

PLANNING APPLICATIONS**PLANNING APPLICATIONS RECEIVED FROM 06/01/2025 To 12/01/2025**

**under section 34 of the Act the applications for permission may be granted permission, subject to or without conditions, or refused;
The use of the personal details of planning applicants, including for marketing purposes, maybe unlawful under the Data Protection
Acts 1988 - 2018 and may result in action by the Data Protection Commissioner, against the sender, including prosecution**

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
25/60007	Julie Baker	P	06/01/2025	a detached part single storey, part two-storey dwelling (240sqm), new on-site domestic waste water treatment system and percolation area, soakaway, new gated vehicular entrance accessed from the existing vehicular accessway connected to the R491, hard and soft landscaping and all associated site works to facilitate the development Lands at Oxpark Cloughjordan Co. Tipperary		N	N	N

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25/60008	Dermot Ryan and Rosemary Ryan	P	07/01/2025	amendments to previous approved Planning Permission Ref. 22578, for (1) Demolition of (1a) Roscrea Motor Works (incorporating Milan Motors), Church Street, Roscrea, Co Tipperary, E53 CH02 including all below ground fuel tanks and forecourt fuel pumps (1b) 2 storey semi-detached unoccupied residential dwelling house known as Roseville, Lourdes Road, Roscrea, Co Tipperary, E53 Y596 (1c) 2 storey semi-detached residential unoccupied dwelling house known as Maryville, Lourdes Road, Roscrea, Co Tipperary and (1d) single storey detached shed building known as Wrennswood Fuels, Lourdes Road, Roscrea, Co Tipperary, E53 E798 (2) Residential development consisting of the construction of a three storey building accommodating 25 no. apartments comprised of 5 no. studio apartments, 15 no. one bedroom apartments, and 5 no. two bedroom apartments (3) A new vehicular entrance to the proposed development will be formed off Church Street (4) 15 car parking spaces and 15 bicycle parking spaces provided and (5) connections to all services and all ancillary site development works, amendments for which this Planning Application refers are (2) residential development consisting of the construction of a three storey building accommodating 22 no. apartments comprised of 8 no. studio apartments, 3 no. one bedroom apartments and 11 no. two bedroom duplex apartments Site located at junction of Lourdes Road and Church Street Roscrea Co. Tipperary E53 CH02		N	N	N

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25/60009	Elaine Hogan	P	08/01/2025	construction of a dwelling house & domestic garage with treatment system and raised bed percolation area, to include connection to the existing water mains services on site and new site entrance and all associated site works Gurteen, Rathcabbin, Roscrea, Co. Tipperary. R42A275		N	N	N
25/60010	Boyle Sports 2 Unlimited	R	09/01/2025	internal works carried out to ground floor of former public house. The works to be retained include alterations made to the internal ground floor layout, removal of internal partitions and stairs, external alterations along with associated works. The building is a Recorded Protected Structure in the Thurles & Environs Development Plan 2009, Record of Protected Structures Ref. No. 36, NIAH 22312102. Permission is also sought for a change of use of the existing ground floor from use as a public house to a Boylesports bookmakers(note the existing Boylesports bookmakers at Cathedral Street, Thurles, Co. Tipperary E41WK54 will be relocated to this proposed location subject to a full grant of planning permission), internal & external alterations, erection of satellite dishes, new signage together with all ancillary works Cathedral Street Thurles Co. Tipperary E41A449		Y	N	N

P L A N N I N G A P P L I C A T I O N S

P L A N N I N G A P P L I C A T I O N S R E C E I V E D F R O M 0 6 / 0 1 / 2 0 2 5 T o 1 2 / 0 1 / 2 0 2 5

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25/60011	Marty & Sarah Ryan	P	09/01/2025	the change of house design from the dormer type dwelling granted planning ref: 2360028, to a bungalow Gorteennamona Dundrum Co. Tipperary		N	N	N
25/60012	Elaine Hogan	P	09/01/2025	a dwelling house & domestic garage with treatment system and raised bed percolation area, to include connection to the existing water mains services on site and new site entrance and all associated site works Gurteen Rathcabbin Roscrea, Co. Tipperary. R42A275		N	N	N
25/60013	Liam & Jean Phelan	P	09/01/2025	the demolition of single-storey structure to the rear and demolition of chimney, alterations to existing elevations, external works and all necessary site services and site development works, including works to front and side boundary walls and gates Cluain Árd 3 Melview, Prior Park Clonmel, Co. Tipperary E91 R521		N	N	N

