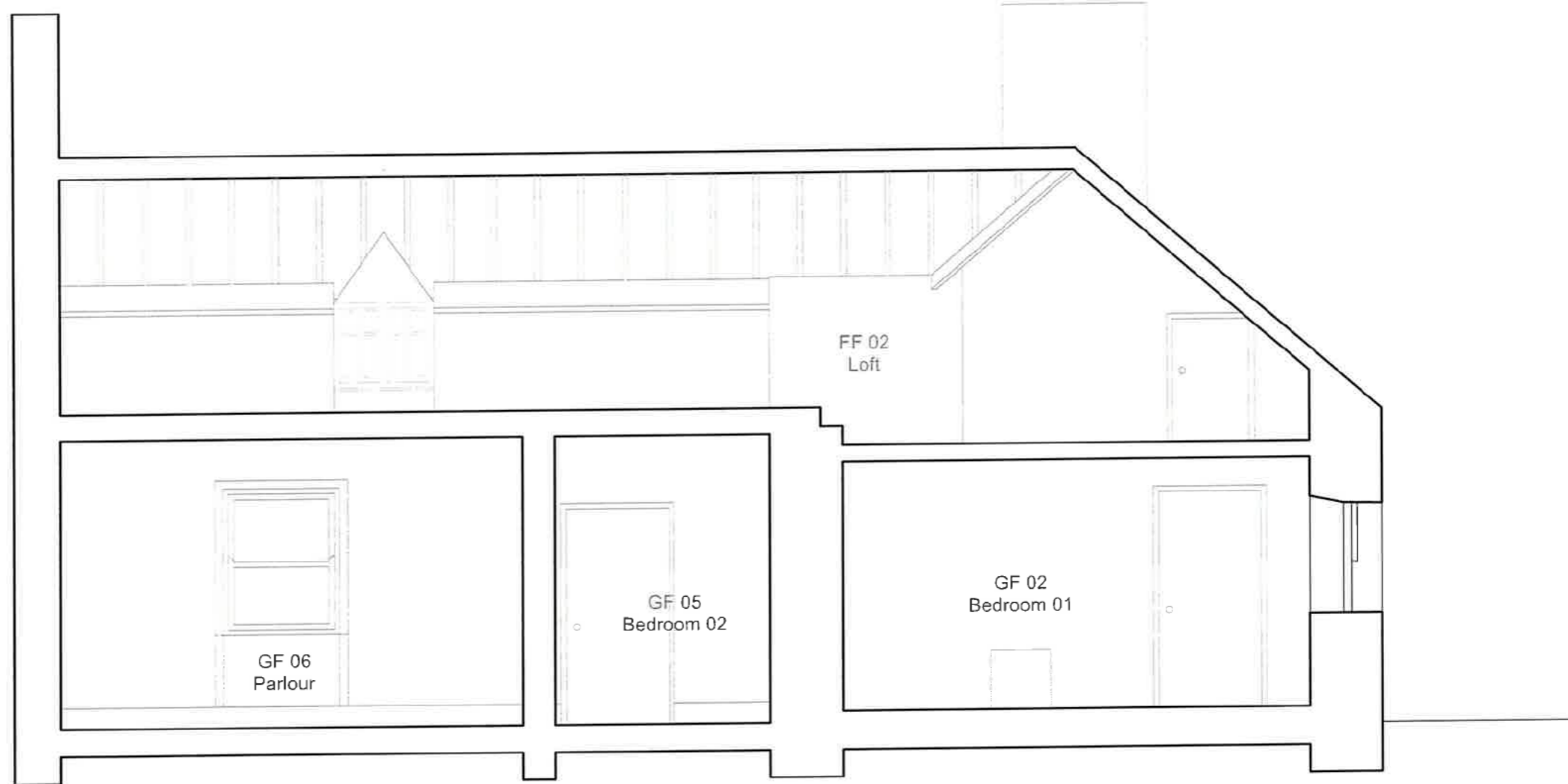
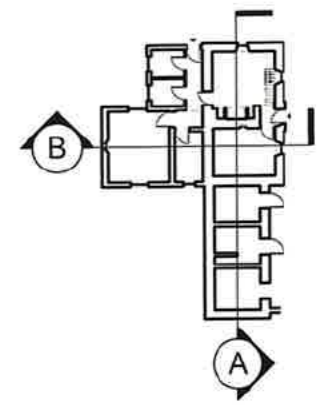
1 Section A-A
Scale: 1:50

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FILE NO *57/26/36*



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PROJECT Castleincy Village		CANICE Architects	
DRAWING Section A-A		17a Trillicktown Kilkenny, Ireland R95 W66V t: +353 (0)56 777 1494 e: studio@canicearchitects.com	
REV	DESCRIPTION	DRWN BY	CHECKED BY
/	Issued for FEASIBILITY	CM	DC
			11/10/24
SCALE	1:50	JOB No.	175
SIZE	A3	DRAWING No.	EX/03
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1 Section B-B
Scale: 1:50

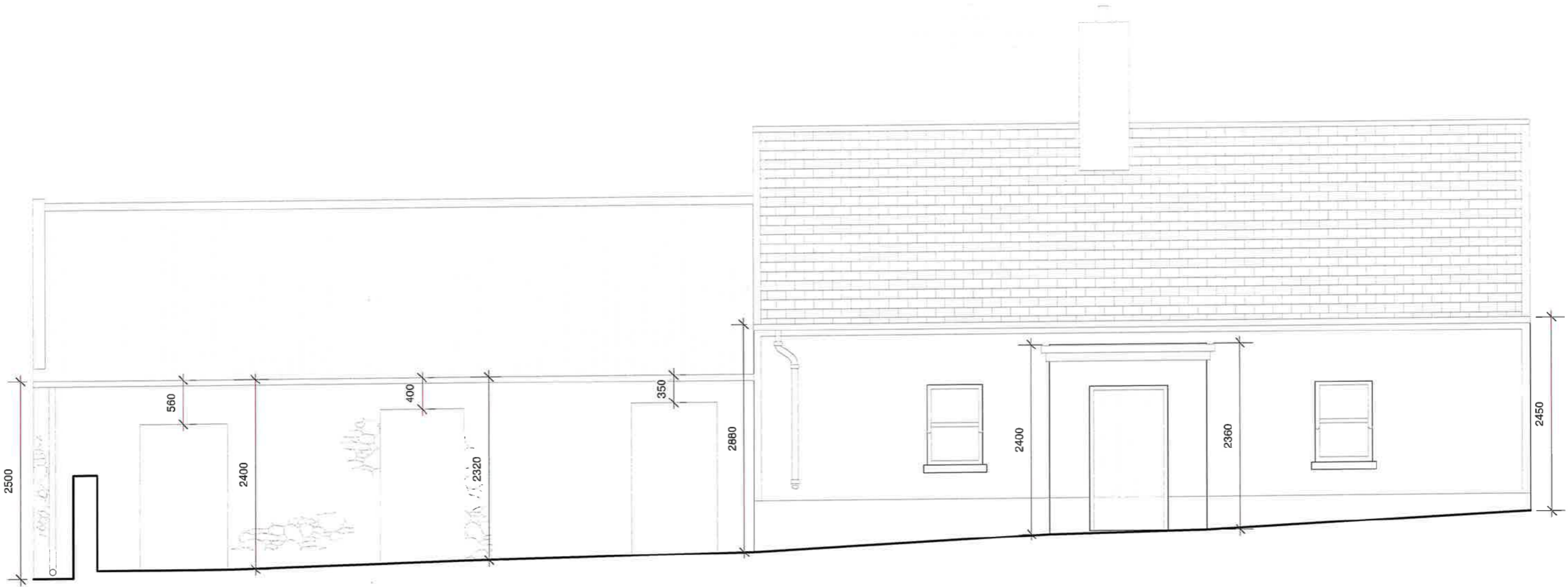
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FILE NO. *SS/26/36*



