

Liam Slattery
Diploma in Civil Engineering

Tipperary County Council
Planning Section by email
Received: 29/06/2026 File
ref: S5/26/108

Mitchelstown,
Co. Cork



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

29th June 2026

Permission to Construct a single storey extension to rear of existing dwelling at Drumleagh, Aherlow, Co. Tipperary for Alan O'Neill.

Dear Sir/Madam,

Patrick O'Neill is hoping to build a domestic extension to the rear of his property at Drumleagh. Aherlow. The extension will comprise of increasing the size of the existing bathroom to comply for wheelchair access. The extension will be 1.10m x 3.985m externally at the rear of the dwelling, it's single storey and won't exceed the height of the existing dwelling.

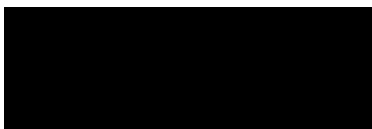
From the above information, the proposed structures should be exempt under Section 5 of the Planning and Development Act 2000.

Please find enclosed:

- ☐ Receipt for €80.00
- ☐ Application forms
- ☐ ordnance maps – 1:10560, 1:2500
- ☐ drawings of proposed development (see below)

DRG. No.	DRG. TITLE	SIZE - SCALE
553 – 11	Site Layout	A4 – 1:500
553 – 22	Elevations	A3 – 1:100
553 – 23	Floor Plan & Sections	A3 – 1:100

Yours sincerely,





PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

1. Applicant's address/contact details:

Applicant	PATRICK O'NEILL
Address	DROMLEAGH, AHERLOW, CO. TIPPERARY
Telephone No.	(Area - Son) [REDACTED]
E-mail	

2. Agent's (if any) address:

Agent	Liam Sweeney
Address	3 LOIS NA GLEANN, GLANMIRE CORK
Telephone No.	[REDACTED]
E-mail	[REDACTED]
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)	DROMLEAGH, AHERLOW, CO. TIPPERARY
---	--------------------------------------

4. **Development Details:**

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

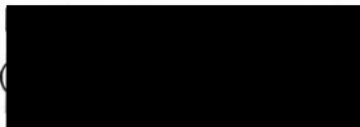
(Note: only works and uses listed and described under this section will be assessed under this Section 5 Application. Use additional sheets if required.

To Construct A SINGLE STOREY EXTENSION
To Rear of EXISTING DWELLING
Proposed floor area of proposed works/uses: 3.3 sqm (INTERNAL) / 4m ² (EXTERNAL)

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	
Where legal interest is 'Other', please expand further on your interest in the land or structure		
If you are not the legal owner, please state the name and address of the owner	Name: Address:	

Signature of Applicant



Date:

29/06/26

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.

GUIDANCE NOTES

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

This application form and relevant fee should be submitted to:

**Planning Section,
Tipperary County Council,
Civic Offices,
Limerick Road,
Nenagh,
Co. Tipperary**

OR

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

Enquires:

Telephone 0818 06 5000

E-Mail planning@tipperarycoco.ie

FOR OFFICE USE ONLY

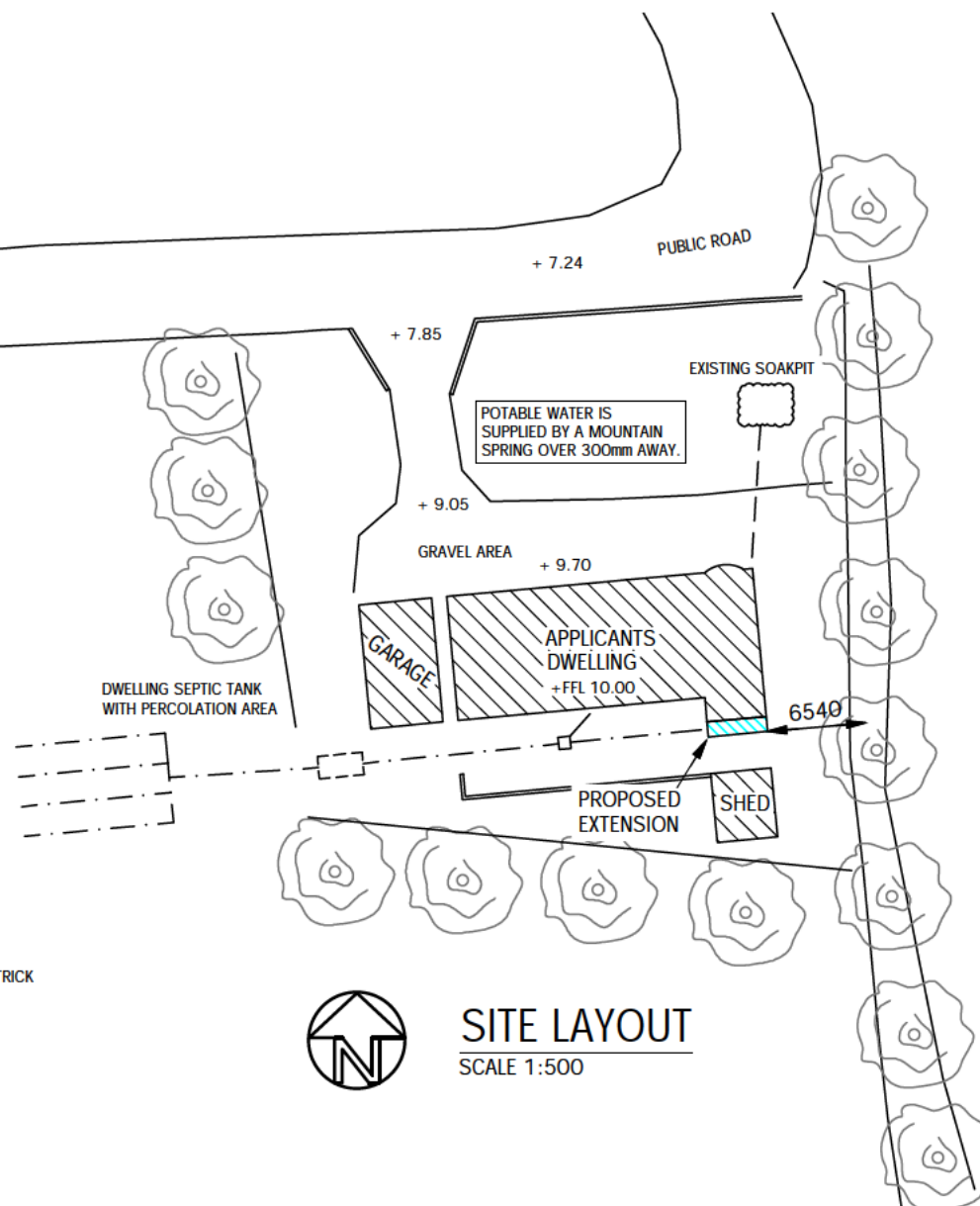
Fee Recd. € 80.00
Receipt No 205122
Date 29/06/2026
Received by C. Ahern

