



PLANNING & DEVELOPMENT ACT, 2000 (as amended)

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

1. Applicant's address/contact details:

Applicant	LOUGH DORG MARINA LTD.
Address	OFFICE UNIT 1 NEWTON CENTRE, ANNACOTTY, CO. DUBLIN
Telephone No.	[REDACTED]
E-mail	[REDACTED]

2. Agent's (if any) address:

Agent	QUINN ARCHITECTS
Address	12 BARRINGTON STREET DUBLIN
Telephone No.	061 312 100
E-mail	info@quinnarchitects.ie
Please advise where all correspondence in relation to this application is to be sent;	
Applicant []	Agent [<input checked="" type="checkbox"/>]

3. Location of Proposed Development:

Postal Address or Townland or Location (as may best identify the land or structure in question)	LAKE LANDS, CULLINAGH, BACFINA, 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.

DEVELOPMENT OF 2 NO. SEMI-DETACHED
RESIDENTIAL DWELLINGS.
Proposed floor area of proposed works/uses: 195 sqm Residential

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

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner <input checked="" type="checkbox"/>	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(s):

Michelle Mullen

Date:

21/3/2024

Note: If the proposed development consists of works to a (Proposed) Protected Structure and/or any structure within the curtilage of a (Proposed) Protected Structure, an application for a Section 57 Declaration may be more appropriate.

GUIDANCE NOTES

(1) All queries on the form must be completed and the form must be accompanied by the relevant fee. The amount of the fee is currently **€80.00**.

(2) This application should be accompanied by **TWO COPIES** of the following documentation

- o OSI Site Location Map with the site outlined clearly – 1:1000 in urban areas and 1:2500 in rural areas
- o Floor Plans & Elevations at a scale of not less than 1:200
- o Site layout plan indicating position of proposed development relative to premises and adjoining properties
- o Other details e.g. brochures, photographs if appropriate.

(All dimensions must be given in metric scale and drawings should be accompanied by a brief description outlining the use of the proposed development)

(3) Where a proper and complete application is received, a decision must be conveyed to the applicant within four (4) weeks except where additional necessary information is required.

This application form and relevant fee should be submitted to:

Planning Section, Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary	OR	Planning Section, Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary
Enquires:		
Telephone 0818 06 5000		
E-Mail planning@tipperarycoco.ie		

FOR OFFICE USE ONLY

DATE STAMP

Fee Recd. € 80.00
Receipt No NENAM 1/0/118871
Date 5/4/2024
Received by CM

Our Ref: 2339/df/040424

Tipperary County Council,
Planning & Building,
Civic Offices,
Nenagh,
Co. Tipperary,
E45 A099

04th April 2024

Re: Part V exemption application for Loug Derg Marina Limited at Lakelands, Cullenagh, Ballina, Co. Tipperary. The development will consist of the 2 No. semi-detached dwellings, a 2-bedroom and a 3-bedroom over two-storey, together with hard and soft landscaping including driveways and boundary fencing and all associated site works.

Dear Sir/Madam,

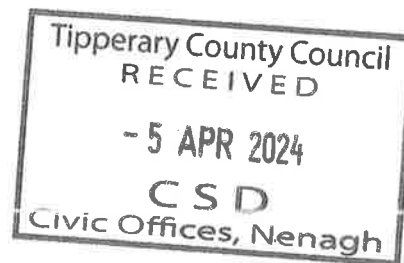
Please find enclosed our Part V exemption application for the above referenced development at Lakelands, Cullenagh, Ballina, Co. Tipperary. All information submitted is noted as below.

We trust that this Application is complete. Should you have any queries please do not hesitate to contact me.

Yours faithfully,



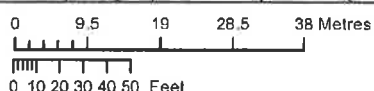
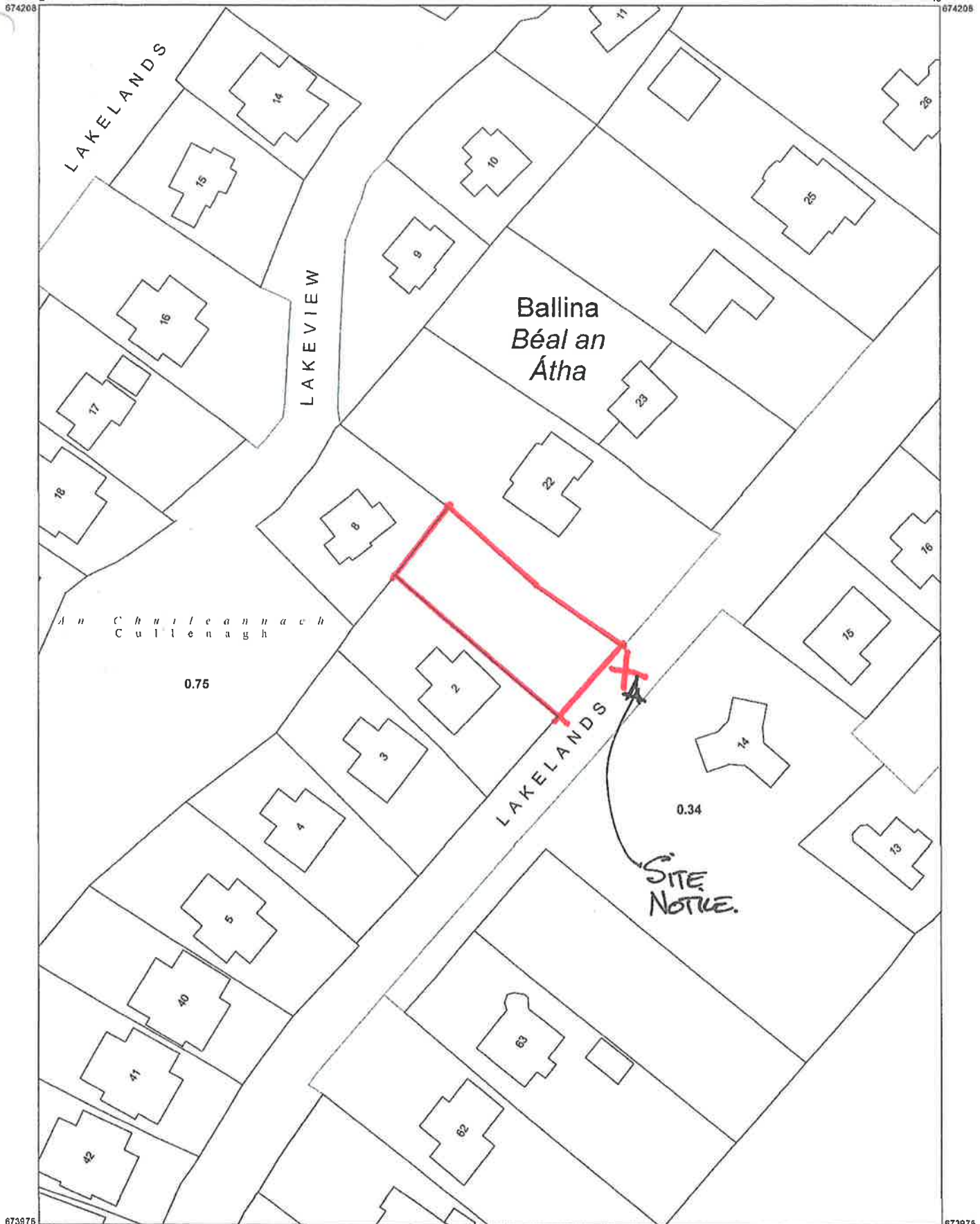
Darren Feldon
Quinn Architects
ENCL.



