



Tipperary County Council
RECEIVED
17 APR 2024
CASH OFFICE
Civic Offices, Clonmel

Receipt No 180.513
€80.00 Cash
17 of 2024

PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

SCANNED

1. Applicant's address/contact details:

Applicant	MARY RYAN
Address	57 OLIVER PLUNKET PARK CLONMEL
Telephone No.	[REDACTED]
E-mail	[REDACTED]

2. Agent's (if any) address:

Agent	LIAM BUTLER
Address	20 GLENMARA LANE CLONMEL
Telephone No.	[REDACTED]
E-mail	
Please advise where all correspondence in relation to this application is to be sent;	
Applicant []	Agent <input checked="" type="checkbox"/>

TIPPERARY CO. COUNCIL
RECEIVED
17 APR 2024
PLANNING SECTION
FILE NO.

3. Location of Proposed Development:

Postal Address <u>or</u> Townland <u>or</u> Location (as may best identify the land or structure in question)	57 OLIVER PLUNKET PARK CLONMEL
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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.)

SINGLE-STORY REAR EXTENSION
Proposed floor area of proposed works/uses: 20 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 <input checked="" type="checkbox"/>	B. Occupier
	C. Other	
Where legal interest is 'Other', please expand further on your interest in the land or structure	NB	
If you are not the legal owner, please state the name and address of the owner	Name: Address: NB	