DATE STAMP

**Tipperary County Council
Planning Section by email
Received: 29/06/2026 File
ref: S5/26/108**

LEGEND

- - PROPOSED STRUCTURES MARKED BLUE
- SM  - STORM MANHOLE
- - - - - EXISTING STORM DRAIN
- FM  - FOUL MANHOLE
- - - - - EXISTING FOUL DRAIN
- +42.00 - EXISTING GROUND LEVEL



AGRICULTURAL LAND FARMED BY PATRICK (APPLICANT) AND HIS SON, ALAN



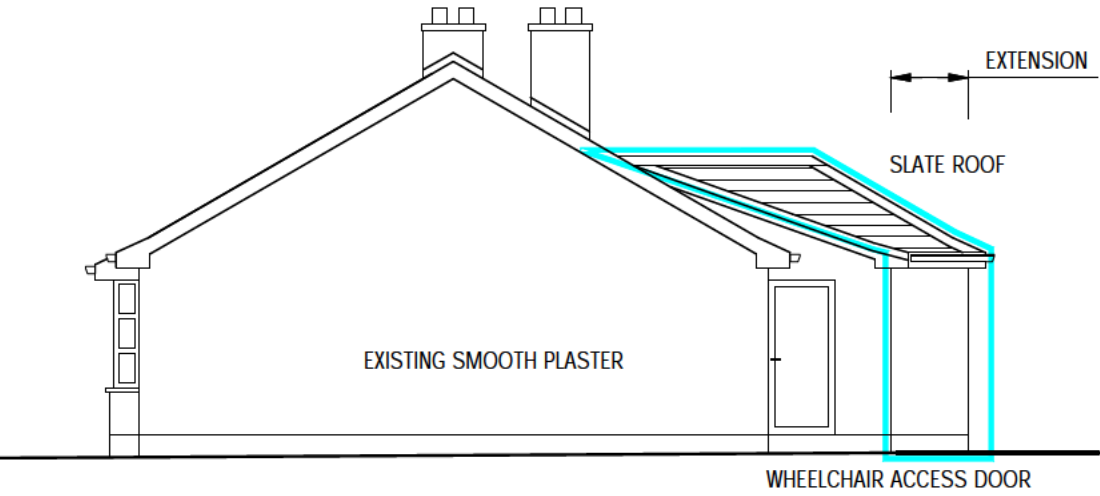
SITE LAYOUT

SCALE 1:500

Tipperary County Council
Planning Section by email
Received: 29/06/2026 File
ref: S5/26/108

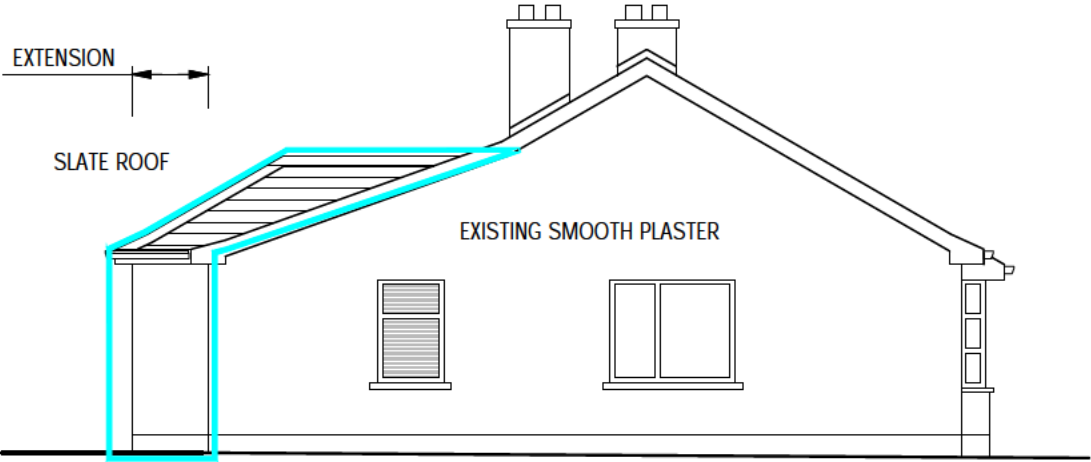
A	ISSUED FOR PLANNING	06.26
REV.	DESCRIPTION	DATE
LIAM SLATTERY Diploma in Civil Engineering MITCHELSTOWN, Co. CORK Ph.: 086 3892939 email: slatteryliam@yahoo.com		PROJECT: DOMESTIC EXTENSION AT DRUMLEAGH, AHERLOW, Co. TIPPERARY FOR Patrick O'Neill
Date: June 2026	Scale: A4 - 1:500	DRG. TITLE: SITE LAYOUT

Tipperary County Council
Planning Section by email
Received: 29/06/2026 File
ref: S5/26/108