Application form duly completed.
Application Fee -
OSi Map -
Site plan & Contiguous elevation -
Floor plans -
Section & Elevations -
Elevations & Details -
3D Visuals -

€80.00.
scale 1:1000.
scale 1:200.
scale 1:100.
scale 1:100.
scale 1:100 & 1:50.
nts.

Planning Pack Map



OUTPUT SCALE: 1:1,000



CENTRE COORDINATES:
ITM 570076,674092

PUBLISHED: 20/11/2023
MAP SERIES: 1:2,500
ORDER NO.: 50369203_1
MAP SHEETS: 4389-B

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.osi.ie; search 'Capture Resolution'
LEGEND:
www.osi.ie; search 'Large Scale Legend'

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www.taille.ie
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Táille Éireann



PROPOSED SITE PLAN

Scale 1:200

- Site Boundary - Circa of 0.072 Hectares
- X Site Notice Location

LEGEND:

1. Natural Slate roof tiles.
Colour: Dark Grey.
2. Smooth light colour render.
Colour: Light grey.
3. Selected Face Brick.
Colour: Buff.
4. Powdercoated aluminium window and door & frames.
Colour: Light grey.
5. Natural hardwood doors.
Colour: Dark gery.
6. Rainwater goods.
Colour: Dark gery.
7. Recessed roof Windows.
Colour to match slate.
8. Solar Photovoltaic panels.
9. Obscure glazing to windows.
10. Metal Standing Seam Canopy
Colour: Light grey.
11. Galvanized Mild Steel Garden Gate



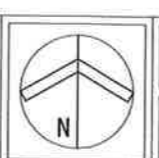
FRONT CONTIGUOUS ELEVATION
Scale 1:200

NO.	DATE	SUBJECT	DESCRIPTION
PO1	2023.11.27	S2	FOR INFORMATION
PO2	2024.04.02	S2	FOR INFORMATION

NO.	DATE	SUBJECT	DESCRIPTION
			ISSUED TO PLANNING
			ISSUED TO PLANNING - RFI

FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. DIMENSIONS TO BE CHECKED ON SITE. CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS. THIS DRAWING AND ANY DESIGN HEREON IS THE COPYRIGHT OF THE CONSULTANTS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. ALL DRAWINGS REMAIN THE PROPERTY OF THE CONSULTANTS.