Signature of Applicant(s) Mary Ryan Date: 16/04/24

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

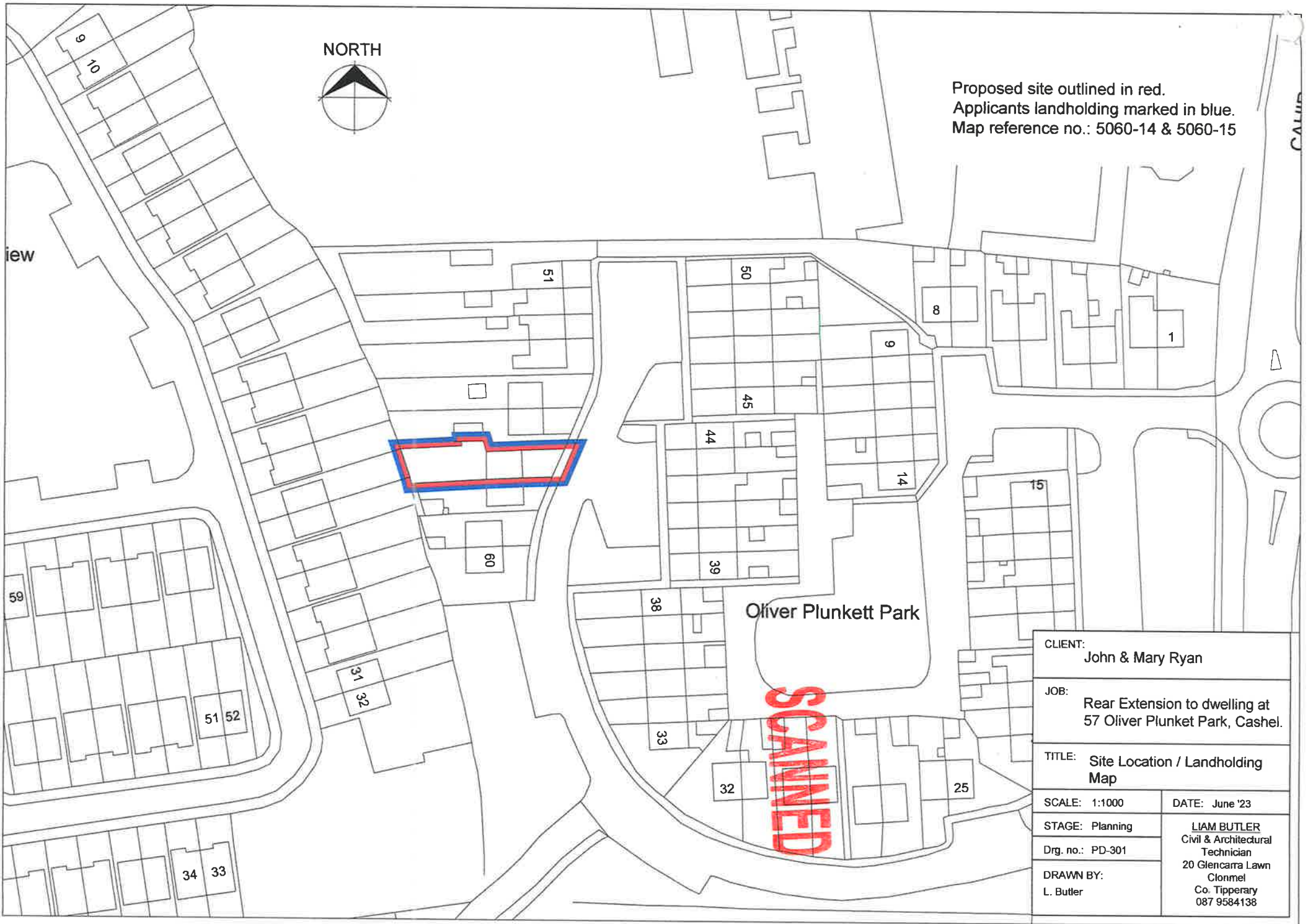
DATE STAMP

Fee Recd. € _____

Receipt No _____

Date _____

Received by _____



Proposed site outlined in red.
 Applicants landholding marked in blue.
 Map reference no.: 5060-14 & 5060-15

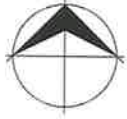
Proposed site (outlined in red)

Oliver Plunkett Park

SCANNED

CLIENT: John & Mary Ryan	
JOB: Rear Extension to dwelling at 57 Oliver Plunkett Park, Cashel.	
TITLE: Site Location / Landholding Map	
SCALE: 1:1000	DATE: June '23
STAGE: Planning	LIAM BUTLER Civil & Architectural Technician 20 Glencarra Lawn Clonmel Co. Tipperary 087 9584138
Drg. no.: PD-301	
DRAWN BY: L. Butler	