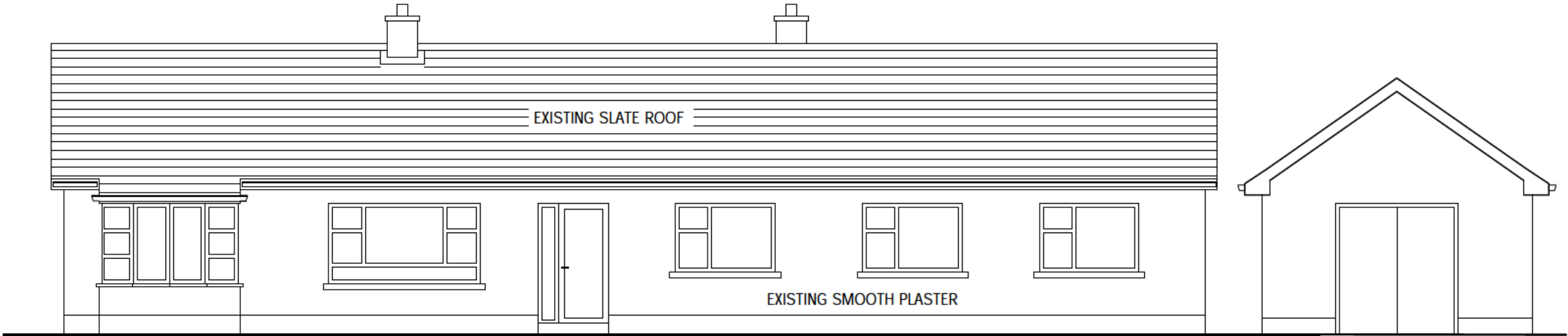
SIDE ELEVATION - WEST

SCALE 1:100



SIDE ELEVATION - EAST

SCALE 1:100



FRONT ELEVATION - NORTH

SCALE 1:100

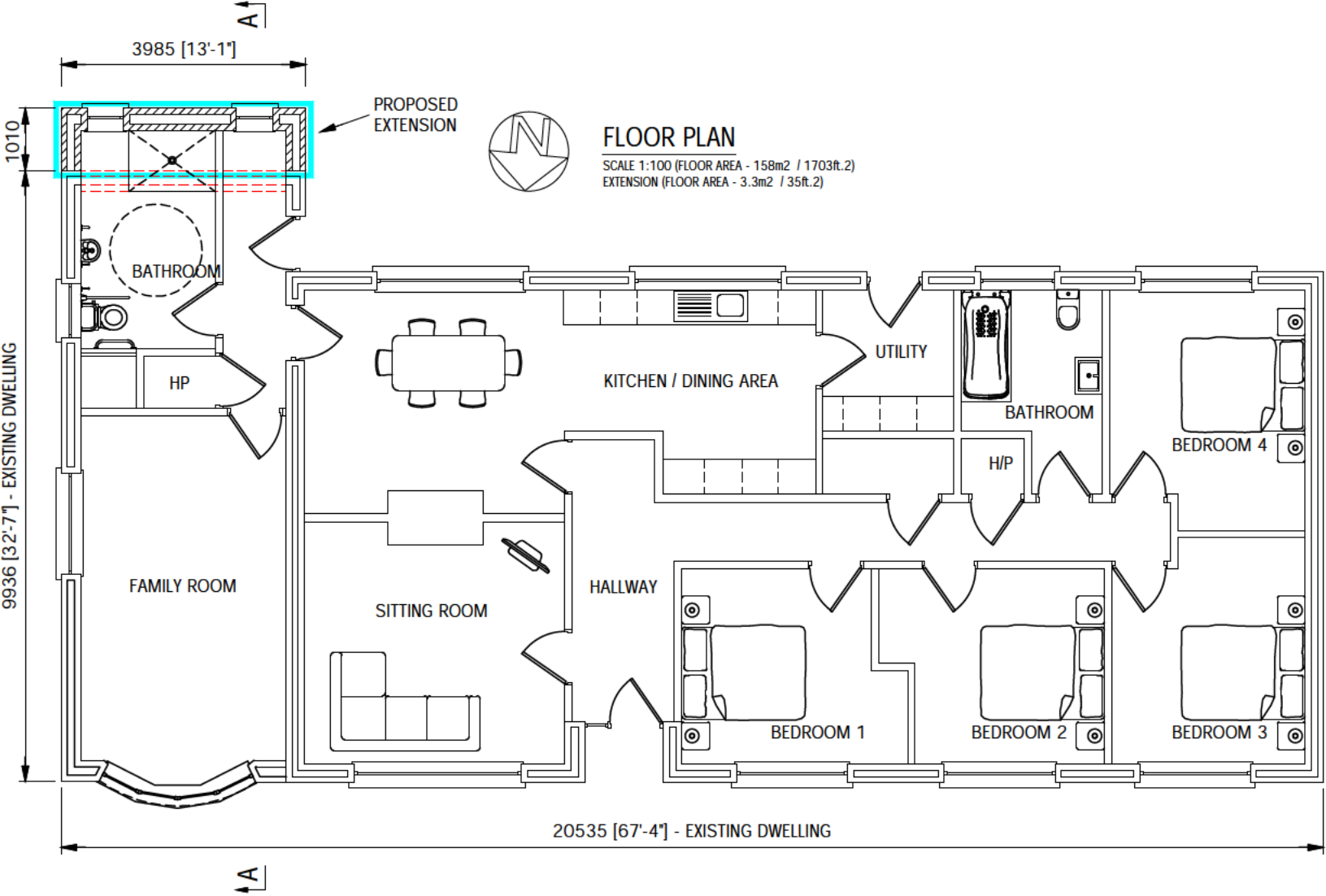


REAR ELEVATION - SOUTH

SCALE 1:100

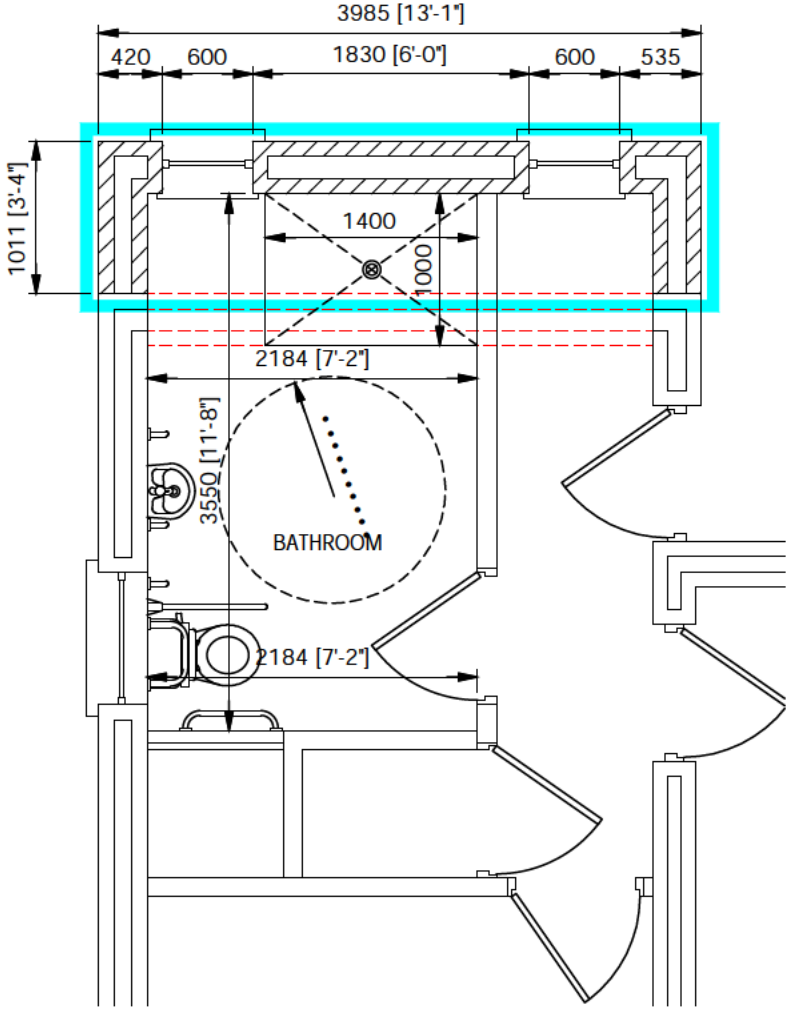
BROWN PVC WINDOWS
TO MATCH EXISTING

A	ISSUED FOR PLANNING	06.26
REV.	DESCRIPTION	DATE
LIAM SLATTERY Diploma in Civil Engineering MITCHELSTOWN, Co. CORK Ph.: 086 3892939 email: slatteryliam@yahoo.com		PROJECT: DOMESTIC EXTENSION AT DRUMLEAGH, AHERLOW, Co. TIPPERARY FOR Patrick O'Neill
Date: June 2026	Scale: A3 - 1:100	Drg. No.: 553 - 12
		DRG. TITLE: ELEVATIONS