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PROJECT Castleiney Village				CANICE Architects 17a Iridnewu Kilkenny, Ireland R95 W66V t. +353 (0)56 777 1494 e. studio@canicearchitects.com		
DRAWING Section B-B				JOB No 175	DRAWING No. EX/04	REV /
REV	DESCRIPTION	DRWN BY	CHKD BY	DATE	SCALE 1:50	SIZE A3
/	Issued for FEASIBILITY	CM	DC	11/10/24		

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1 East Elevation
Scale: 1:50

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CS/26/36

SURVEY



PROJECT Castleiney Village		CANICE Architects	
DRAWING East Elevation		17a Iridstown Kilkenny, Ireland R95 W66V t: +353 (0)56 777 1494 e: studio@canicearchitects.com	
REV	DESCRIPTION	CM	DC
1	Issued for FEASIBILITY	CM	DC
		BY	DATE
			11/10/24
1. Do not scale from this drawing, other than for Planning purposes. 2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility. 3. Report all drawing errors, omissions and discrepancies to the architect. 4. Where the drawing is in CAD format, it is uncontrolled - only figured dimensions in hard copies and PDFs to be relied upon for checking. 5. All information contained in this drawing is SOLE COPYRIGHT OF CANICE ARCHITECTS and is not to be reproduced without their permission.		SCALE 1:50	
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		DRAWING No EX/05	
		REV /	
		SIZE A3	



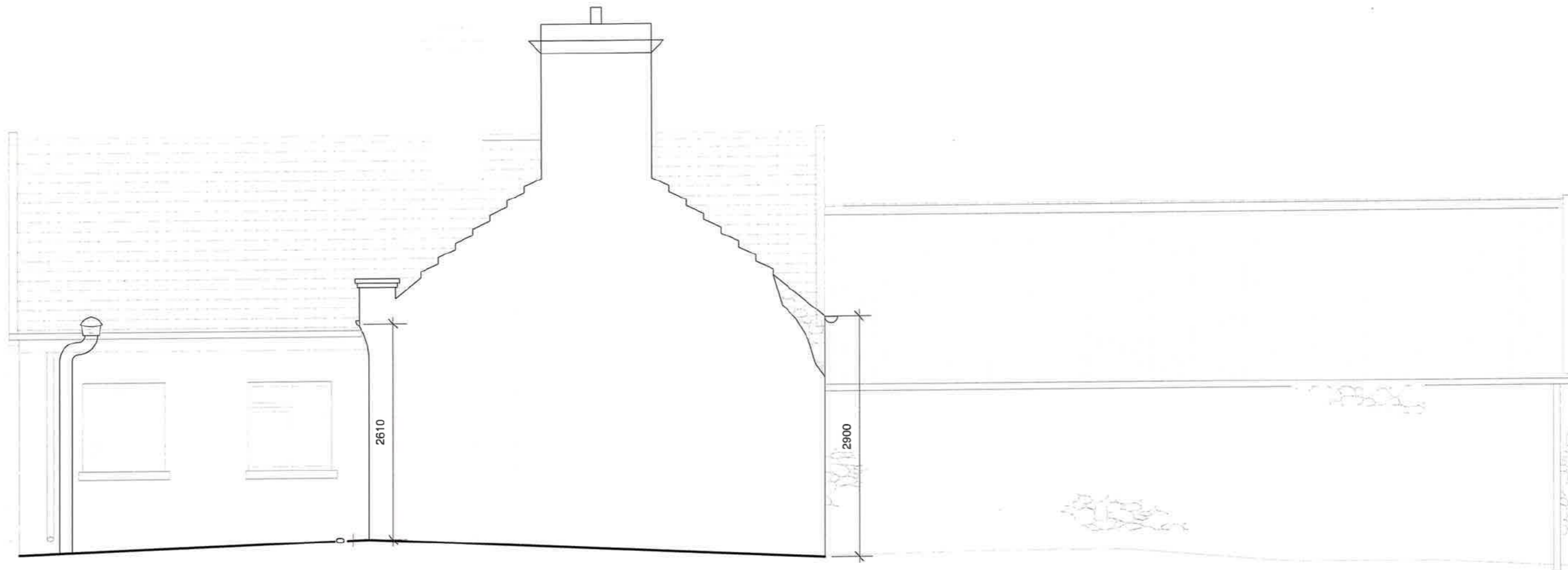
1 East Elevation
Scale: 1:50

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 FILE NO. *SS/2426*



SURVEY

		PROJECT Castleincy Village			CANICE Architects		
		DRAWING North Elevation			17a Irishtown Kilkenny, Ireland R95 W66V t: +353 (0)56 777 1494 e: studio@canicearchitects.com		
REV	DESCRIPTION	DRWN BY	CHKD BY	DATE	JOB No.	DRAWING No.	REV
/	Issued for FEASIBILITY	CM	DC	11/10/24	175	EX/06	/
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					1:50	A3	



1 West Elevation
Scale: 1:50

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19 MAR 2026
PLANNING SECTION
FILE: SS/20/36

SURVEY



PROJECT Castleiney Village		CANICE Architects	
DRAWING West Elevation		17a Irlstown Kilkenny, Ireland R95 W66V t: +353 (0)56 777 1494 e: studio@canicearchitects.com	
REV	DESCRIPTION	CM	DC
1	Issued for FEASIBILITY		11/10/24
175		EX/07	
SCALE: 1:50		SIZE: A3	

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1 South Elevation
Scale: 1:50

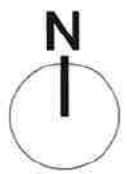
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FILE NO. *SS/26/30*