12 Burlington Street, Limerick, Ireland, V94 XA96
p. 051 819022 a. info@quinnarchitects.ie m. www.quinnarchitects.ie



PROJECT: LAKELANDS, CULLENAGH, BALLINA, CO. TIPPERARY
TWO HOUSES DEVELOPMENT

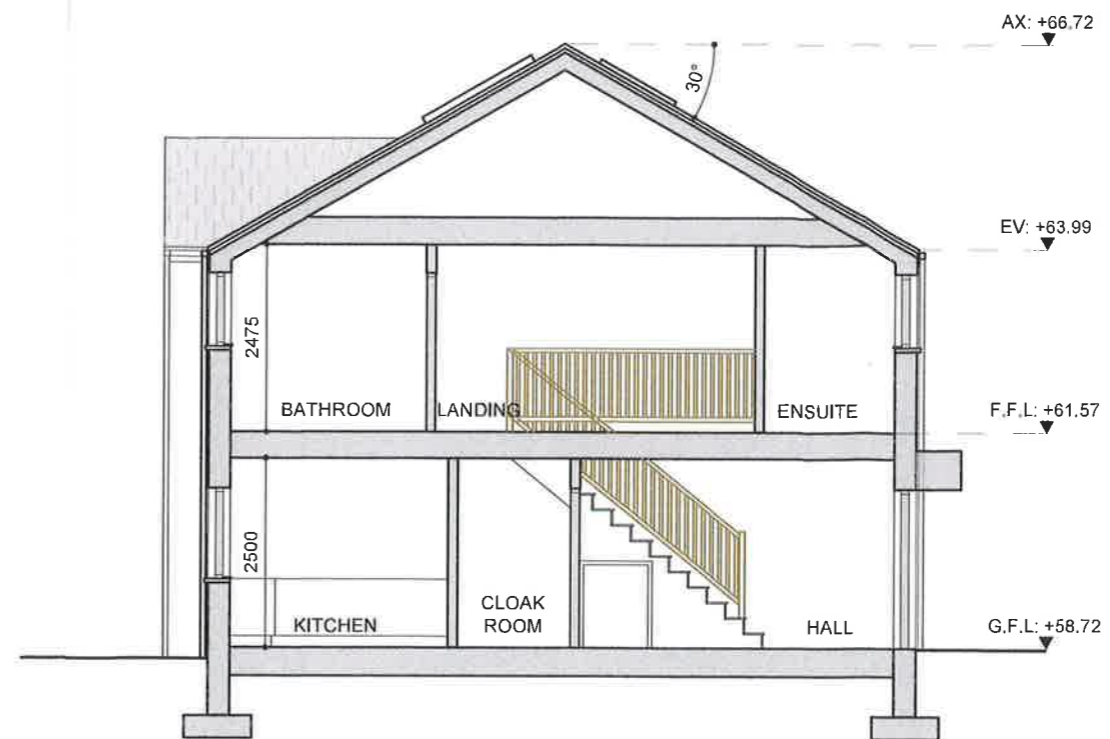
DATE: 2024.04.02

SITE PLAN AND CONTIGUOUS ELEVATION
PLANNING APPLICATION - RFI

NO.	DATE	SUBJECT	DESCRIPTION
2339	2100		FOR INFORMATION
1:200	@A3		
2339-QNA-XX-XX-DR-2100	S2		PO2

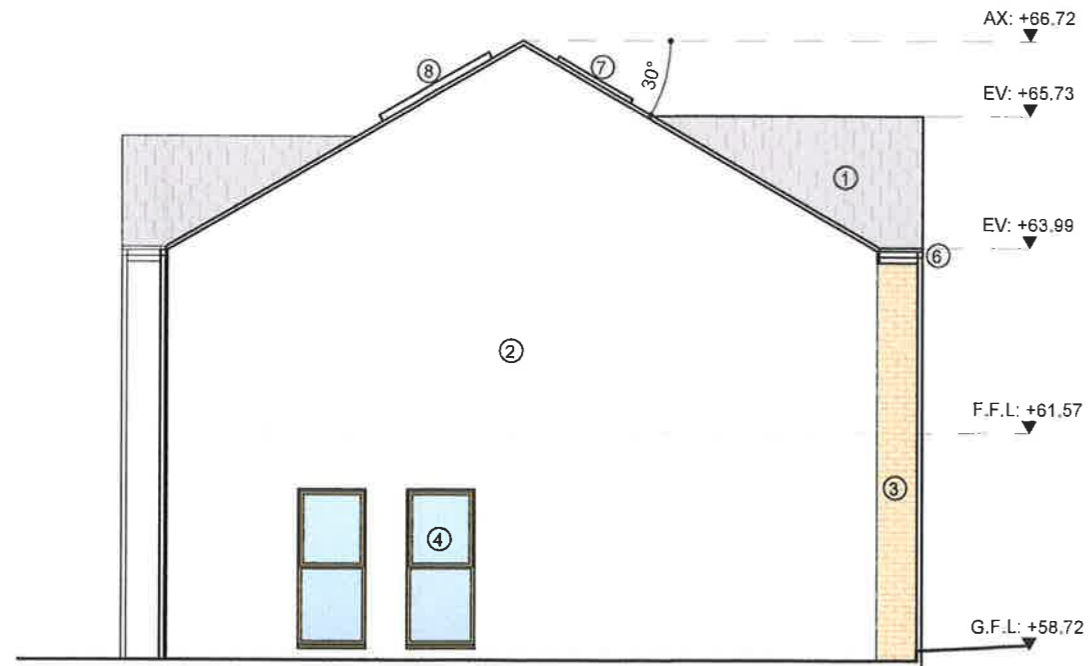
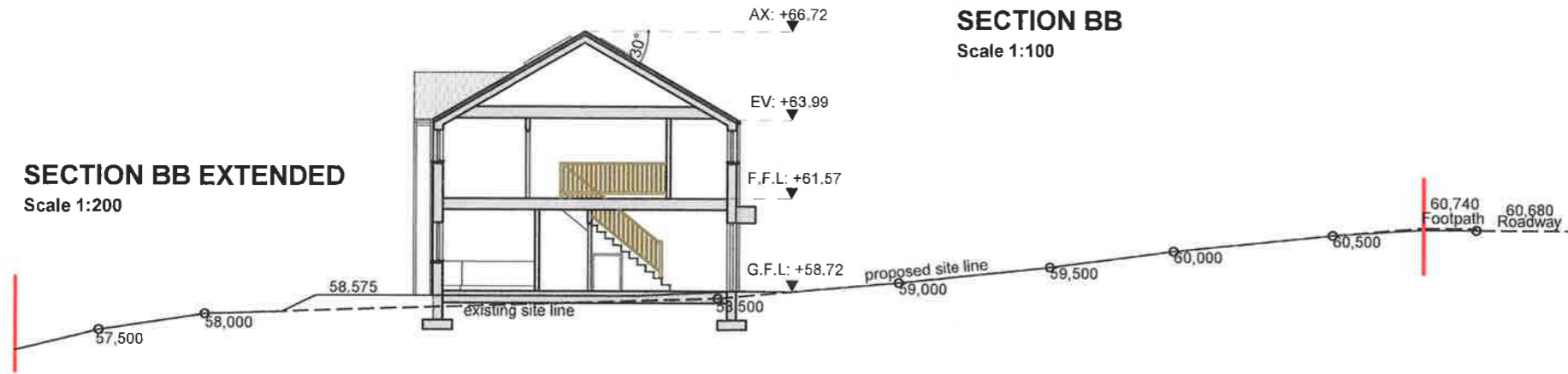


SECTION AA
Scale 1:100

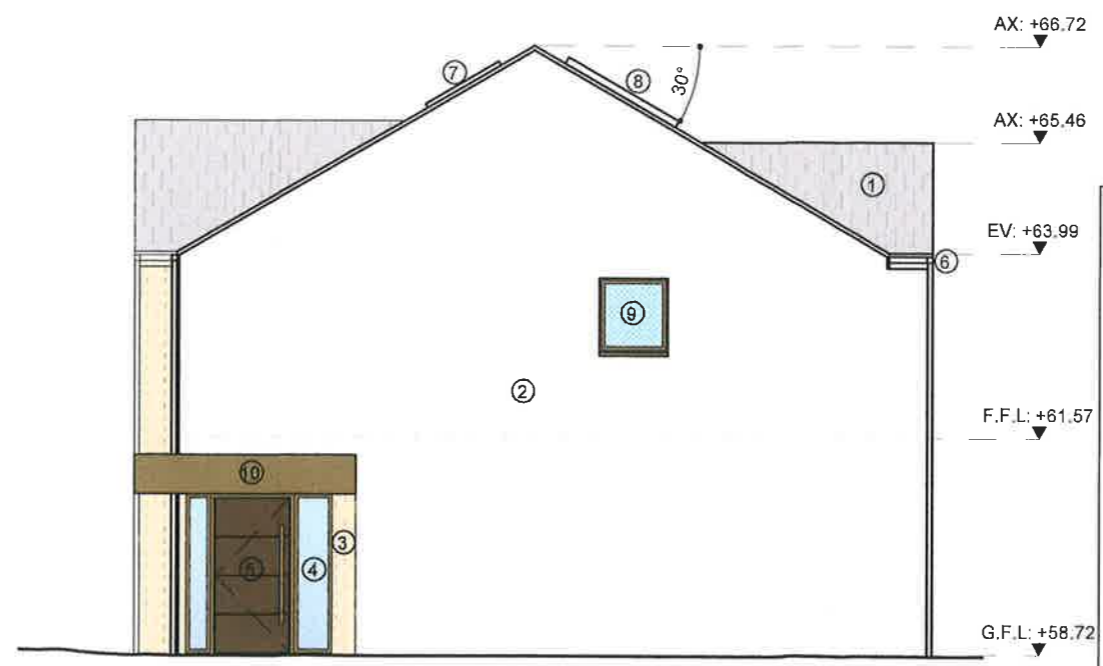


SECTION BB
Scale 1:100

SECTION BB EXTENDED
Scale 1:200



SOUTHWEST ELEVATION
Scale 1:100



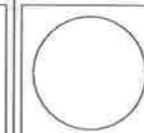
NORTHEAST ELEVATION
Scale 1:100

LEGEND:

1. Natural Slate roof tiles.
Colour: Dark Grey.
2. Smooth light colour render.
3. Selected Face Brick.
Colour: Buff.
4. Powdercoated aluminium window and door & frames.
Colour: Light grey.
5. Natural hardwood doors.
6. Rainwater goods.
Colour: Dark grey.
7. Recessed roof Windows.
Colour to match slate.
8. Solar Photovoltaic panels.
9. Obscure glazing to windows.
10. Metal Standing Seam Canopy
Colour: Light grey.
11. Galvanized Mild Steel Garden Gate

REVISION	DATE	BY	REASON	DESCRIPTION
PO1	2023.12.27	S2	FOR INFORMATION	ISSUED TO PLANNING
PO2	2024.04.02	S2	FOR INFORMATION	ISSUED TO PLANNING - RFI

FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. DIMENSIONS TO BE CHECKED ON SITE.
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12 Banington Street, Limerick, Ireland, V94 XMWV.
p: 051 32103 e: info@quinnarchitects.ie w: www.quinnarchitects.ie

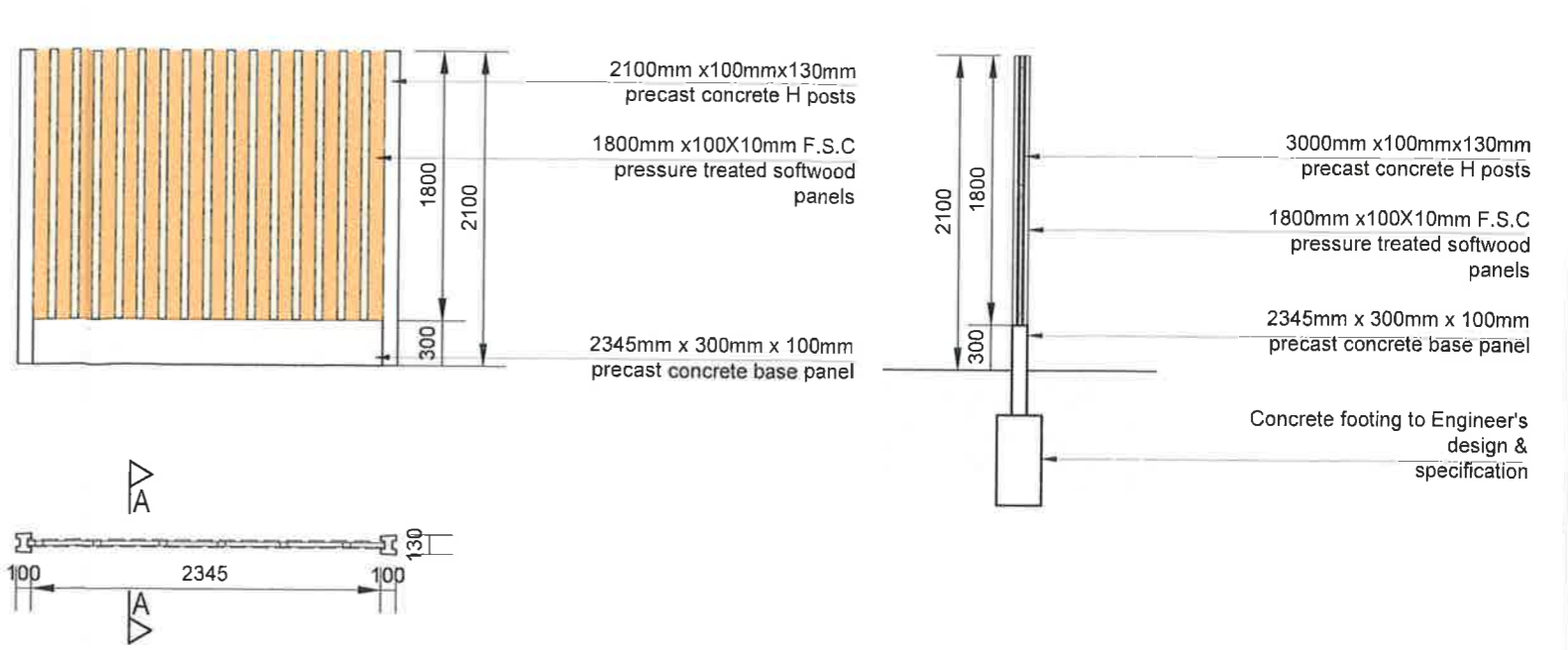


PROJECT: LAKELANDS, CULLENAGH, BALLINA, CO. TIPPERARY
TWO HOUSES DEVELOPMENT
DATE: 2024.04.02
SECTION AND ELEVATIONS
PLANNING APPLICATION