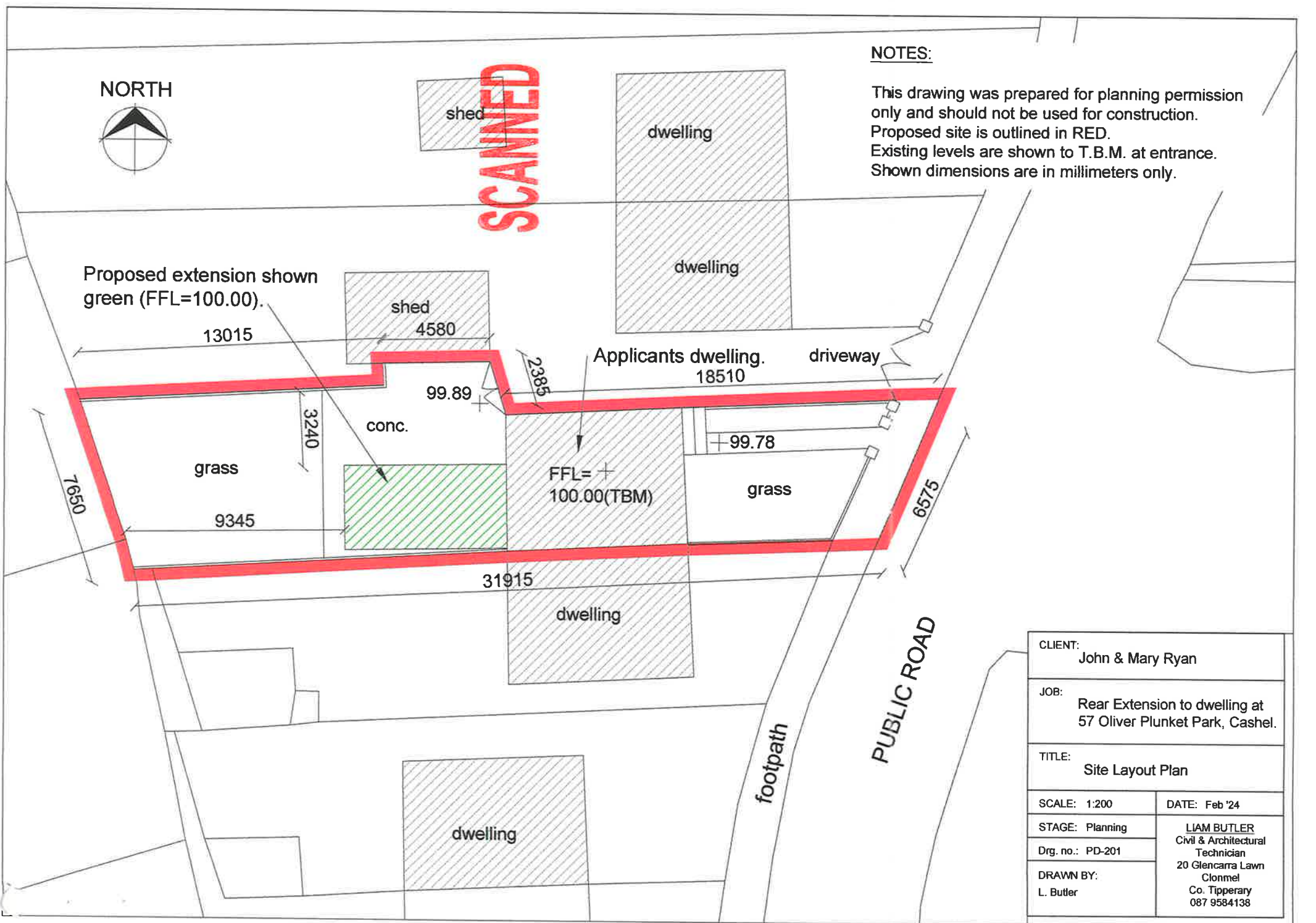
NORTH



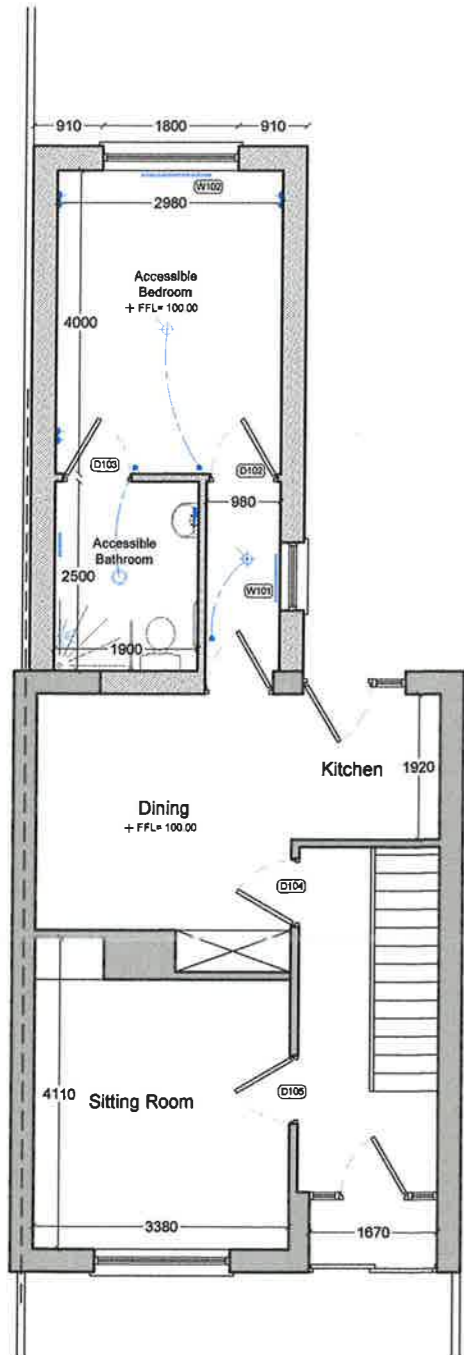
SCANNED

NOTES:

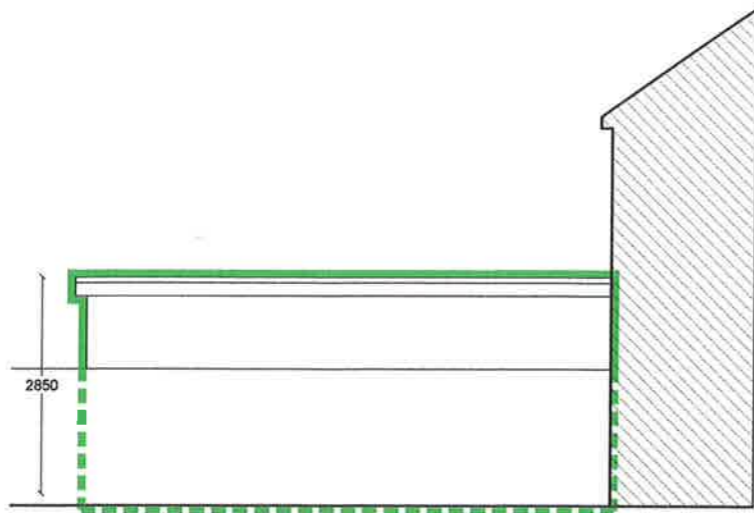
This drawing was prepared for planning permission only and should not be used for construction. Proposed site is outlined in RED. Existing levels are shown to T.B.M. at entrance. Shown dimensions are in millimeters only.



CLIENT: John & Mary Ryan	
JOB: Rear Extension to dwelling at 57 Oliver Plunket Park, Cashel.	
TITLE: Site Layout Plan	
SCALE: 1:200	DATE: Feb '24
STAGE: Planning	LIAM BUTLER Civil & Architectural Technician 20 Glencarra Lawn Clonmel Co. Tipperary 087 9584138
Drv. no.: PD-201	
DRAWN BY: L. Butler	