SURVEY



		PROJECT Castleiney Village			CANICE Architects		
		DRAWING South Elevation			17a Irishtown Kilkenny, Ireland R95 W66V t: +353 (0)56 777 1494 e: studio@canicearchitects.com		
REV	DESCRIPTION	CM	DC	DATE	JOB No	DRAWING No.	REV
1	Issued for FEASIBILITY			11/10/24	175	EX/08	1
1. Do not scale from this drawing, other than for Planning purposes. 2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility. 3. Report all drawing errors, omissions and discrepancies to the architect. 4. Where the drawing is in CAD format, it is uncontrolled - only figured dimensions in hard copies and PDFs to be relied upon for checking. 5. All information contained in this drawing is SOLE COPYRIGHT OF CANICE ARCHITECTS and is not to be reproduced without their permission.					SCALE	SIZE	
					1:50	A3	

Proposed



Neighbouring Bungalow (same family)

Pump house for shared well (water no longer connected to house)

Existing flat roof extension removed to be replaced with smaller lobby/boot room/utility

New connection to public water mains

Undergrounding of ESB cable to new meter and board within refurbished house

PV Solar Panels to roof

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19 MAR 2026
PLANNING SECTION
FILE NO. 55/26/36

Outbuilding 1

Yard

Public Road

Outbuilding 2 has potential to be convert to additional art studio/office space in future phase

Rainwater harvesting system contained within existing farm sheds to collect water from roofs for use in flushing toilets, appliances etc

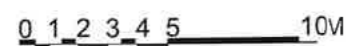
Modern Farmyard (not in client's ownership - sibling/family farm)

New Waster Water Treatment System at site of previous septic tank. (Exact size and position dependent on Site Suitability Assessment and confirmation of site boundaries)

KEY

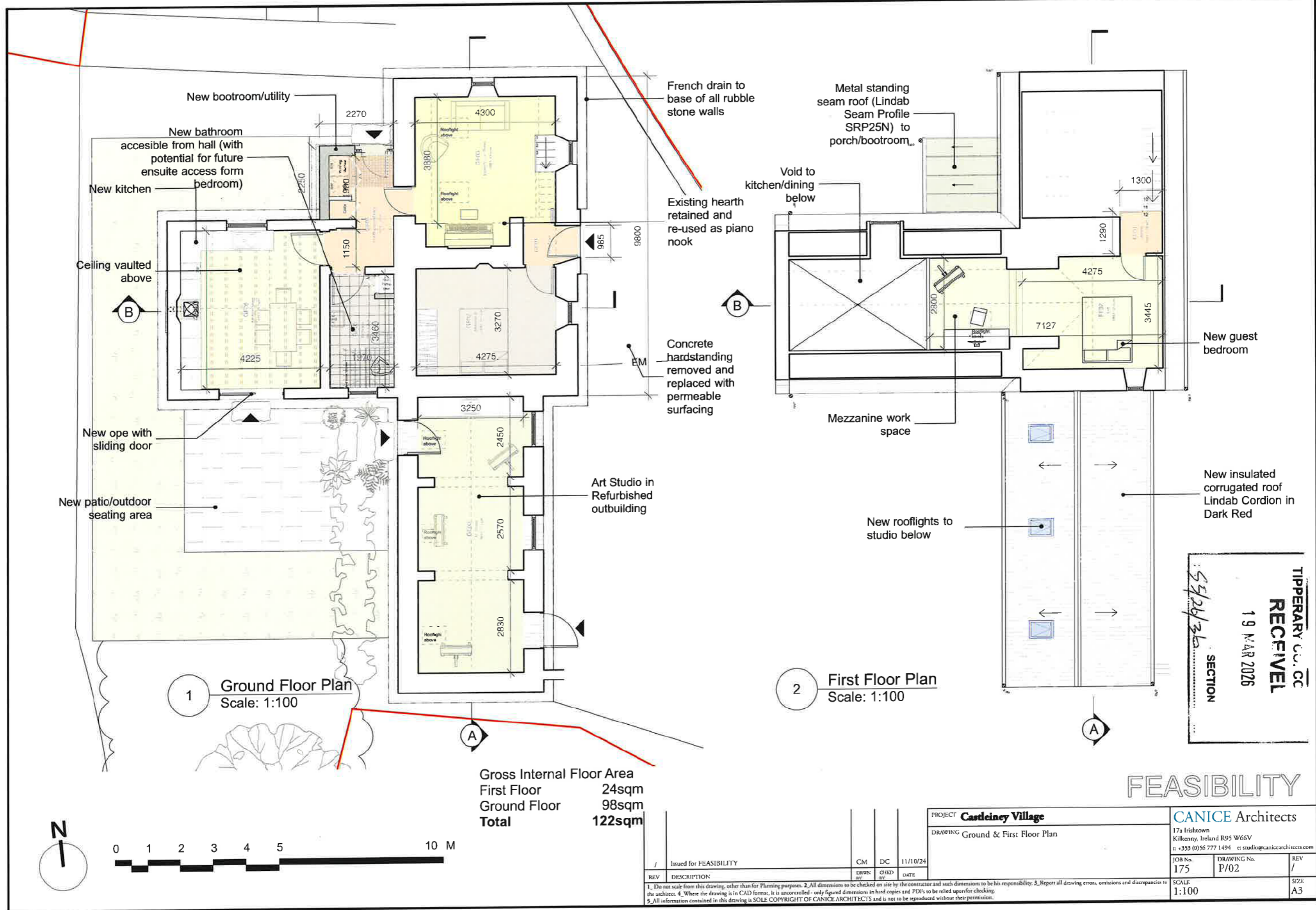
Site boundary (Presumed)

1 Site Plan
Scale: 1:250



FEASIBILITY

PROJECT Castleiney Village		CANICE Architects	
DRAWING Proposed Site Plan		17a Irdulstown Kilkenny, Ireland R95 W66V t: +353 (0)56 777 1494 e: studio@canicearchitects.com	
1	Issued for FEASIBILITY	CM1	DC 11/10/24
REV	DESCRIPTION	DRWN BY	CHKD BY DATE
<small>1. Do not scale from this drawing, refer to Planning purposes. 2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility. 3. Report all drawing errors, omissions and discrepancies to the architect. 4. Where the drawing is in CAD format, it is uncontrolled - only figured dimensions in hard copies and PDFs to be relied upon for checking. 5. All information contained in this drawing is SOLE COPYRIGHT OF CANICE ARCHITECTS and is not to be reproduced without their permission.</small>			
SCALE 1:250		JOB No. 175 DRAWING No. P/01 REV 1	
		SIZE A3	