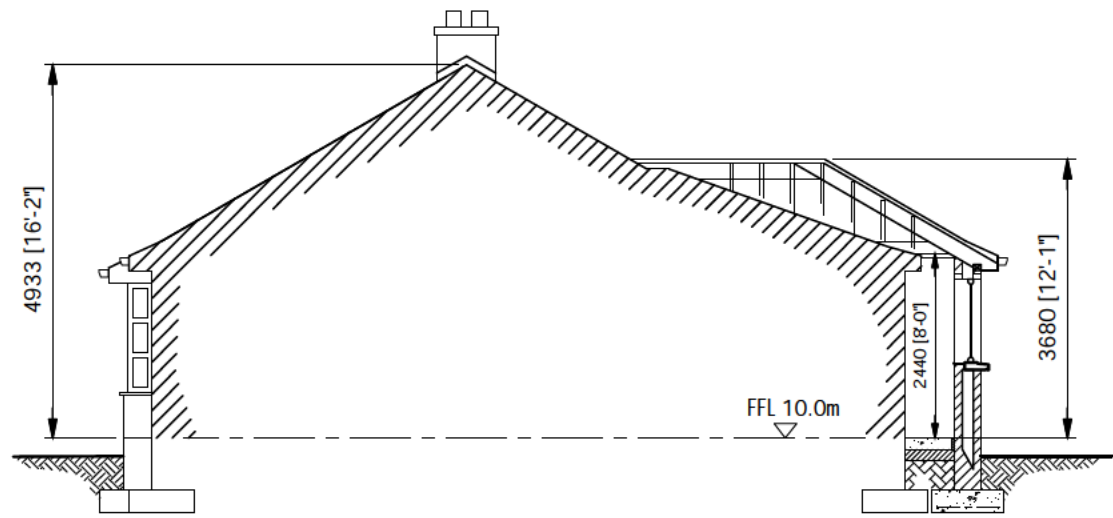


FLOOR PLAN
SCALE 1:100 (FLOOR AREA - 158m² / 1703ft.²)
EXTENSION (FLOOR AREA - 3.3m² / 35ft.²)

DOMESTIC GARAGE



HIGHLIGHTED FLOOR PLAN



SECTION A-A
SCALE 1:100

BLACK SLATE ON TIMBER BATTENS
ON NON-TEARABLE BREATHABLE FELT ON
RAFTERS AT 400 CRS. ENDS OF
RAFTERS TO BE TREATED WITH
SUITABLE PRESERVATIVE.

150mm thick "Kingspan KOOLTHERM K7" INSULATION CUT AND
WEDGED BETWEEN JOISTS WITH 52.5mm KOOLTHERM K17

VENTILATION AT EAVES AND RIDGE LEVEL.

100 x 75 TREATED TIMBER
WALL PLATE STRAPPED TO
WALL AS PER BUILDING REGS.

100 BLOCK OUTER LEAF
WITH 100mm thick "Kingspan Therma TW50" INSULATION
100 BLOCK INNER LEAF

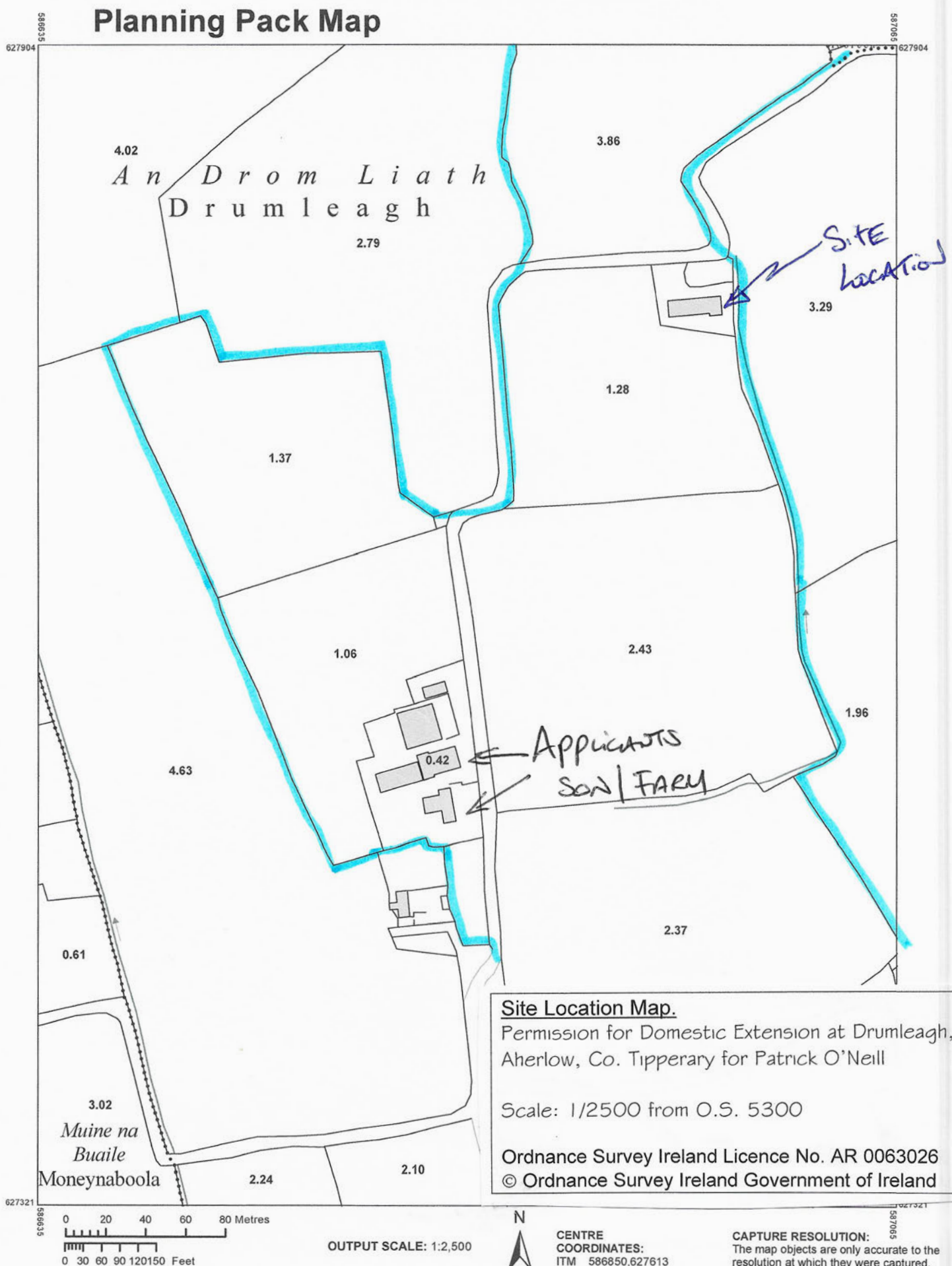
150 CONCRETE FLOOR SLAB
ON 140 mm Kingspan Kooltherm K3 INSULATION
ON Monarflex Geomembrane RADON BARRIER & SUMP

FOUNDATIONS TO BE NOMINALLY 1000 WIDE
x 300 DEEP WITH T10 BARS AT 200 CRS.
EACH WAY BOTTOM.