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25/60014	Mary Costello	P	09/01/2025	change of use of existing post office area to residential living area into part of existing domestic house Borrisland North Main Street Borrisoleigh Thurles, Co Tipperary		N	N	N
25/60015	DDR Investments Ltd.	P	09/01/2025	a) Sub-division of Ground Floor from adjoining Retail Unit in The Marystone Centre. b) Amalgamation of existing Ground Floor Retail Units and part of central Mall, to create a single Retail Unit. c) Alterations to rear elevation (West) to Mary Street Car Park. d) Signage to front elevation (East) on Gladstone Street. e) All associated site services and site development works. The Ormonde Centre Gladstone Street Clonmel, Co. Tipperary E91 T3Y7		N	N	N

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
25/60016	Melcorpo Commercial Property Unlimited	P	10/01/2025	change of use to ground floor retail unit (Unit 7) from the permitted convenience retail foodstore (authorised under planning reference no. 18/600784) to provide for; (i) bulky good retail warehouse use with ancillary comparison sales space, dispensary and consult room; (ii) modifications to the elevations of Unit 7 to facilitate signage and advertising, and (iii) all associated site development works Unit 7, Nenagh Retail Park Stereame Limerick Road, Nenagh		N	N	N
25/60017	DDR Investments Ltd.	P	10/01/2025	a) the sub-division of ground floor from adjoining retail unit in The Marystone Centre; b) the amalgamation of existing ground floor retail units and part of central Mall, to create a single retail unit; c) the alterations to rear elevation (West) to Mary Street car park; d) the signage to front elevation (East) on Gladstone Street; e) all associated site services and site development works The Ormonde Centre Gladstone Street Clonmel, Co. Tipperary E91 T3Y7		N	N	N

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25/60018	Liam and Jean Phelan	P	10/01/2025	demolition of single-storey structure to the rear and demolition of chimney, alterations to existing elevations, external works and all necessary site services and site development works, including works to front and side boundary walls and gates Cluain Árd 3 Melview, Prior Park Clonmel, Co. Tipperary E91 R521		N	N	N

Total: 12

***** END OF REPORT *****

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 06/01/2025 To 12/01/2025**

In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations;

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/252	Claire O'Sullivan & Niall Gibbs	E	07/11/2024	the demolition of the existing single storey extension to the rear of their property and to construct a two storey extension to the rear of their property in lieu. Permission is also sought for the replacement of the existing septic tank to a wastewater treatment system with polishing filter, all with the associated site development works Ballypatrick Clonmel Co. Tipperary	09/01/2025	
24/60429	Georgina Crowe & Liam Lanigan	P	31/05/2024	the construction of a two storey dwelling, domestic garage, septic tank and percolation area, site entrance and all associated site works Clonamicklon Gortnahoe Thurles Co. Tipperary	07/01/2025	

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/60451	Johnathan Barrett	R	06/06/2024	a) the 2-storey extension to the rear, b) the change to the rear boundary, c) alterations to the front porch, d) the as constructed shed to rear of property 43, St. Nicholas Park Carrick an Suir Co. Tipperary E32 PY91	07/01/2025	
24/60718	Aidan and Sarah Foley	P	29/08/2024	the construction of a new 3.0 m wide entrance to front of dwelling house, complete with new pillars, dished footpath and new hard paved area in existing front garden to facilitate off street parking 111 Ard na Greine Clonmel Co. Tipperary E91EY76	08/01/2025	
24/60774	Kyran Vaughan	P	16/09/2024	milking facility building with underground slatted tanks and all associated site works Mullinahone Thurles Co Tipperary	08/01/2025	