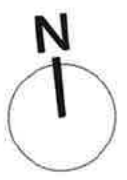
1 Ground Floor Plan
Scale: 1:100

2 First Floor Plan
Scale: 1:100

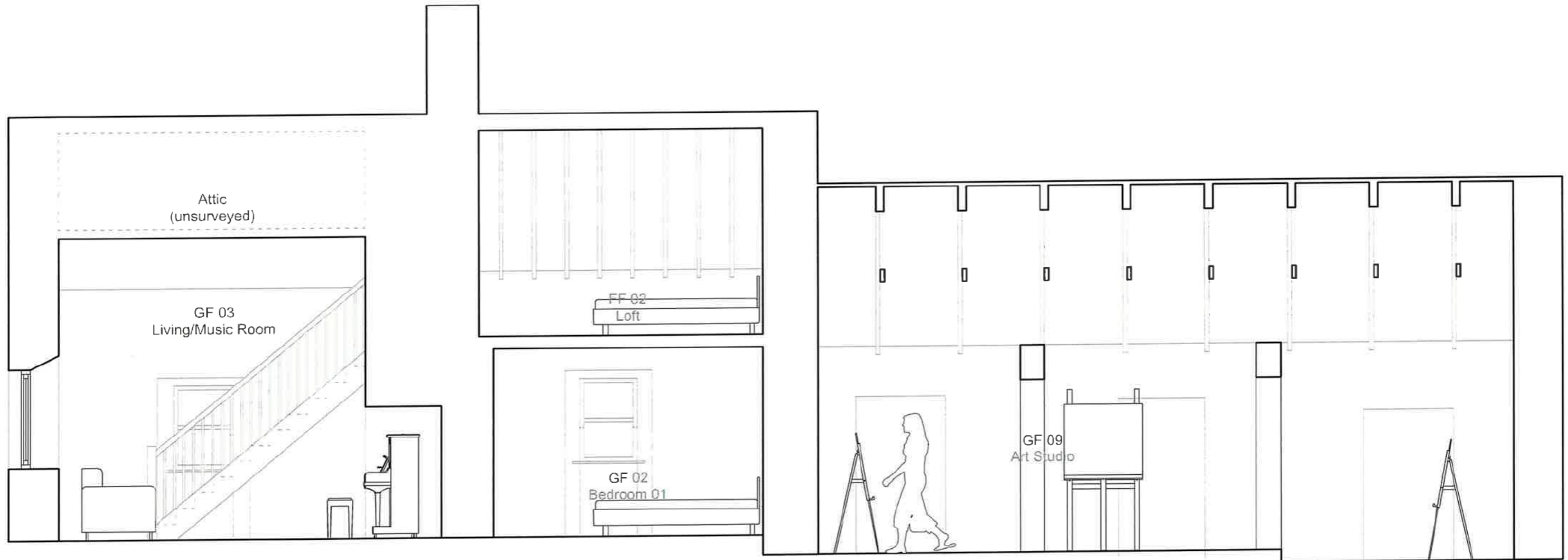
Gross Internal Floor Area
 First Floor 24sqm
 Ground Floor 98sqm
 Total 122sqm

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 SECTION
5/26/26

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PROJECT Castleiney Village		CANICE Architects	
DRAWING Ground & First Floor Plan		17a Irishtown Kilkenny, Ireland R95 W66V t: +353 (0)56 777 1494 e: studio@canicearchitects.com	
REV	DESCRIPTION	CM	DC
/	Issued for FEASIBILITY		11/10/24
REV	DESCRIPTION	DRWN BY	CHKD BY
			DATE
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		REV /	
		SIZE A3	



1 Section A-A
Scale: 1:50

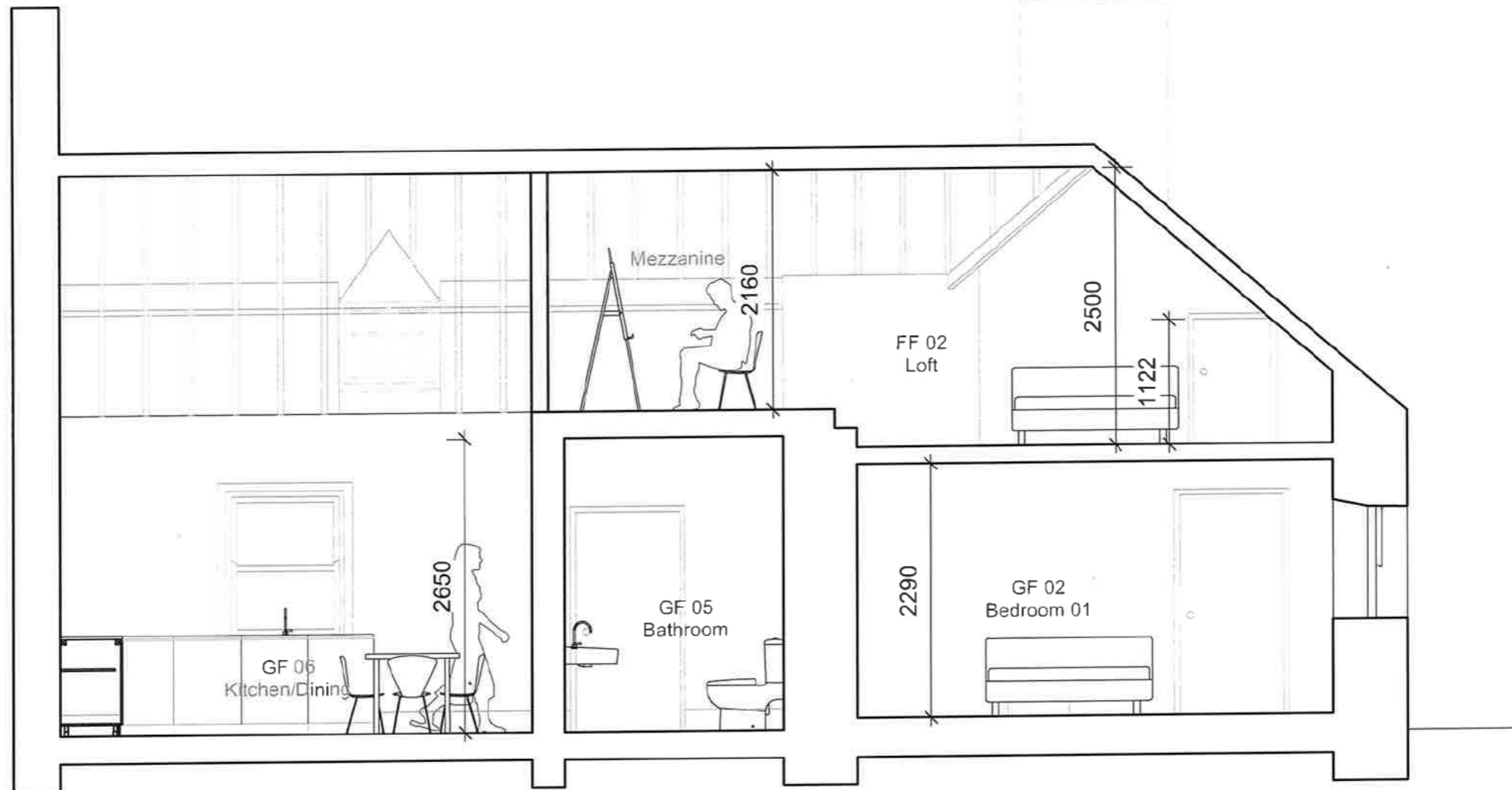
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FEASIBILITY