Tipperary County Council
Planning Section by email
Received: 29/06/2026 File
ref: S5/26/108

A	ISSUED FOR PLANNING	06.26
REV.	DESCRIPTION	DATE
LIAM SLATTERY Diploma in Civil Engineering MITCHELSTOWN, Co. CORK Ph.: 086 3892939 email: slatteryliam@yahoo.com		PROJECT: DOMESTIC EXTENSION AT DRUMLEAGH, AHERLOW, Co. TIPPERARY FOR Patrick O'Neill
Date: June 2026	Scale: A3 - 1:100	DRG. TITLE: FLOOR PLAN & SECTION
Drg. No.: 553 - 12		

Planning Pack Map



Site Location Map.

Permission for Domestic Extension at Drumleagh, Aherlow, Co. Tipperary for Patrick O'Neill

Scale: 1/2500 from O.S. 5300

Ordnance Survey Ireland Licence No. AR 0063026
© Ordnance Survey Ireland Government of Ireland

COMPILED AND PUBLISHED BY:

Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
J08F6E4

No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

www.tailte.ie

Any unauthorised reproduction infringes Tailte Éireann copyright.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

© Tailte Éireann, 2025
All rights reserved

CENTRE
COORDINATES:
ITM 586850,627613

PUBLISHED: 10/03/2025
ORDER NO.: 50453660_1

MAP SERIES: 1:5,000
MAP SHEETS: 5300

Tipperary County Council
Planning Section by email
Received: 29/06/2026
File ref: S5/26/108

CAPTURE RESOLUTION:

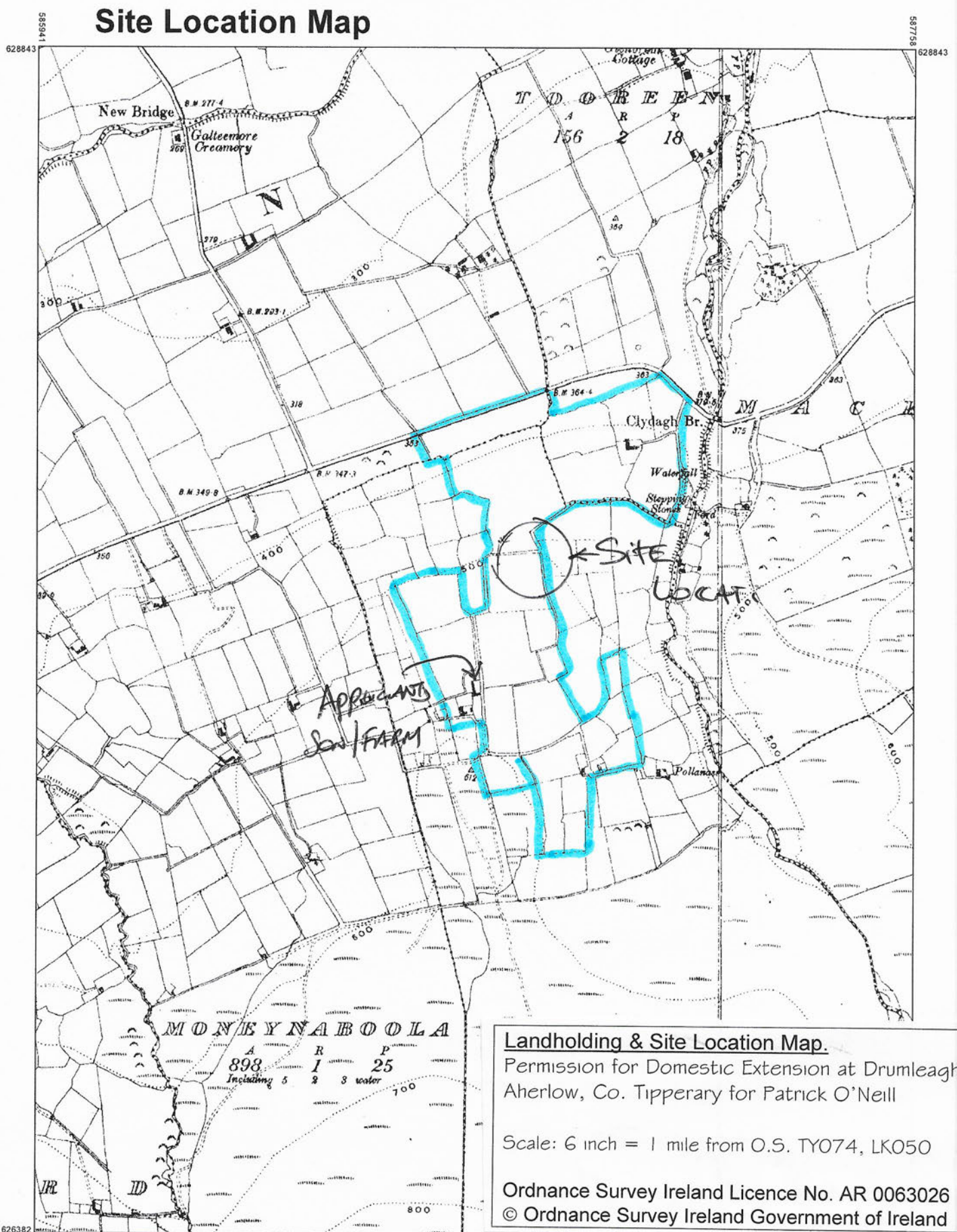
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: www.tailte.ie; search 'Capture Resolution'

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



**Tailte
Éireann**

Site Location Map



COMPILED AND PUBLISHED BY:

Tailte Éireann,
 Phoenix Park,
 Dublin 8,
 Ireland.
 008F6E4

No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

www.tailte.ie

Any unauthorised reproduction infringes Tailte Éireann copyright.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

© Tailte Éireann, 2025
 All rights reserved

CENTRE
 COORDINATES:
 ITM 586850,627613

PUBLISHED:
 10/03/2025

MAP SERIES:
 6 Inch Raster
 6 Inch Raster
 6 Inch Raster

ORDER NO.:
 50453660_1

MAP SHEETS:
 LK050
 TY073+073A
 TY074

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; search 'Capture Resolution'

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

Tipperary County Council
 Planning Section by email
 Received: 29/06/2026 File
 ref: S5/26/108



Tailte
 Éireann



Tipperary County Council
Civic Offices
Clonmel
Co Tipperary

29/06/2026 11:51:37

Receipt No. : CLONMEL/0/205122

LIAM SLATTERY
3 COIS NA GLEANN
GLANMIRE
CO CORK

TIPPERARY COUNTY COUN
Emmet Street
E91 N512

MERCHANT ID: *****3546
TERMINAL ID: *****4603
DATE: 29/06/2026 TIME: 11:50

PLAN APPLICATION FEES 80.00
GOODS 80.00
VAT Exempt/Non-vatable

Total : 80.00 EUR

Tendered :
Credit Card 80.00

Change : 0.00

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



Comhairle Contae Thiobraid Árann
Tipperary County Council

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

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

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

Our Ref: S5/26/108

29th June 2026

Patrick O'Neill,
C/O Liam Slattery,
3 Cois Na Gleann,
Glanmire,
Co. Cork.