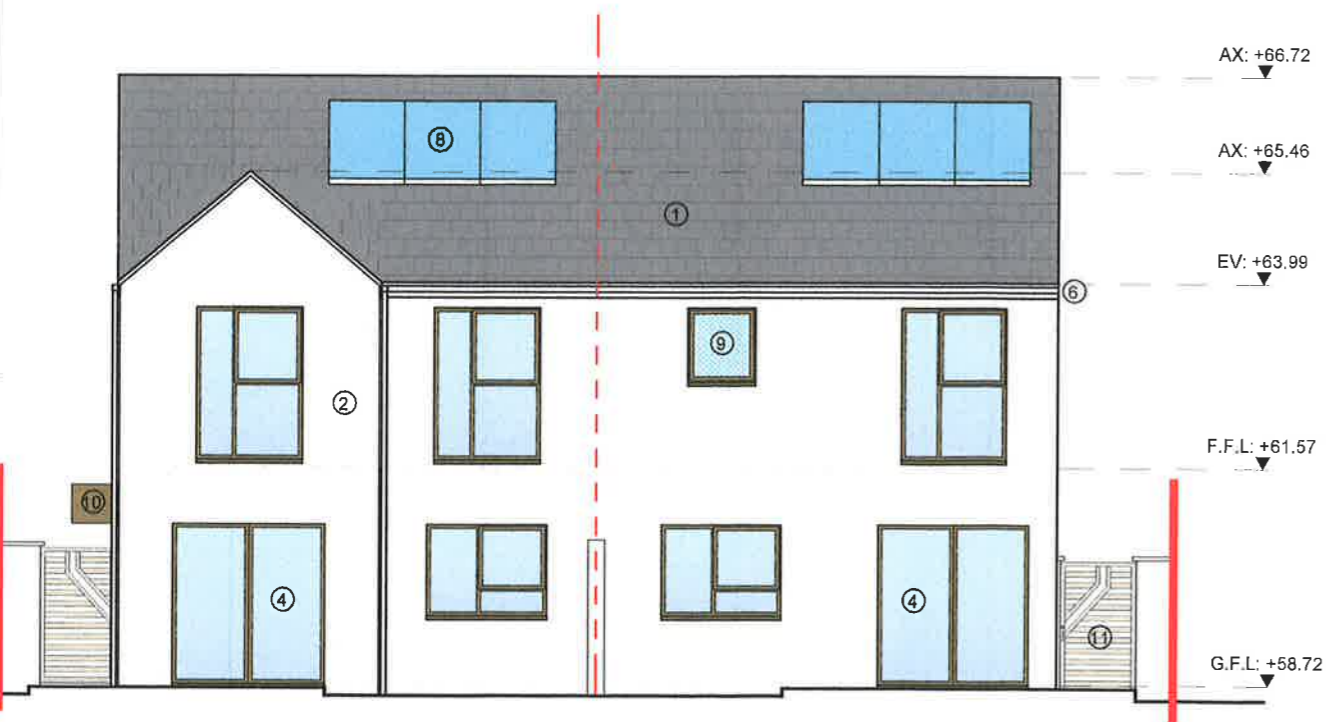
JOB NO.	DWG NO.	STATUS	
2339	2102	FOR INFORMATION	
SCALE	DATE	ISSUED BY	CHECKED BY
AS SHOWN @ A3	2024.04.02	NS	DF
FILE NAME	DATE GROUP	REV NO.	
2339-QNA-XX-XX-DR-A-2102	S2	P02	



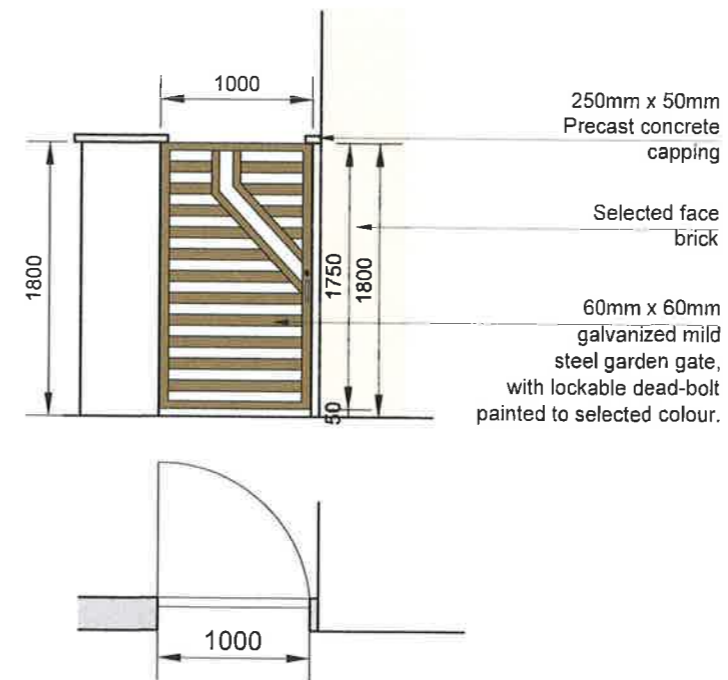
FRONT - SOUTHEAST ELEVATION
Scale 1:100



FENCE DETAIL
Scale 1:50



REAR - NORTHWEST ELEVATION
Scale 1:100



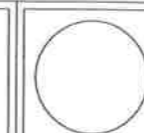
GATE DETAIL
Scale 1:50

LEGEND:

1. Natural Slate roof tiles.
Colour: Dark Grey.
2. Smooth light colour render.
3. Selected Face Brick.
Colour: Buff.
4. Powdercoated aluminium window and door & frames.
Colour: Light grey.
5. Natural hardwood doors.
6. Rainwater goods.
Colour: Dark grey.
7. Recessed roof Windows.
Colour to match slate.
8. Solar Photovoltaic panels.
9. Obscure glazing to windows.
10. Metal Standing Seam Canopy
Colour: Light grey.
11. Galvanized Mild Steel Garden Gate

REVISION	DATE	SUBMITTED	ISSUE	DESCRIPTION
P01	2023.11.27	S2	FOR INFORMATION	ISSUED TO PLANNING
P02	2024.04.02	S2	FOR INFORMATION	ISSUED TO PLANNING - RFI

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12 Burlington Street, Limerick, Ireland, V94 XA9K.
p. 06132100 e. info@quinnarchitects.ie w. www.quinnarchitects.ie



PROJECT: LAKELANDS, CULLENAGH, BALLINA, CO. TIPPERARY TWO HOUSES DEVELOPMENT
JOB NO: 2339
DATE: 2024.04.02
ELEVATIONS AND BOUNDARY TREATMENTS PLANNING APPLICATION

JOB NO.	DATE	STATUS	DESIGNER	CHECKED
2339	2103	FOR INFORMATION	AS SHOW@A3	NS
2339-ONA-XX-XX-DR-A-2103			S2	DF



VISUALISATION 01

No Scale



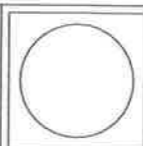
VISUALISATION 02

No Scale

REVISION	DATE	SUPPLIER	WORK	DESCRIPTION
P01	2023.11.27	S2	FOR INFORMATION	ISSUED TO PLANNING
P02	2024.04.02	S2	FOR INFORMATION	ISSUED TO PLANNING - RFI