		PROJECT Castleiney Village			CANICE Architects		
		DRAWING Section A-A			17a Irishtown Kilkenny, Ireland R95 W66V t: +353 (0)56 777 1494 e: studio@canicearchitects.com		
REV	DESCRIPTION	DRWN BY	CHKD BY	DATE	JOB No.	DRAWING No.	REV
/	Issued for FEASIBILITY	C.M	DC	11/10/24	175	P/03	/
					SCALE		SIZE
					1:50		A3

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1 Section B-B
Scale: 1:50



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PLANNING SECTION
FILE NO. 22/26/26

FEASIBILITY

PROJECT Castleiney Village		CANICE Architects	
DRAWING Section B-B		17a Irishtown Kilkenny, Ireland R95 W66V t: +353 (0)56 777 1494 e: studio@canicearchitects.com	
REV	DESCRIPTION	DRWN BY	CHKD BY
/	Issued for FEASIBILITY	CM	DC
			11/10/24
1. Do not scale from this drawing, other than for Planning purposes. 2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility. 3. Report all drawing errors, omissions and discrepancies to the architect. 4. Where the drawing is in CAD format it is uncontrolled - only figured dimensions in hard copies and PDFs to be relied upon for checking. 5. All information contained in this drawing is SOLE COPYRIGHT OF CANICE ARCHITECTS and is not to be reproduced without their permission.		SCALE 1:50	
		JOB No. 175	SIZE A3
		DRAWING No. P/04	REV /



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 5000/604
e customerservice
@tipperarycoco.ie
tipperarycoco.ie

Date: 23rd March 2026

Our Ref: S5/26/36

Civic Offices, Nenagh

**Aisling Brennan
Castleiney Village
Templemore
Co Tipperary
E41 K225**


Re: Application for a Section 5 Declaration – Remove flat roof structure at rear of house which is in disrepair. Replace with Porch. 7sqm at Castleiney Village, Templemore, Co. Tipperary, E41A3E0.

Dear Aisling,

I acknowledge receipt of your application for a Section 5 Declaration received on 19th March 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 Ref.: S5/26/36

Applicant: Aisling Brennan

Development Address: Castleiney Village

Proposed Development: Remove flat roof structure at rear of house which is in disrepair and replace with a porch.

1. GENERAL

On 19.03.2026 a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended as to whether the following is “development” and “exempt development”:

“Remove flat roof structure at rear of house which is in disrepair and replace with a porch”

2. STATUTORY PROVISION

The following statutory provisions are relevant to this referral case;

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

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

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

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

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

Exempted Development.

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

Schedule 2, Part 1 'Exempted Development - General:

Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations reads as follows:

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

Conditions and Limitations

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

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

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

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

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

(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house. (c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

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

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

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

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

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

CLASS 50

(a) The demolition of a building, or buildings, within the curtilage of—

- (i) a house,
- (ii) an industrial building,
- (iii) a business premises, or
- (iv) a farmyard complex.

(b) The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.

1. No such building or buildings shall abut on another building in separate ownership.

2. The cumulative floor area of any such building, or buildings, shall not exceed:

(a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and

(b) in all other cases, 100 square metres.

3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act

3. **ASSESSMENT**

a. Site Location

The site comprises an existing detached property within the settlement boundary of Castleiney Village. The dwelling is located within the curtilage of an existing house and farmyard complex

b. Relevant Planning History

None recorded. The house is evident on historic 6" maps.

c. Assessment

A) "Is or is not Development"

I consider the above listed proposals constitute "works" as understood by the Planning and Development Act 2000, as amended. The above listed proposals therefore constitute "development" within the meaning of the Planning and Development Act 2000, as amended.

B) "Is or is not Exempted Development"

The proposed removal of the existing flat roof extension which measures approximately 7.9sqm meets the planning exemption under Class 50(b), Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended.

The proposed extension, with a floor area of 7sqm may meet the planning exemption under conditions/limitations 1, 2, 3, 5 and 6 of Class 1, Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended.

It is noted that the applicant has not submitted elevations for the proposed extension, therefore it is not possible to confirm that the proposed extensions meets with conditions/limitations 4 and 7. The applicant should be requested to submit elevations to an appropriate scale.

C) Restrictions under Article 9
Restrictions on exemption.

I note no exemptions under Article 9 of the Planning and Development Regulations 2001, as amended that would apply. The proposed removal of the extension does not abut another building and the floor area of same is approximately 7.9sqm.

The proposed extension is to be constructed to the rear of the dwelling, with a flat roof and wall height not exceeding the existing rear walls. The extension is in excess of 1m from the boundary and does not reduce the private open space to less than 25sqm. It is considered that same will not materially affect the character of the area

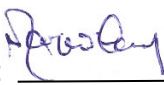
D) Requirement for Appropriate Assessment (AA) and Environmental Impact Assessment (EIA)
The proposal has been screened as to the requirements for AA and the screening assessment (attached) considers that the proposal does not impact on any Natura 2000 site.

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

It is recommended that FURTHER INFORMATION is requested under Section 5(2) of the Planning and Development Act 2000, as amended, as follows;

1. In order to enable the Planning Authority to determine if the proposal avails of an exemption under Class 1, Schedule 2, Part 1 of the Planning and Development Regulations 2001. the applicant is requested to submit Elevation drawings, to a suitable scale, of the proposed extension. Same should be shown relative to the existing dwelling.

Signed:  _____

Date: 10.04.2026

Signed: 
Senior Executive Planner

Date: 10/4/2026

AA Screening Form

STEP 1. Description of the project/proposal and local site characteristics:	
(a) File Reference No:	S5/26/36
(b) Brief description of the project or plan:	Remove flat roof structure at rear of house which is in disrepair and replace with a porch
(c) Brief description of site characteristics:	Existing dwelling
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	None
(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
002137	Lower River Suir SAC https://www.npws.ie/protected-sites/sac/002137	Less than 15km	No ecological connection via ground/surface water. No ecological connection via air due to separation distance	Less than 15km
000934	Killduff Mountain SAC https://www.npws.ie/protected-sites/sac/000934	Less than 15km	No ecological connection via ground/surface water. No ecological connection via air due to separation distance	Less than 15km
001858	Galmoy Fen SAC https://www.npws.ie/protected-sites/sac/002137	Less than 15km	No ecological connection via ground/surface water. No ecological connection via air due to separation distance	Less than 15km

- ¹ Short paraphrasing and/or cross reference to NPWS is acceptable – it is not necessary to reproduce the full text on the QI/SCI.
- ² If the site or part thereof is within the European site or adjacent to the European site, state here.