Re: Application for a Section 5 Declaration – To construct a single storey extension to the rear of existing dwelling at Dromleagh, Aherlow, Co. Tipperary.

Dear Mr. Slattery,

I wish to acknowledge receipt of your application for a Section 5 Declaration received on 29th June 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:	S5/26/108
Applicant:	Patrick O' Neill
Development Address:	Drumleagh, Aherlow, Co. Tipperary E34DD85
Proposed Development:	To construct a single storey extension to rear of existing dwelling (3.3sq.m)

1. GENERAL

On 29th June 2026 a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended by Patrick O' Neill c/o Liam Slattery as to whether or not the following works constituted development and if so, whether same was exempted development:

To construct a single storey extension to rear of existing dwelling (3.3sq.m)

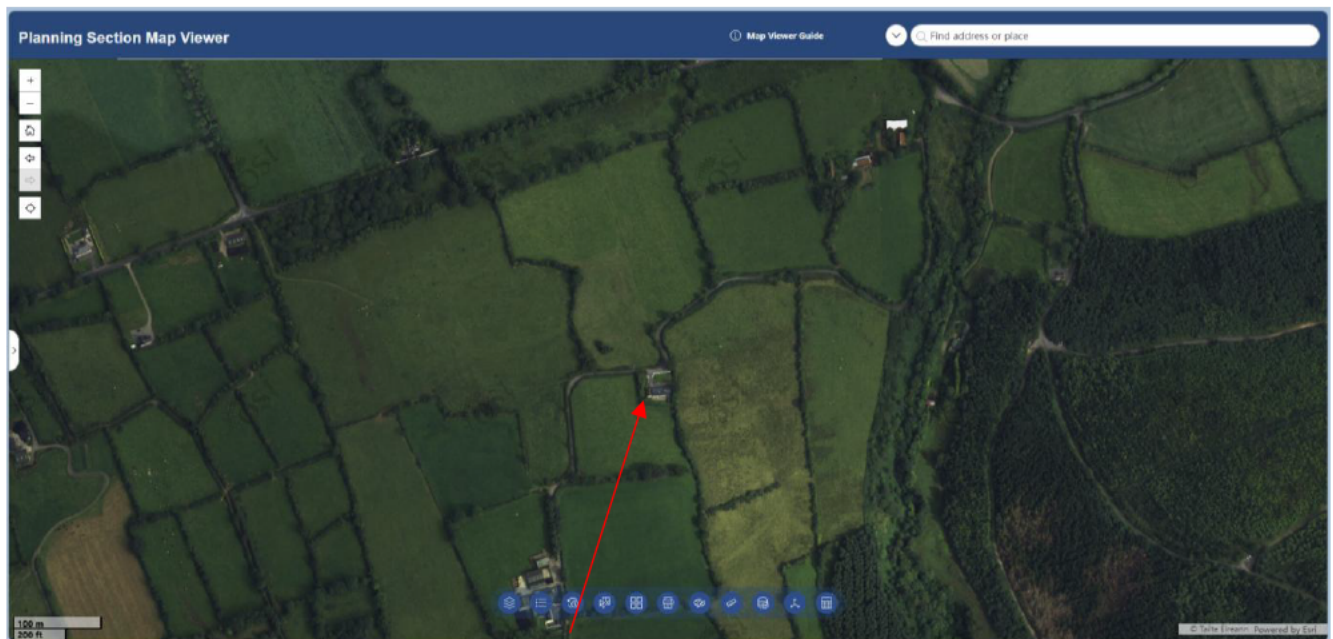


Figure 1 Site Location

2. STATUTORY PROVISIONS

The following statutory provisions are relevant to this case;

Planning and Development Act 2000, as amended

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

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

Section 2(1) of the Act defines "works" as:

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected

structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

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

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

Section 4 states:

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

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

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

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

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

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

Planning and Development Regulations 2001, as amended

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

Exempted Development.

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

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

<i>Column 1 Description of Development</i>	<i>Column 2 Conditions and Limitations</i>
CLASS 1 <i>The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other</i>	<i>1.</i> <i>(a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</i> <i>(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.</i>

<i>similar structure attached to the rear or to the side of the house.</i>	(c) <i>Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.</i> 2. (a) <i>Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.</i> (b) <i>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.</i> (c) <i>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.</i> 3. <i>Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</i> 4. (a) <i>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.</i> (b) <i>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.</i> (c) <i>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.</i> 5. <i>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.</i> 6. (a) <i>Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</i> (b) <i>Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</i>
---	---

	(c) <i>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.</i> 7. <i>The roof of any extension shall not be used as a balcony or roof garden</i>
--	--

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—*

(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.*

(viiC) *consist of or comprise development which would be likely to have an adverse impact on an area designated as a natural heritage area by order made under section 18 of the Wildlife (Amendment) Act 2000.*

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

3. **ASSESSMENT**

a. **Site Location**

The subject site is located in the rural townland of Drumbleagh, Aherlow, Co. Tipperary E34DD85. The dwelling on the site is not protected and is not located within a zone of archaeological potential.



Figure 2 Google Street View captured 2011

b. Relevant Planning History

P3/9281 Permission GRANTED for dwellinghouse (1984).

99/480 Permission GRANTED for extension to dwelling.