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24/60947	Joan Keane	R	06/11/2024	the side extension to the dwelling house including all associated site development works 14 Glenview Close Clonmel Co. Tipperary E91HV18	08/01/2025	
24/60953	Claire Ryan	P	07/11/2024	the construction of an entrance, dwelling house, domestic garage, proprietary wastewater treatment system with polishing filter, together with all associated site works Ayle Oola Co. Tipperary	10/01/2025	
24/60956	Damien Barry & Eimear Shanahan	P	08/11/2024	proposed extension and renovations to existing dwelling Fortfield Lodge, Shangarry Ballingarry Thurles Co. Tipperary E41EW83	08/01/2025	

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/60962	David & Niamh Buck	P	09/11/2024	(a) demolition of previous extension to western side of dwelling, along with 2 no annexes to the rear, (b) renovate existing dwelling, along with elevational changes, (c) construct a single storey porch to front and a storey and a half extension to the rear of the existing dwelling, (d) construct a detached garage/shed, (e) decommission the existing septic tank and install a Tertiary Treatment System and Infiltration/Treatment Area, (f) allow for all ancillary site works Lyrefune Ballyporeen Co. Tipperary E21 VE89	09/01/2025	

Total: 9

***** END OF REPORT *****

PLANNING APPLICATIONS**PLANNING APPLICATIONS REFUSED FROM 06/01/2025 To 12/01/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/98	Patrick Bourke	R	30/04/2024	the as built extension to the side of the existing dwelling Lissadober Carrick on Suir Co. Tipperary	09/01/2025	

Total: 1

***** END OF REPORT *****

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 06/01/2025 To 12/01/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
23/60907	George Russell	P		09/01/2025	F	the demolition of the existing storage building & for the construction of two storey dwelling house incorporating boathouse storage, ancillary car port structure, landscaping, planting & siteworks including inlet, boardwalks & private moorings, connection to existing foul sewer infrastructure and all ancillary works. This application is accompanied by a Natura Impact Statement (NIS) The Boathouse Marine Village Ballina Co. Tipperary
24/250	Emma O'Dwyer and Paul O'Gorman	P		08/01/2025	F	a new single storey house complete with a domesitc garage, effluent treatment system and a new site entrance Cooleen Birdhill Co Tipperary
24/264	Eamonn Butler and Caroline Dunne	P		07/01/2025	F	two storey dwelling, garage, driveway, entrance and septic tank Ballypatrick Bouladuff Thurles Co. Tipperary

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/267	Bin An Fheadain Limited	E		10/01/2025	F	the construction of 16 semi-detached, three-bedroom, 2-storey houses and 8 three-bedroom, two-storey terraced houses, 8 two-bedroom apartments over four storeys, new entrance gates and access road to existing holiday homes and associated site works Castleway Dublin Road Nenagh Co Tipperary
24/60114	Rachel Bourke and Barry Cronin	P		09/01/2025	F	close existing entrance and construct new entrance and access road to dwelling Ballydrehid Cahir Co. Tipperary

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60424	Padraig & Karen Fitzpatrick	R		11/01/2025	F	the following: a) Conversion of an outbuilding to use as a residence short term holiday let and to undertaking of alterations and extensions to this outbuilding. b) Retain a mobile home on the same land to use while works are being carried out on the outbuilding and use for holiday let after. c) Permission to upgrade the existing septic tank to a treatment plant system with a raied percolation area to serve the development. d) Permission for the material widening of the entrance onto the public road :-8327-0, and full planning permission to complete all the above with all associated site works Moneynaboola Glen of Aherlow Tipperary
24/60427	Cashel Community School Board of Management	P		09/01/2025	F	the construction of a new grass hurling pitch complete with 2 no. new ball stop nets and all associated site development works Dualla Road Cashel Co. Tipperary
24/60488	John & Eleanor Lloyd	P		06/01/2025	F	extension To existing house and all associated site works Knockroe, Thurles Co. Tipperary E41 R671

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60500	Padraic Ryan	P		08/01/2025	F	construction of (i) 4 no. detached houses in a cluster of 2 no. x single story dwellings , 2 no. part 2 story/ part dormer dwellings, (ii) 4 no. individual garage outbuildings, (iii) 4 no. individual treatment plants with percolation areas, (iv) new site entrance and access roadway and all associated site development works Garrykennedy Portroe Co. Tipperary
24/60545	Helen Mooney	P		08/01/2025	F	the construction of a storage shed with hobby space along with all ancillary site works Castletown Portroe, Nenagh Co. Tipperary E45 DA02
24/60606	Cora O'Connor	P		08/01/2025	F	single storey house, domestic garage, septic tank percolation area and entrance Killough Holycross Thurles Co Tipperary E41 V820