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 loss of vegetation – previously developed site
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 	Given that any potential hydrological connections to the nearest water body are indirect and weak and the separation distance is significant, it is considered that there is no real likelihood of any significant effects on European Sites in the wider catchment area
In-combination/Other	

(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.) 	<p>The application site is not located adjacent or within a European site, therefore there is no risk of habitat loss or fragmentation or any effects on QI species directly or ex-situ.</p> <p>The significant distance between the proposed development site and any European Sites, and the very weak and indirect ecological pathway is such that the proposal will not result in any likely</p>

<ul style="list-style-type: none"> • Changes to areas of sensitivity or threats to QI • Interference with the key relationships that define the structure or ecological function of the site 	changes to the European sites that comprise part of the Natura 2000 network
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(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:

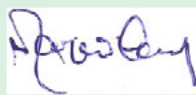
Describe how the proposed development (alone or in-combination) is/is not likely to have significant effects on European site(s) in view of its conservation objectives.

Conclusion:

Having regard to:

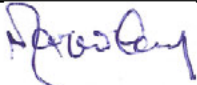
- the small scale nature of the development (change of use of an existing dwelling),
- the location of the development at a significant remove from nearby European sites and,
- the consequent absence of a direct pathway to these European sites,

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

	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	X	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:		10.04.2026
Signature and Date of the Decision Maker:		

EIA Screening Form

Form 1

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	S5.26.36
Development Summary:	Remove flat roof structure at rear of house which is in disrepair and replace with a porch
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 <u> [insert here] </u>	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): <u> [specify class & threshold here] </u>	EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : <u> [insert here] </u>	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 <input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Screening Determination required Preliminary Examination required
Signature and Date of Recommending Officer:	 10.04.2026



Date: 13th April, 2026

Our Ref: S5/26/36

Civic Offices, Nenagh

**Aisling Brennan
Castleiney Village
Templemore
Co. Tipperary**

Re: Application for a Section 5 Declaration – Remove flat roof structure at rear of house which is in disrepair and replace with a porch at Castleiney Village, Co. Tipperary

Dear Ms Brennan,

I refer to an application received from you on 19th March, 2026 requesting a Declaration from this Planning Authority as to whether or not certain works constitute development within the meaning of the Planning and Development Act 2000, as amended.

Further information is requested as follows;

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

1. In order to enable the Planning Authority to determine if the proposal avails of an exemption under Class 1, Schedule 2, Part 1 of the Planning and Development Regulations 2001. the applicant is requested to submit Elevation drawings, to a suitable scale, of the proposed extension. Same should be shown relative to the existing dwelling.

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

Yours sincerely



for **Director of Services**

Fw: [External] Section 5 -Castleiney Cottage-Porch

From Planning <planning@tipperarycoco.ie>

Date Mon 20 Apr 2026 8:58 AM

To Hendy, Pauline <[REDACTED]>

 2 attachments (351 KB)

Porch - North Elevation.PDF; Porch - West Elevation.PDF;

Kind regards,

Pauline Hendy

Assistant Staff Officer

Planning Section

Tipperary County Council, Civic Offices, Nenagh, Co. Tipperary

T: 0818-065000

E: planning@tipperarycoco.ie

W: www.tipperarycoco.ie



From: Aisling Brennan <[REDACTED]>

Sent: Sunday 19 April 2026 7:47 pm

To: Planning <planning@tipperarycoco.ie>

Subject: Re: [External] Section 5 -Castleiney Cottage-Porch

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.

Hi,

I hope you have had a good weekend.

Please find attached elevation drawings for section 5 application, Ref S5/26/36

All the best,

Aisling Brennan

On Thu, Mar 19, 2026 at 4:19 PM Planning <planning@tipperarycoco.ie> wrote:

Dear Aisling,

I wish to acknowledge receipt of your email and advise that I have forwarded same to the relevant section.

Kind Regards,
Siobhan

Siobhan Ryan,

Staff Officer, Planning

Civic Offices, Limerick Road, Nenagh, Co. Tipperary.

Telephone: 0818 06 5000

E-mail: planning@tipperarycoco.ie

Website: www.tipperarycoco.ie



From: Aisling Brennan [REDACTED]
Sent: Thursday 19 March 2026 3:39 pm
To: Planning <planning@tipperarycoco.ie>
Subject: [External] Section 5 -Castleiney Cottage-Porch

You 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.

Hi,

I hope this email finds you well. I wish to apply for section 5 planning application. Attached please find:

- Application form
- Receipt of Payment
- Photograph
- OSI - Site Location Map
- Floor plans and elevation
- Site Layout plan (Site is in process of transferred Ownership. Proposed boundary lines are outlined in red.)

All the best,

Aisling Brennan

Tipperary County Council Disclaimer <https://www.tipperarycoco.ie/governance-and-administration/data-access-request/disclaimer-email>