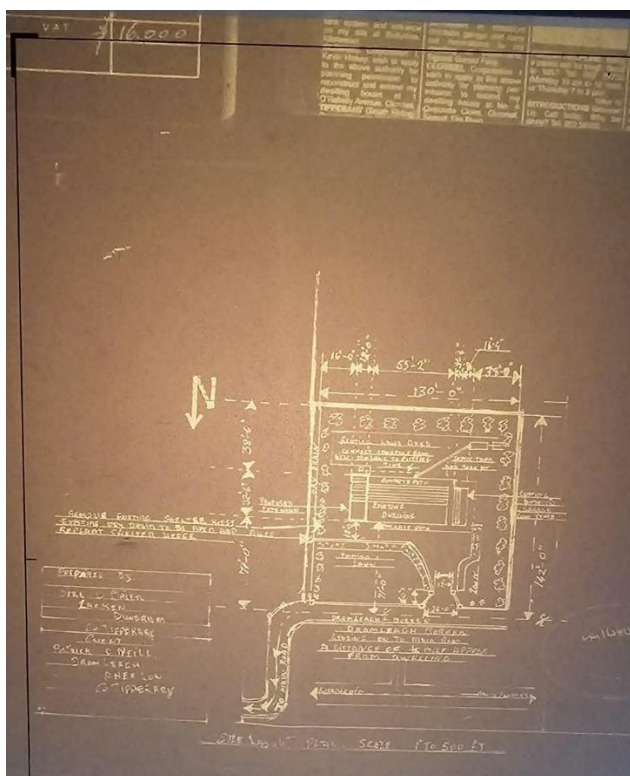


Figure 3 Site Layout Plan 99/480

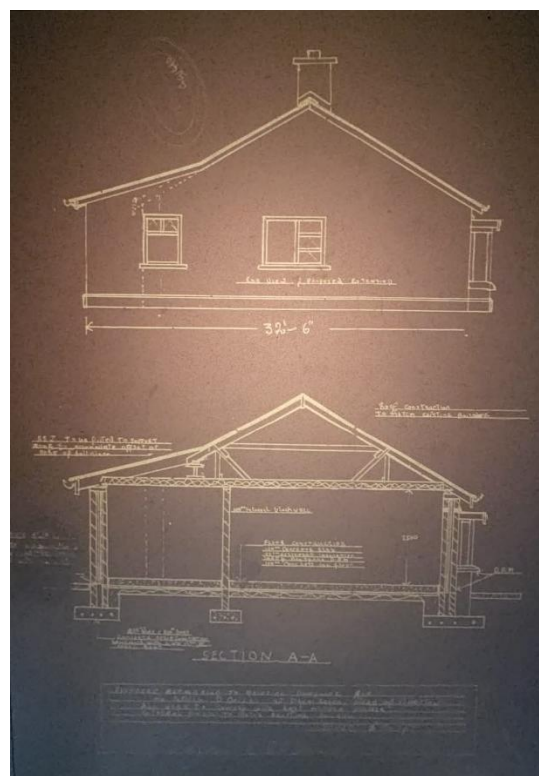


Figure 4 East elevation 99/480

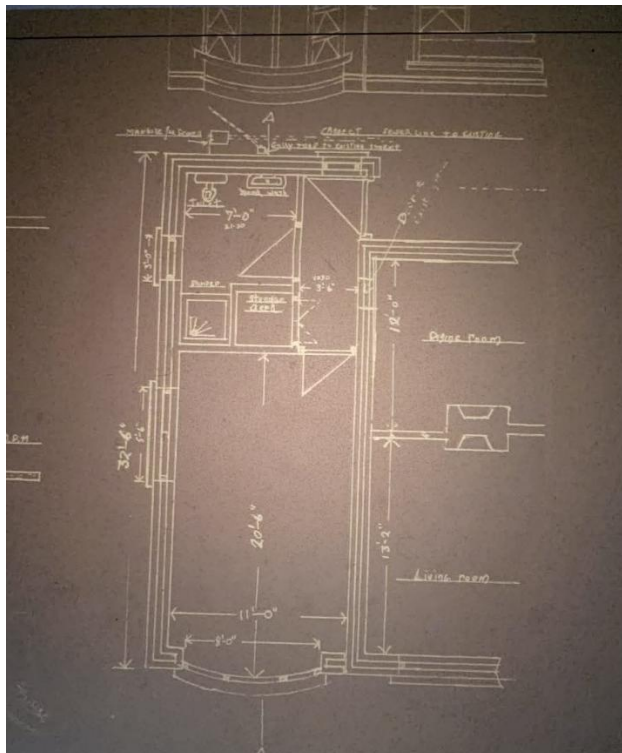


Figure 5 Floor Plan 99/480

c. Assessment

A) "Is or is not Development"

Having considered all of the details and documentation on file with regards the question posed and the description of the proposal, the Planning Authority is satisfied that the proposal would involve "works" and such works would constitute "development" within the meaning of Section

3 of the Planning and Development Act 2000, as amended. The question arises as to whether or not these works constitute exempted development.

B) "Is or is not Exempted Development"

The proposal subject to the current application is required to be assessed relative to Class 1 of Part 1 of Schedule 2 of the Regulations below

CLASS 1

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

The extension is proposed to the rear of the dwelling.

Subject to the following conditions and limitations;

1. (a) *Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.*

The house was extended previously

- (b) *Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.*

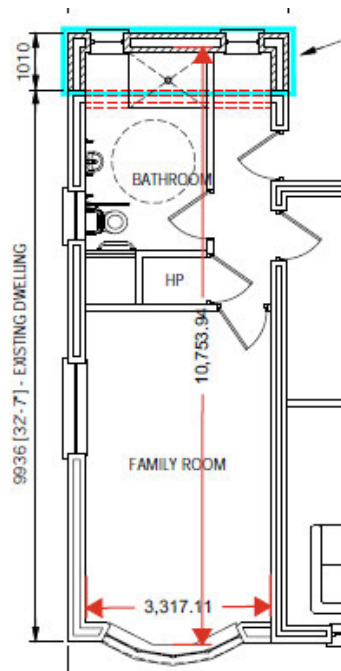
N/A

- (c) *Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.*

N/A

2. (a) *Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.*

The previous extension on the east elevation permitted under Reg. Ref 99/480 has a floor area of 35.47sq.m (10.75m x 3.3m). I note the drawings provided show the external dimensions as opposed to the floor area.



The proposed extension has a floor area of 3.3sq.m. The total floor area of both extensions does not exceed 40sq.m.

N/A

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

N/A

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

N/A

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

N/A

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.

The extension is single storey and does not extend beyond the height of the rear walls or eaves.

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

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

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

All proposed windows are more than 1m 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.

N/A

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

N/A

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

N/A

C) Restrictions under Article 9

No restrictions under Article 9 applies.

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

AA

AA is not required in respect of the proposal. Screening Report attached.

EIA

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

4. **RECOMMENDATION**

WHEREAS a question has arisen as to whether the construction of a single storey extension to rear of existing dwelling (3.3sq.m) at Drumleagh, Aherlow, Co. Tipperary E34DD85 constitutes “development” and is or is not “exempted development”.

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

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

AND WHEREAS Tipperary County Council has concluded that the construction of a single storey extension to rear of existing dwelling (3.3sq.m) at Drumleagh, Aherlow, Co. Tipperary constitutes “development” within the meaning of the Planning and Development Act 2000, as amended and is “exempted development”. The development is exempted development as same satisfies the planning exemption under Class 1 of Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended).

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

District Planner:



Date: 17/07/2026



Senior Executive Planner:

Date: 20.7.2026

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

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

(a) File Reference No:	S5/26/108
(b) Brief description of the project or plan:	As per development description
(c) Brief description of site characteristics:	Existing dwelling in rural area
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	None
(e) Response to consultation:	None

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

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

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. - Vegetation clearance - Demolition - Surface water runoff from soil excavation/infill/landscaping (including borrow pits) - Dust, noise, vibration - Lighting disturbance - Impact on groundwater/dewatering - Storage of excavated/construction materials - Access to site - Pests	No potential impacts.
Operational phase e.g. - 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	No potential impacts. Surface water to soakpits within the site