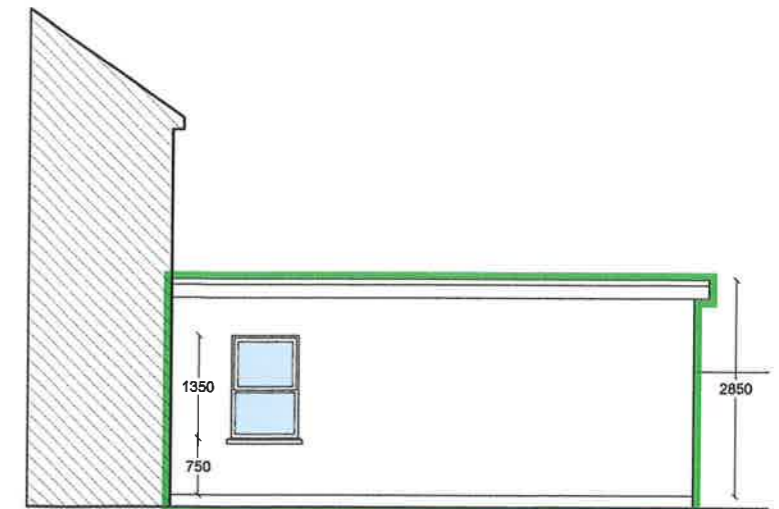
GROUND FLOOR PLAN
Proposed



SOUTH ELEVATION
Proposed



REAR ELEVATION
Proposed



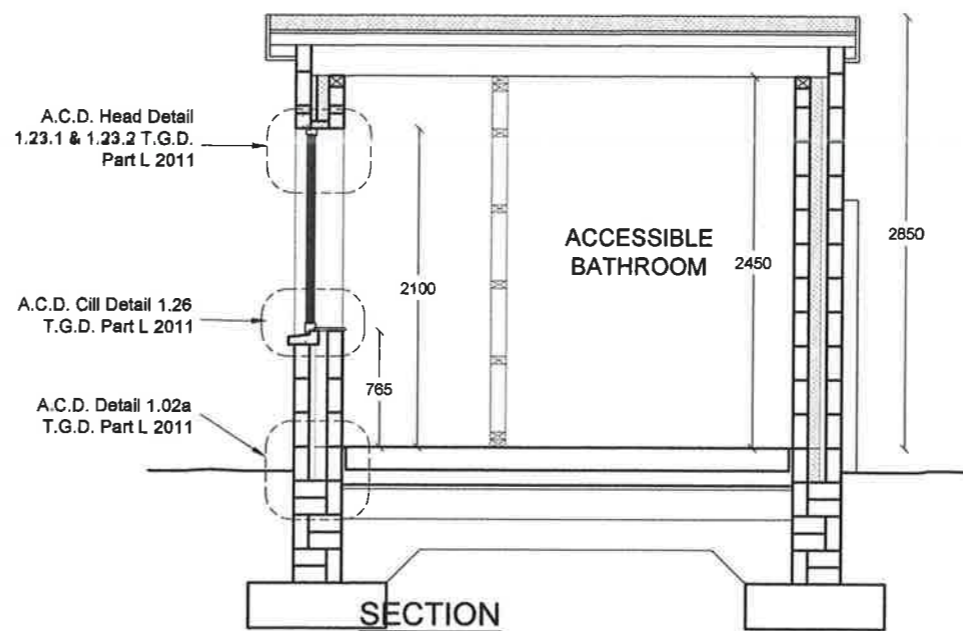
NORTH ELEVATION
Proposed

PROPOSED EXTERNAL FINISHES:

- External walls - Nap plaster finish.
- Windows - White uPVC double glazed window units
- Window cills - Precast concrete cills.
- Rainwater goods, fascia & soffit to be uPVC.

PLANNING DRAWING

This drawing was prepared for planning purposes only and should not be used as a construction drawing.



SECTION
Scale 1:50

SCANNED

CLIENT: John & Mary Ryan	
JOB: Rear Extension to dwelling at 57 Oliver Plunket Park, Cashel.	
TITLE: Proposed Extension	
SCALE: 1:100	DATE: Feb '24
STAGE: Planning	DRAWN BY: LIAM BUTLER Civil & Architectural Technician 20 Glencarra Lawn Clonmel Co. Tipperary 087 9584138
Dr. no.: PD-101	
DRAWN BY: L. Butler	



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Tipperary County Council

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

Comhairle Contae
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An tAonach,
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E45 A099

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✉ customerservice
@tipperarycoco.ie
tipperarycoco.ie

Date: 24th April 2024

Our Ref: S5/24/46

Civic Offices, Clonmel

Mary Ryan
C/o Liam Butler
20 Glencarra Lawn
Clonmel
Co. Tipperary

SCANNED

Re: Application for a Section 5 Declaration – Single Storey rear extension at 57 Oliver Plunket Park, Cashel, Co. Tipperary.

Dear Sir/Madam

I acknowledge receipt of your application for a Section 5 Declaration received on 17th 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**

TIPPERARY COUNTY COUNCIL

Application for Declaration under Section 5

Planning & Development Act 2000, as amended
Planning & Development Regulations 2001, as amended

Planning Reference: S5/24/46
Applicant: John and Mary Ryan
Development Address: 57 Oliver Plunket Park, Cashel, Co. Tipperary.
Proposed Development: Single storey extension to the rear of the property

SCANNED

1. GENERAL

On the 17th April 2024 a request was made for a declaration under Section 5 of the Planning and Development Act 2000, as amended, by Mary Ryan in respect of the following development.

“Single storey extension to the rear of the property”