TIPPERARY CO. COUNCIL
RECEIVED
 20 APR 2026
 PLANNING SECTION
 FILE NO. 5/26/36



1 East Elevation
 Scale: 1:50

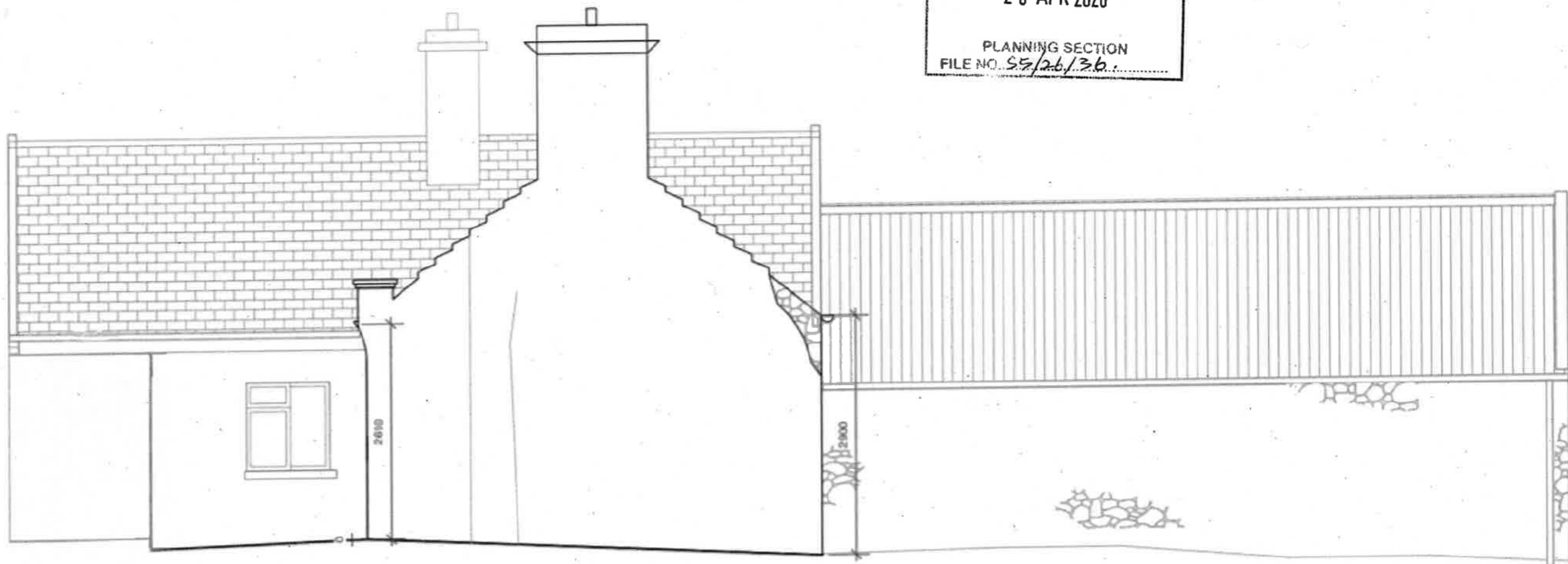
SURVEY



PROJECT: Castleiney Village		JOB No.:		DRAWING No.:		REV:	
DRAWING: North Elevation							
/ Issued for FEASIBILITY		DATE:	SCALE:	1:50		SIZE: A3	
REV	DESCRIPTION	DATE	SCALE	1:50		SIZE: A3	

1. Do not scale from this drawing, other than for Planning purposes. 2. All dimensions to be checked on site by the contractor and both dimensions to be his responsibility. 3. Report all drawing errors, omissions and discrepancies to the architect. 4. When the drawing is in CAD format, it is unamendable - only signed dimensions to hard copies and PDFs to be relied upon for checking. 5. All information contained in this drawing is SOLE COPYRIGHT OF CANICE ARCHITECTS and is not to be reproduced without their permission.

TIPPERARY CO. COUNCIL
RECEIVED
 20 APR 2026
 PLANNING SECTION
 FILE NO. 55/26/36.....



1 **West Elevation**
 Scale: 1:50



SURVEY

			PROJECT Castleiney Village		
			DRAWING West Elevation		
REV	DESCRIPTION	DATE	BY	CHKD	DATE
1	Issued for FEASIBILITY				
<small>1. Do not scale from this drawing, other than for Planning purposes. 2. All dimensions in this drawing are to the centerline unless otherwise stated. 3. Report all drawing errors, omissions and discrepancies to the architect. 4. Where the drawing is in CAD format, it is uncontrolled - only signed dimensions in hard copies and PDFs to be used for checking. 5. All information contained in this drawing is WOLF CONSTRUCTION OF CANNON ARCHITECTS and is not to be reproduced without their permission.</small>			SCALE	1:50	REV
					A3



Comhairle Contae Thiobraid Árann
Tipperary County Council

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

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

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

tipperarycoco.ie

Date: 20th April 2026

Our Ref: S5/26/36

Civic Offices, Nenagh

**Aisling Brennan
Castleiney Village
Templemore
Co. Tipperary**

Re: Application for a Section 5 Declaration – Remove flat roof structure at rear of house which is in disrepair and replace with a porch at Castleiney Village, Co. Tipperary.

Dear Aisling

I acknowledge receipt of Further Information received on 20th April 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 Ref.: S5/26/36

Applicant: Aisling Brennan

Development Address: Castleiney Village

Proposed Development: Remove flat roof structure at rear of house which is in disrepair and replace with a porch.

1. GENERAL

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The following statutory provisions are relevant to this referral case;

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“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.

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

Exempted Development.

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

Schedule 2, Part 1 'Exempted Development - General:

Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations reads as follows:

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.

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

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

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

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

(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

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

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

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

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

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

CLASS 50

(a) The demolition of a building, or buildings, within the curtilage of—

- (i) a house,
- (ii) an industrial building,
- (iii) a business premises, or
- (iv) a farmyard complex.

(b) The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.

1. No such building or buildings shall abut on another building in separate ownership.

2. The cumulative floor area of any such building, or buildings, shall not exceed:

(a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and

(b) in all other cases, 100 square metres.

3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act

3. ASSESSMENT

a. Site Location

The site comprises an existing detached property within the settlement boundary of Castleiney Village. The dwelling is located within the curtilage of an existing house and farmyard complex

b. Relevant Planning History

None recorded. The house is evident on historic 6" maps.

c. Assessment

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It is noted that the applicant has not submitted elevations for the proposed extension, therefore it is not possible to confirm that the proposed extensions meets with conditions/limitations 4 and 7. The applicant should be requested to submit elevations to an appropriate scale.

C) Restrictions under Article 9
Restrictions on exemption.

I note no exemptions under Article 9 of the Planning and Development Regulations 2001, as amended that would apply. The proposed removal of the extension does not abut another building and the floor area of same is approximately 7.9sqm.

The proposed extension is to be constructed to the rear of the dwelling, with a flat roof and wall height not exceeding the existing rear walls. The extension is in excess of 1m from the boundary and does not reduce the private open space to less than 25sqm. It is considered that same will not materially affect the character of the area

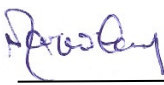
D) Requirement for Appropriate Assessment (AA) and Environmental Impact Assessment (EIA)
The proposal has been screened as to the requirements for AA and the screening assessment (attached) considers that the proposal does not impact on any Natura 2000 site.

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

It is recommended that FURTHER INFORMATION is requested under Section 5(2) of the Planning and Development Act 2000, as amended, as follows;

1. In order to enable the Planning Authority to determine if the proposal avails of an exemption under Class 1, Schedule 2, Part 1 of the Planning and Development Regulations 2001. the applicant is requested to submit Elevation drawings, to a suitable scale, of the proposed extension. Same should be shown relative to the existing dwelling.

Signed:  _____

Date: 10.04.2026

Signed: 
Senior Executive Planner

Date: 10/4/2026

5. ASSESSMENT OF FURTHER INFORMATION

Further information (FI) was requested from the applicant on 13.04.2026 and a response was received on 20.04.2026. The FI request is outlined below in italics with assessment under same in bold.