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60623	Trevor Groome	P		08/01/2025	F	the change of use of the existing Preschool/School Age Childcare facility to provide a full day care facility to also include a baby room, a toddler room and associated sleep rooms, proprietary treatment plant and raised bed percolation area. RETENTION PERMISSION is also required for the existing prefabricated unit 1 for a period of 5 years, preschool building 2, staff canteen prefabricated unit, existing carpark, open storage shed, bin storage unit, kitchen area, open roofed playground pergola and ancillary site works Fantane North Borrisoleigh Thurles Co. Tipperary, E41C579
24/60641	Tadhg O'Sullivan	P		06/01/2025	F	the erection of a dwelling house, double entrance, driveways, blocking up existing entrance, treatment system and all associated site development works Knockeevan Clerihan Clonmel, Co. Tipperary E91XE73
24/60651	Michael O'Dwyer	P		08/01/2025	F	the construction of a single-storey domestic garage to the rear of the property and all associated site development works Giantsgrave Clonmel Co. Tipperary E91 V079

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60656	Alan Seymour	P		07/01/2025	F	a single-storey detached dwelling house, detached garage, wastewater treatment system, realignment of existing access laneway, site entrance, repositioning agricultural access gate and all ancillary site works thereto Pallas More, Carrigatoher Nenagh, Co. Tipperary
24/60715	Robert and Fiona O'Halloran	P		08/01/2025	F	the construction of a 2 storey dwelling house, separate garage, roadside entrance, driveway, site specific wastewater treatment system and all associated site works Chamberlainstown Cahir Co. Tipperary
24/60820	Noel & Andrea O'Brien	P		09/01/2025	F	an extension to the rear and a new porch to the front of our existing cottage to include all associated ancillary work Cappamurragh Dundrum Co. Tipperary E34WR28
24/60937	Brian Kenny	P		10/01/2025	F	a two storey club house building and all ancillary site works Knockanrawley Tipperary Town Co. Tipperary E34 VW63

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24/61033	Mary & Des Prendergast	P		10/01/2025	F	bungalow dwelling house, domestic garage, entrance, waste water treatment and disposal system and all associated site works Priory Demesne Templemore Co. Tipperary
24/61090	Philip Meade	P		10/01/2025	F	demolition and replacement of existing single storey house with new single storey dwelling, proposed garage structure, new treatment system and percolation area and all necessary associated site works and services Cooloran Ballycurkeen, Ballyneale Carrick on Suir, Co. Tipperary E32D825
24/61104	Laura Morrissey and Eoghan Ryan	P		06/01/2025	F	a two-storey dwelling, domestic garage, effluent treatment tank and percolation system, entrance and all associated ancillary works Kilcoran Ballylooby Co. Tipperary
24/61127	Board of Management at CBS High School Clonmel	P		07/01/2025	F	(a) a new two storey extension to the east of the existing school buildings and (b) a single storey extension to the north of existing SNU building. The two storey extension consists of a new corridor link to the existing original school building (NIAH ref no: 22113014) and includes 8 no. specialist teaching rooms, storage and ancillary accommodation. The single storey extension to the existing SNU building includes 3 no. class base rooms, a practical activity room, central activities space and ancillary accommodation. Also a separate single storey extension consisting of a new office, to the south east of the SNU building. Other works include: demolition of

PLANNING APPLICATIONS

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					<p>existing single storey building containing prep room and store to north east of school building; demolition of existing shed to west of SNU building; removal of existing vehicular access gate and pedestrian gates to the south site boundary; replaced with new wider vehicular access gate, new pedestrian gate and new brick wall & railing to match existing; removal of existing vehicular access gate and splayed walls to the east site boundary replaced with new vehicular sliding gate and new brick wall & railing to match existing; removal of existing vehicular access gate and splayed wall to the north east site boundary; replaced with new vehicular access gate, new pedestrian gate and new stone wall & railing to match existing; removal of existing retaining wall between the existing school building and existing gym and playing pitch replaced with new retaining wall; removal of the existing prefab at the south of the site to provide space for new car parking spaces; extension of existing car park to east of existing gym; new social space, seated area and ramp/steps between existing school building and playing pitch; and all associated site works. Part of this building is a protected structure (NIAH ref no: 22113014) and is not located within an architectural conservation area</p> <p>CBS High School Kickham Street Clonmel, Co. Tipperary E91 AC03</p>
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Total: 22