- Physical presence of structures (e.g. collision risks) - Potential for accidents or incidents													
In-combination/Other	No potential impacts												
(b) Describe any likely changes to the European site:													
Examples of the type of changes to give consideration to include: - Reduction or fragmentation of habitat area - Disturbance to QI species - Habitat or species fragmentation - Reduction or fragmentation in species density - Changes in key indicators of conservation status value (water or air quality etc.) - Changes to areas of sensitivity or threats to QI - Interference with the key relationships that define the structure or ecological function of the site	No potential impacts												
(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?													
☐ Yes ☒ No													
STEP 4. Screening Determination Statement													
The assessment of significance of effects: Describe how the proposed development (alone or in-combination) is/is not likely to have significant effects on European site(s) in view of its conservation objectives.													
The proposed development is not likely to have significant effects.													
Conclusion:													
	<table border="1"> <thead> <tr> <th></th> <th>Tick as Appropriate:</th> <th>Recommendation:</th> </tr> </thead> <tbody> <tr> <td>(i) It is clear that there is no likelihood of significant effects on a European site.</td> <td>☒</td> <td>The proposal can be screened out: Appropriate assessment not required.</td> </tr> <tr> <td>(ii) It is uncertain whether the proposal will have a significant effect on a European site.</td> <td>☐</td> <td> ☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission </td> </tr> <tr> <td>(iii) Significant effects are likely.</td> <td>☐</td> <td> ☐ Request NIS ☐ Refuse planning permission </td> </tr> </tbody> </table>		Tick as Appropriate:	Recommendation:	(i) It is clear that there is no likelihood of significant effects on a European site.	☒	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.	☐	☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission	(iii) Significant effects are likely.	☐	☐ Request NIS ☐ Refuse planning permission
	Tick as Appropriate:	Recommendation:											
(i) It is clear that there is no likelihood of significant effects on a European site.	☒	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.	☐	☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission											
(iii) Significant effects are likely.	☐	☐ Request NIS ☐ Refuse planning permission											

EIA Pre-Screening Establishing a development is a 'sub-threshold development'	
File Reference:	S5/26/108
Development Summary:	As per development description
Was a Screening Determination carried out under Section 176A-C?	☐ Yes, no further action required ☒ 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)	
☐ Yes, specify class _____	EIA is mandatory No Screening required
☒ 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)	
☒ No, the development is not a project listed in Schedule 5, Part 2	No Screening required
☐ 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
☐ 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?	
☐ Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening required Determination
☐ No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

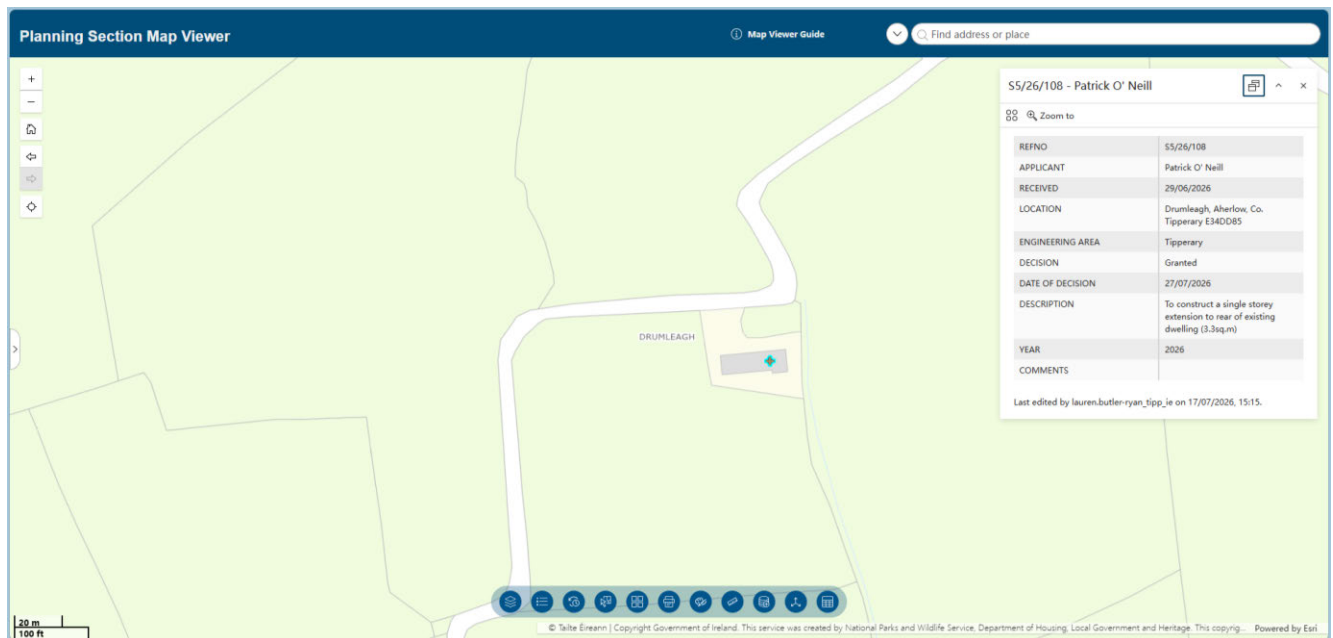


Figure 6 Planning Register

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/26/108** **Delegated Employee's Order No:** _____

SUBJECT: Section 5 Declaration

I, Caroline Conway, Senior Executive Planner, 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. 47881 dated 7th July 2026 hereby order

that pursuant to the provisions of the Planning and Development Act 2000, as amended, that an application under Section 5 from Patrick O'Neill, C/O Liam Slattery, 3 Cois Na Gleann, Glanmire, Co. Cork, To construct a single storey extension to rear of existing dwelling (3.3sq.m) at Drumleagh, Aherlow, Co. Tipperary E34DD85 is development and is exempted development.

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

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

Tipperary County Council has concluded that the construction of a single storey extension to rear of existing dwelling (3.3sq.m) at Drumleagh, Aherlow, Co. Tipperary constitutes "development" within the meaning of the Planning and Development Act 2000, as amended and **is "exempted development"**. The development is exempted development as same satisfies the planning exemption under Class 1 of Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended).



Signed:

**Caroline Conway
Senior Executive Planner**

Date: 21/07/2026



Date: 21st July 2026

Our Ref: S5/26/108

Civic Offices, Nenagh

Patrick O'Neill
C/O Liam Slattery
3 Cois Na Gleann
Glanmire
Co. Cork

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

Dear Sir,

I refer to your application for a Section 5 Declaration received on 29th June 2026 in relation to the following proposed works:

To construct a single storey extension to rear of existing dwelling (3.3sq.m) at Drumleagh, Aherlow, Co. Tipperary E34DD85

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

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

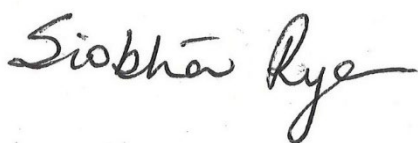
- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000 as amended,
- (b) Article 6 and Article 9 of the Planning and Development Regulations, 2001, as amended,
- (c) Schedule 2, Part 1, Class 1 of the Planning and Development Regulations, 2001, as amended
- (d) The planning history and details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

Tipperary County Council has concluded that the construction of a single storey extension to rear of existing dwelling (3.3sq.m) at Drumleagh, Aherlow, Co. Tipperary constitutes "development" within the meaning of the Planning and Development Act 2000, as amended and **is "exempted development"**. The development is exempted development as same satisfies the planning exemption under Class 1 of Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended).

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

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

Yours sincerely

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

for **Director of Services**