REVISION	DATE	SUPPLIER	WORK	DESCRIPTION

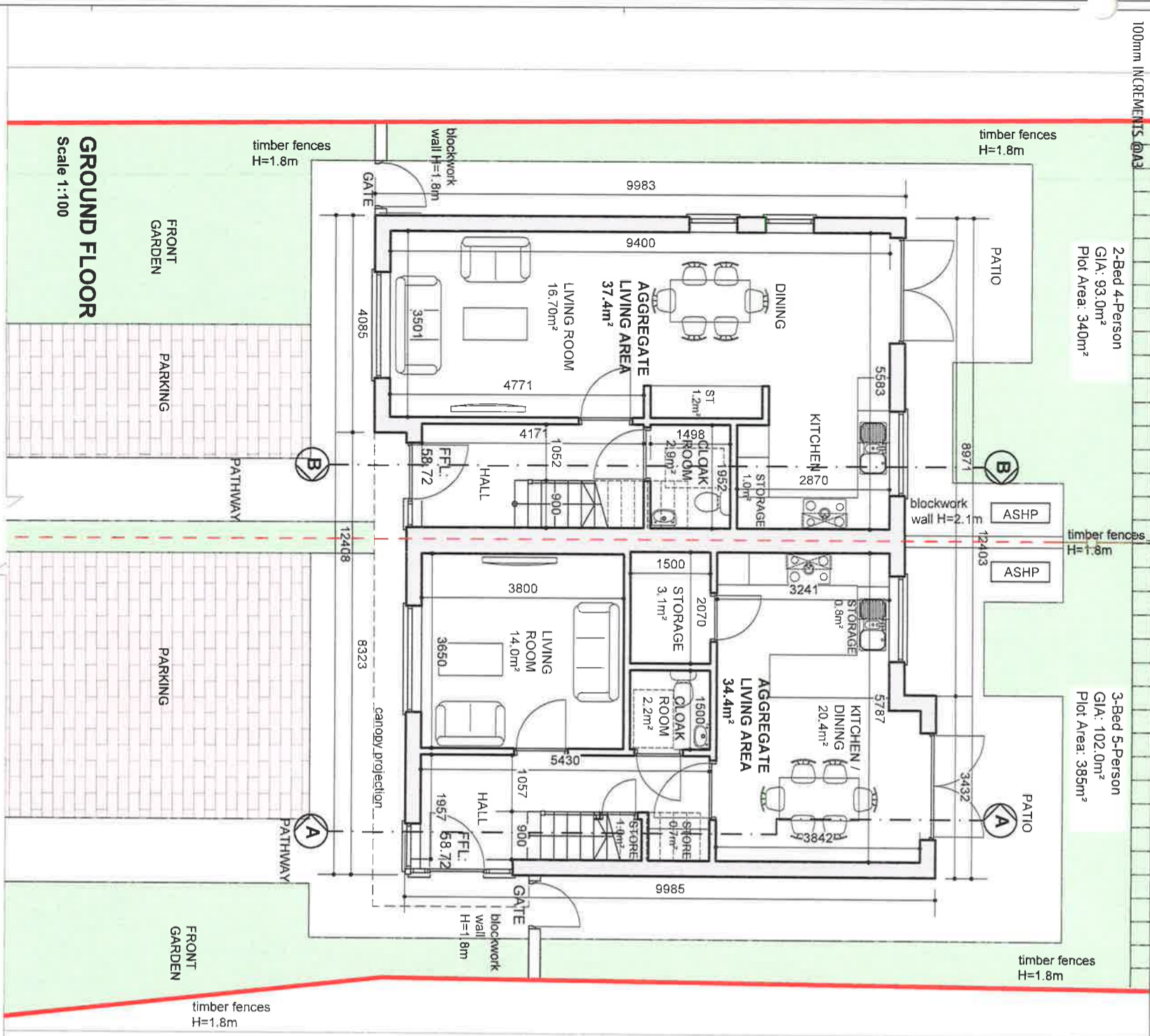
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 12 Burlington Street, Limerick, Ireland, V34 XA94,
 p. 051 312102 e. info@quinnarchitects.ie w. www.quinnarchitects.ie



JOB REF: LAKELANDS, CULLENAGH, BALLINA, CO. TIPPERARY
 TWO HOUSES DEVELOPMENT
 JOB REF: VISUALISATIONS
 PLANNING APPLICATION

JOB NO.	DWG. NO.	STATUS
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No Scale @A3	2024.04.02	NS
2339-QNA-XX-XX-DR-A-2104	S2	DF