- 1. In order to enable the Planning Authority to determine if the proposal avails of an exemption under Class 1, Schedule 2, Part 1 of the Planning and Development Regulations 2001. the applicant is requested to submit Elevation drawings, to a suitable scale, of the proposed extension. Same should be shown relative to the existing dwelling.*

The applicant submitted drawings of the East and West Elevations which depict the proposed flat roofed extension as requested.

A) "Is or is not Development"

I consider the above listed proposals constitute "works" as understood by the Planning and Development Act 2000, as amended. The above listed proposals therefore constitute "development" within the meaning of the Planning and Development Act 2000, as amended.

B) "Is or is not Exempted Development"

The proposed removal of the existing flat roof extension which measures approximately 7.9sqm meets the planning exemption under Class 50(b), Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended.

The proposed extension, is a flat roof extension with a floor area of 7sqm. It is noted that the proposed extension is shown as having an overall height of 2.650m. The eaves height of the existing dwelling is shown at 2.35m. It is considered therefore that the proposed development does not comply with the conditions and limitations of Schedule 2, Part 1, Class 1 condition no. 4(c) which requires that 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.

C) Restrictions under Article 9

Restrictions on exemption.

I note no exemptions under Article 9 of the Planning and Development Regulations 2001, as amended that would apply.

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

The proposal has been screened as to the requirements for AA and the screening assessment (attached) considers that the proposal does not impact on any Natura 2000 site.

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

A question has arisen as to whether the following is development and is or is not exempted development;

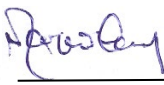
“28sqm – single storey extension to the rear of existing 2 storey dwelling house

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) Class 1 and Class 50(b) of Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended
- (c) Article 6 and 9 of the Planning and Development Regulations 2001, as amended.

Tipperary County Council has concluded that –

The proposed development as presented on the drawings provided with the Declaration application, constitutes “development” within the meaning of the Planning and Development Act 2000, as amended and is “**NOT EXEMPT**” development as same fails to meet the conditions and limitations of Schedule 2, Part 1, Class 1 (4)(c).

Signed:  _____

Date: 07.05.2026

Signed: 
Senior Executive Planner

Date: 7/5/2026

AA Screening Form

STEP 1. Description of the project/proposal and local site characteristics:	
(a) File Reference No:	S5/26/36
(b) Brief description of the project or plan:	Remove flat roof structure at rear of house which is in disrepair and replace with a porch
(c) Brief description of site characteristics:	Existing dwelling
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	None
(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
002137	Lower River Suir SAC https://www.npws.ie/protected-sites/sac/002137	Less than 15km	No ecological connection via ground/surface water. No ecological connection via air due to separation distance	Less than 15km
000934	Killduff Mountain SAC https://www.npws.ie/protected-sites/sac/000934	Less than 15km	No ecological connection via ground/surface water. No ecological connection via air due to separation distance	Less than 15km
001858	Galmoy Fen SAC https://www.npws.ie/protected-sites/sac/002137	Less than 15km	No ecological connection via ground/surface water. No ecological connection via air due to	Less than 15km

			separation distance	
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¹ Short paraphrasing and/or cross reference to NPWS is acceptable – it is not necessary to reproduce the full text on the QI/SCI.

² If the site or part thereof is within the European site or adjacent to the European site, state here.

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 loss of vegetation – previously developed site
<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 	Given that any potential hydrological connections to the nearest water body are indirect and weak and the separation distance is significant, it is considered that there is no real likelihood of any significant effects on European Sites in the wider catchment area
In-combination/Other	

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

<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> • Reduction or fragmentation of habitat area • Disturbance to QI species 	<p>The application site is not located adjacent or within a European site, therefore there is no risk of habitat loss or fragmentation or any effects on QI species directly or ex-situ.</p>
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- 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

The significant distance between the proposed development site and any European Sites, and the very weak and indirect ecological pathway is such that the proposal will not result in any likely changes to the European sites that comprise part of the Natura 2000 network

(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:

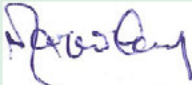
Describe how the proposed development (alone or in-combination) is/is **not likely** to have **significant** effects on European site(s) in view of its conservation objectives.

Conclusion:

Having regard to:

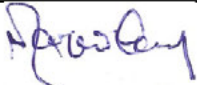
- the small scale nature of the development (change of use of an existing dwelling),
- the location of the development at a significant remove from nearby European sites and,
- the consequent absence of a direct pathway to these European sites,

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

	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:	 07.05.2026	
Signature and Date of the Decision Maker:		

EIA Screening Form

Form 1

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	S5.26.36
Development Summary:	Remove flat roof structure at rear of house which is in disrepair and replace with a porch
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 <u> [insert here] </u>	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): <u> [specify class & threshold here] </u>	EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : <u> [insert here] </u>	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 <input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Screening Determination required Preliminary Examination required
Signature and Date of Recommending Officer:	 07.05.2026

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/26/36** **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 Aisling Brennan, Castleiney Village, Templemore, Co. Tipperary, Re: Remove flat roof structure at rear of house which is in disrepair and replace with a porch at Castleiney Village, Templemore, 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) Class 1 and Class 50(b) of Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended
- (c) Article 6 and 9 of the Planning and Development Regulations 2001, as amended.

Tipperary County Council has concluded that –

The proposed development as presented on the drawings provided with the Declaration application, constitutes "development" within the meaning of the Planning and Development Act 2000, as amended and is **"NOT EXEMPT" development** as same fails to meet the conditions and limitations of Schedule 2, Part 1, Class 1 (4)(c).

Signed: 
Brian Beck
Director of Services

Date: 8/05/2026



Date: 8th May 2026

Our Ref: S5/26/36

Civic Offices, Nenagh

Aisling Brennan
Castleiney Village
Templemore
Co. Tipperary E41 K225

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

Dear Ms Brennan,

I refer to your application for a Section 5 Declaration received on 19th March, 2026, and Further Information received on 20th April 2026 in relation to the following proposed works:

Remove flat roof structure at rear of house which is in disrepair and replace with a porch at Castleiney Village, 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 –

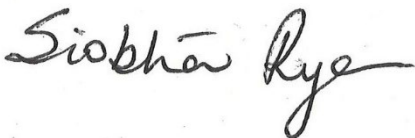
- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended
- (b) Class 1 and Class 50(b) of Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended
- (c) Article 6 and 9 of the Planning and Development Regulations 2001, as amended.

Tipperary County Council has concluded that –

The proposed development as presented on the drawings provided with the Declaration application, constitutes “development” within the meaning of the Planning and Development Act 2000, as amended and is **“NOT EXEMPT” development** as same fails to meet the conditions and limitations of Schedule 2, Part 1, Class 1 (4)(c).

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 'y'.

for **Director of Services**

cc.: Eoin Brennan, Castleiney Village, Templemore, Co. Tipperary