***** END OF REPORT *****

PLANNING APPLICATIONS
INVALID APPLICATIONS FROM 06/01/2025 To 12/01/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
24/61151	Thomas Murphy	P	06/01/2025	<ul style="list-style-type: none"> • Construction of two new dwelling houses, • Renovation works to the existing house, • An extension to the existing house, • All associated site works. This includes the demolition of existing structures where required and the provision of ancillary facilities as necessary Sunville House Ardgeeha Lower Clonmel Co. Tipperary
25/60006	Margaret Bourke and Martin Quearney	P	06/01/2025	installation of sewage treatment and tertiary treatment system as well as the restoration of existing dwelling Barnane Templemore Co. Tipperary E41 V0H7
25/60009	Elaine Hogan	P	09/01/2025	construction of a dwelling house & domestic garage with treatment system and raised bed percolation area, to include connection to the existing water mains services on site and new site entrance and all associated site works Gurteen, Rathcabbin, Roscrea, Co. Tipperary. R42A275

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25/60013	Liam & Jean Phelan	P	10/01/2025	the demolition of single-storey structure to the rear and demolition of chimney, alterations to existing elevations, external works and all necessary site services and site development works, including works to front and side boundary walls and gates Cluain Árd 3 Melview, Prior Park Clonmel, Co. Tipperary E91 R521
25/60015	DDR Investments Ltd.	P	10/01/2025	a) Sub-division of Ground Floor from adjoining Retail Unit in The Marystone Centre. b) Amalgamation of existing Ground Floor Retail Units and part of central Mall, to create a single Retail Unit. c) Alterations to rear elevation (West) to Mary Street Car Park. d) Signage to front elevation (East) on Gladstone Street. e) All associated site services and site development works. The Ormonde Centre Gladstone Street Clonmel, Co. Tipperary E91 T3Y7

Total: 5

***** END OF REPORT *****

PLANNING APPLICATIONS
EIAR - NIS REPORTS REQUESTED FROM 06/01/2025 To 12/01/2025

FILE NUMBER	APPLICANTS NAME	APP. TYPE	Request Date	Article Number	DEVELOPMENT DESCRIPTION AND LOCATION
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Total: 0

***** END OF REPORT *****

PLANNING APPLICATIONS
EIAR - NIS REPORTS RECEIVED FROM 06/01/2025 To 12/01/2025

FILE NUMBER	APPLICANTS NAME	APP. TYPE	Received Date	Article Number	DEVELOPMENT DESCRIPTION AND LOCATION
24/60545	Helen Mooney	P	08/01/2025	177	the construction of a storage shed with hobby space along with all ancillary site works Castletown Portroe, Nenagh Co. Tipperary E45 DA02

Total: 1

***** END OF REPORT *****

A N B O R D P L E A N Á L A
APPEALS NOTIFIED FROM 06/01/2025 To 12/01/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
24/60555	James Burke Rossestown Thurles Co Tipperary E41YY19	P	02/12/2024	C	the construction of a 4 bedroom bungalow, new entrance, garage, wastewater treatment system and all associated site works Rossestown Thurles Co Tipperary	06/01/2025

Total: 1

***** END OF REPORT *****

Tipperary Co. Co.
AN BORD PLEANÁLA

APPEAL DECISIONS NOTIFIED FROM 06/01/2025 To 12/01/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
24/60471	Thomas Lanigan Rathclarish Carrick On Suir Co. Tipperary E32 C527	R	02/08/2024	the existing static mobile home and PERMISSION for the installation of a new domestic wastewater treatment system and all associated works Rathclarish Carrick On Suir Co. Tipperary	10/01/2025	REFUSED

Total: 1

***** END OF REPORT *****