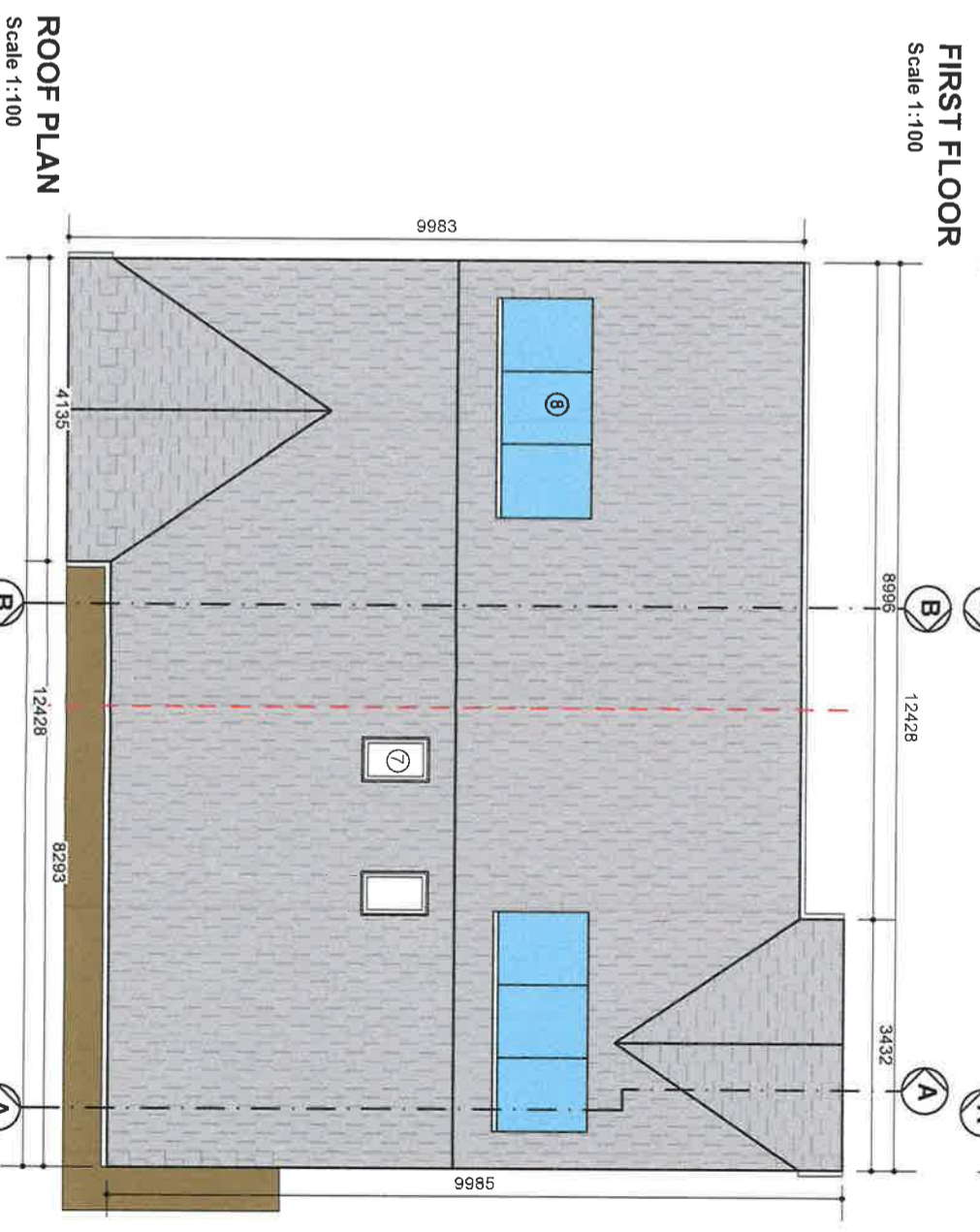
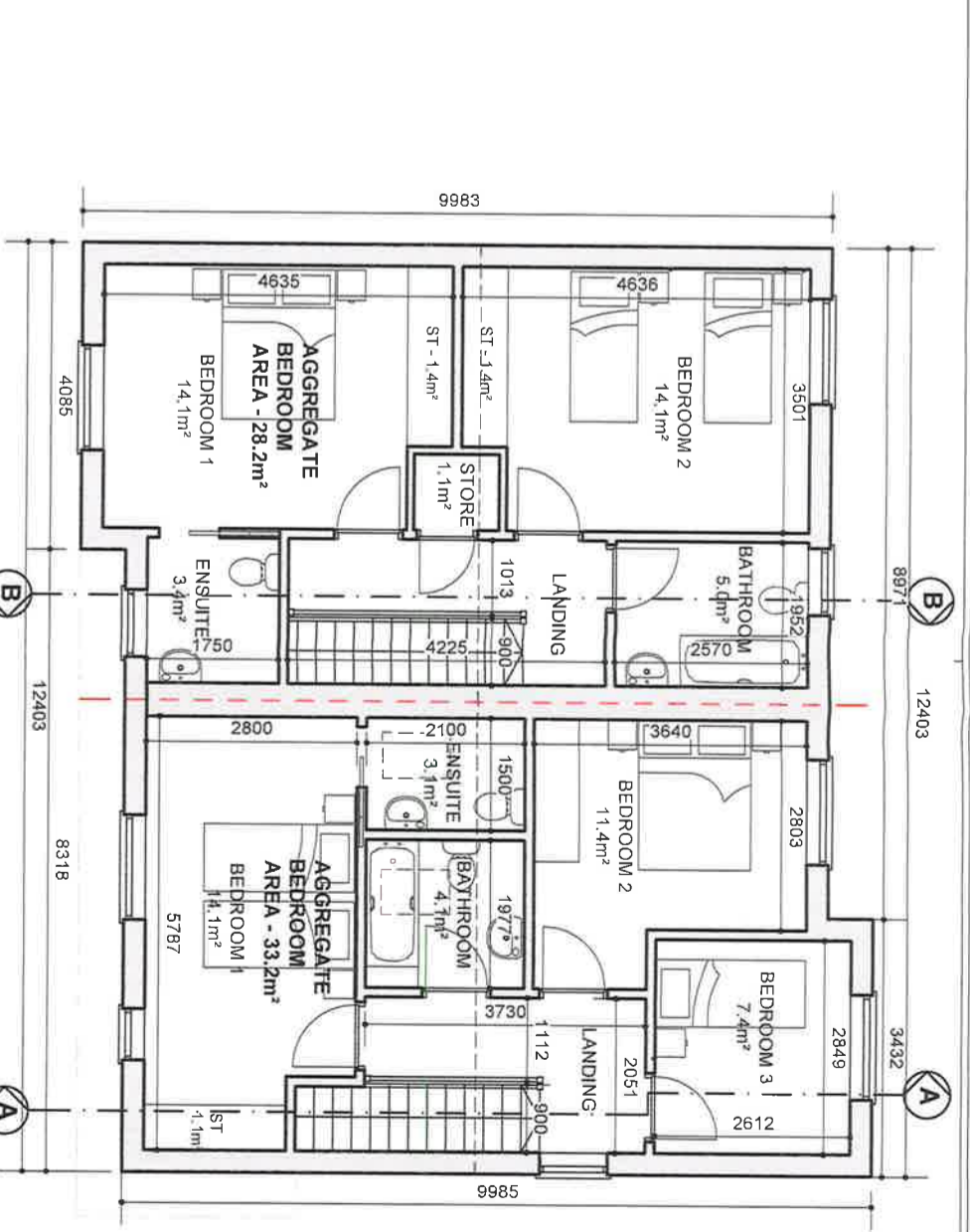
100mm INCREMENTS @A3



LEGEND:

- Site Boundary
- New Construction
- Soft Landscaping

2-BED/ 4-Person Semi-Detached House	3-BED/ 5-Person Semi-Detached House
Target Gross Area	Target Gross Area
93.0m ²	102.0m ²
Aggr. Living Area	Aggr. Living Area
30m ²	34m ²
Aggr. Bedroom Area	Aggr. Bedroom Area
25m ²	32m ²
Living Width	Living Width
3.6m	3.8m
Main Living Area	Main Living Area
13m ²	13m ²
Double Bedroom Area	Double Bedroom Area
11.4m ²	11.4m ²
Single Bedroom Area	Single Bedroom Area
7.1m ²	7.1m ²
Bedroom-Storage	Bedroom-Storage
2.8m	2.8m
Private Outdoor Space	Private Outdoor Space
4.0m ²	5.0m ²
Private Space	Private Space
6.0m ²	6.0m ²
Plot Area	Plot Area
340.0m ²	385.0m ²



REVISION	DATE	DESCRIPTION	ISSUED TO
PO1	2023.11.27	S2 FOR INFORMATION	ISSUED TO PLANNING - RFI
PO2	2024.04.02	S2 FOR INFORMATION	ISSUED TO PLANNING - RFI

FORWARD DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. DIMENSIONS TO BE CHECKED ON SITE. CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROGRESSES. THE DRAWING AND ANY DESIGN HEREON IS THE PROPERTY OF QUINN ARCHITECTS AND WILL NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. ALL DIMENSIONS SHOWN ARE THE PROPERTY OF THE CONSULTANTS.

TO: Dunlough Street, Limerick, Ireland, T93 XAM
P: 051 37000 E: info@quinnarchitects.ie W: www.quinnarchitects.ie

QUINN Architects

PROJECT: LAKELANDS, CULLENAGH, BALLINA, CO. TIPPERARY
TWO HOUSES DEVELOPMENT
GROUND/ FIRST FLOOR AND ROOF PLANS
PLANNING APPLICATION - RFI

DATE	2339	DATE	2024.04.02
SCALE	1:100	SCALE	@A3
FOR INFO	2101	FOR INFO	2024.04.02
FOR INFO	MS	FOR INFO	MS
FOR INFO	DF	FOR INFO	DF
FOR INFO	S2	FOR INFO	S2
FOR INFO	PO2	FOR INFO	PO2



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
e customerservice
@tipperarycoco.ie
tipperarycoco.ie

Date: 8th April 2024 Our Ref: S5/24/42 Civic Offices, Nenagh

**Lough Derg Marina Ltd.,
C/o Quinn Architects,
12 Barrington Street,
Limerick,
V94 XA4W.**

Re: Application for a Section 5 Declaration – Construction of 2 no. semi -detached residential dwellings at Lake Lands, Cullenagh, Ballina, Co. Tipperary.

Dear Sir/Madam

I acknowledge receipt of your application for a Section 5 Declaration received on 5th April, 2024, in connection with the above.

I wish to advise that you will be notified of a decision on your application in due course.

Yours faithfully


for **Director of Services**



SOLICITORS

M.J. O'Callaghan & O'Keeffe LLP

(Incorporating James G. Skinner & Son)

New Market Square,

Mitchelstown,

Co. Cork

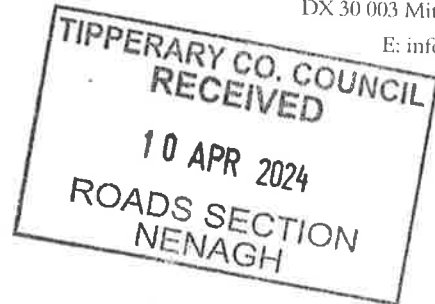
P67 KH96.

T: 025-24500/86030 F: 025-84325

DX 30 003 Mitchelstown

E: info@ocok.ie

Tipperary County Council
Civic Offices
Clonmel
Co. Tipperary.
E91 N512.



Our Ref: BOK/EOS/RYS002005

Your Ref:

4th April, 2024

**Re: Our client: Shane Ryan of Shane Ryan Enterprises Ltd.
Property: 74, Springfield Grove, Rossmore Village, Tipperary Town E34 X642**

Dear Sirs,

We confirm we act for our aforementioned client in relation to the sale of the above property.

We enclose for your attention a copy map and we would be grateful if you could confirm that the roads and services abutting the property outlined in red which is within the housing estate of Springfield Grove, Rossmore Village, Tipperary, have been taken in charge.

In the event that the same have not been taken in charge we would be grateful if you would please confirm compliance with Conditions 2 and 3 of Planning Permission 07/72 a copy of which is attached.

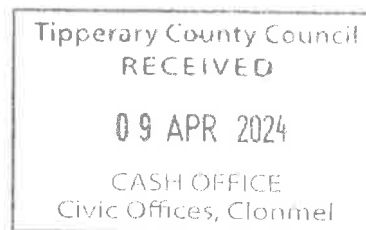
We enclose cheque in the sum of €90 in respect of your fee.

We look forward to hearing from you.

Yours faithfully,

Barbara O'Keeffe
Solicitor

Receipt No 180 2345
€90-00 cheque
09 04 2024



Our Ref: 2339/df/040424

Tipperary County Council,
Planning & Building,
Civic Offices,
Nenagh,
Co. Tipperary,
E45 A099

04th April 2024

Re: Part V exemption application for Loug Derg Marina Limited at Lakelands, Cullenagh, Ballina, Co. Tipperary. The development will consist of the 2 No. semi-detached dwellings, a 2-bedroom and a 3-bedroom over two-storey, together with hard and soft landscaping including driveways and boundary fencing and all associated site works.

Dear Sir/Madam,

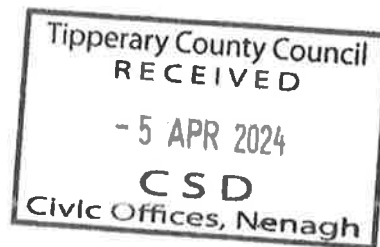
Please find enclosed our Part V exemption application for the above referenced development at Lakelands, Cullenagh, Ballina, Co. Tipperary. All information submitted is noted as below.

We trust that this Application is complete. Should you have any queries please do not hesitate to contact me.

Yours faithfully,



Darren Feldon
Quinn Architects
ENCL.



Application form duly completed.

Application Fee -

€80.00.

OSi Map -

scale 1:1000.

Site plan & Contiguous elevation -

scale 1:200.

Floor plans -

scale 1:100.

Section & Elevations -

scale 1:100.

Elevations & Details -

scale 1:100 & 1:50.

3D Visuals -

nts.



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
e customerservice
@tipperarycoco.ie

tipperarycoco.ie

Date: 30th April, 2024

Our Ref: S5/24/42

Civic Offices, Nenagh

Lough Derg Marina
Office Unit 1
Newton Centre
Annacotty
Co. Limerick

Re: Declaration under Section 5 of the Planning and Development Act 2000

Dear Mr Ryan,

I refer to your application for a Section 5 Declaration received on 15th February, 2024, in relation to the following proposed works:

Development of 2no. semi-detached residential dwellings

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 of the Planning and Development Regulations 2001, as amended, and
- c) The declaration application and supporting information.

Tipperary County Council has concluded that the *Development of 2 no. semi-detached residential dwellings* is development and is **not exempted development.**

NOTE: Any person issued with a Declaration of a Planning Authority may refer the Declaration for review to An Bord 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 cursive script, appearing to read "Geraldine Quinn".

for **Director of Services**

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/24/42** **Delegated Employee's Order No:** _____

SUBJECT: Section 5 Declaration


I, Sharon Kennedy, 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. 37256 dated 4th March, 2024, hereby order that pursuant to the provisions of the Planning and Development Act 2000, as amended, that an application under Section 5 from Lough Derg Marina Ltd., Office Unit 1, Newton Centre, Annacotty, Co. Limerick, re: Development of 2 no. semi-detached residential dwellings at Lakelands, Cullenagh, Ballina, Co. Tipperary is development and 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 of the Planning and Development Regulations 2001, as amended, and
- c) The declaration application and supporting information.

Tipperary County Council has concluded that the *Development of 2 no. semi-detached residential dwellings* is development and is **not exempted development**.

Signed:



Sharon Kennedy

Director of Services

Planning and Development (including Town Centre First),

Emergency Services and Emergency Planning and

Tipperary/Cahir/Cashel Municipal District

Date: 30/04/2024