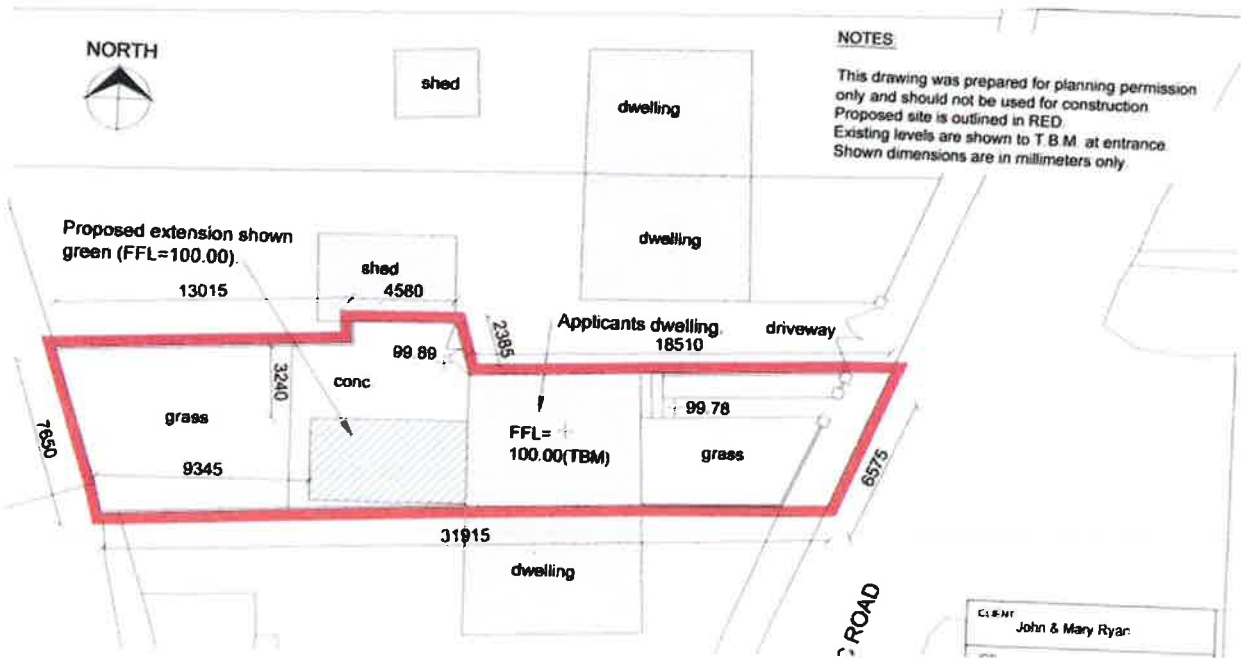


Image 1: Site Layout plan showing proposed extension

2. STATUTORY PROVISIONS

The following statutory provisions are relevant to this case;

Planning and Development Act 2000, as amended

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

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

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

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

Section 4(1) of the Planning and Development Act, 2000, as amended states:

4.— (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.

Section 4 (2) (a) of the Planning and Development Act 2000, as amended, states as follows:-

(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).

Section 4 (4) of the Planning and Development Act 2000, as amended, states as follows:-

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.

Schedule 2, Part 1 'Exempted Development – General of the Planning and Development Regulations 2001, as amended states:

Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 considers the following works to be exempted development subject to the conditions and limitations set out below;

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.

(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.

(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.



Image 2: Proposed Elevations of Extension to the rear of the dwelling

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.*

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

3. ASSESSMENT

a. Site Location

The site comprises of an existing residential property at 57 Oliver Plunket Park, Cashel, Co. Tipperary.

b. Relevant Planning History

S5/23/68 - Section 5 Declaration granted on 25th July 2024 for the extension to the rear of the dwelling measuring 25sq.m.

c. Assessment

The question posed under the Section 5 Declaration application is whether a single storey extension to the rear of the property is development and is exempted development.

i) "Is or is not Development"

It is considered that the above listed proposal constitutes "works" as understood by the Planning and Development Act 2000, as amended. The above listed proposal therefore constitutes "development" within the meaning of the Planning and Development Act 2000, as amended.

ii) "Is or is not Exempted Development"

The floor area of the proposed extension is 20sq.m. The proposed exemption meets the parameters of Class 1 of Schedule 2 of Part 1 of the Planning and Development Regulations 2001, as amended.

iii) Restrictions under Article 9

I note no restrictions under Article 9 that would apply.

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

AA

The proposal has been assessed having regard to the requirements of the EU Habitats Directive. The proposal has been screened as to the requirements for AA and the screening assessment considers that the proposal does not impact on any Natura 2000 site. See also Appropriate Assessment (AA) screening report attached.

EIA

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 also for Environmental Impact Assessment (EIA) preliminary examination screening report attached.

4. RECOMMENDATION

WHEREAS a question has arisen as to whether a single storey flat roof extension to the rear of the dwelling at 57 Oliver Plunket Park, Cashel, Co. Tipperary constitutes "development" and "exempted development"

AND WHERE AS 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

AND WHEREAS Tipperary County Council has concluded that the single storey extension to the rear of the property at 57 Oliver Plunket Park, Cashel, 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, Schedule 2, Part 3 of the Planning and Development Regulations 2001 (as amended) and is not restricted by Article 9 of the same regulations.

NOW THEREFORE Tipperary County Council, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, as amended hereby decides Single storey extension to the rear of the property at 57 Oliver Plunket Park, Cashel, Co. Tipperary is development and is exempted development.

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.

Signed:

Sara Jane Condon

Date: 25th April 2024

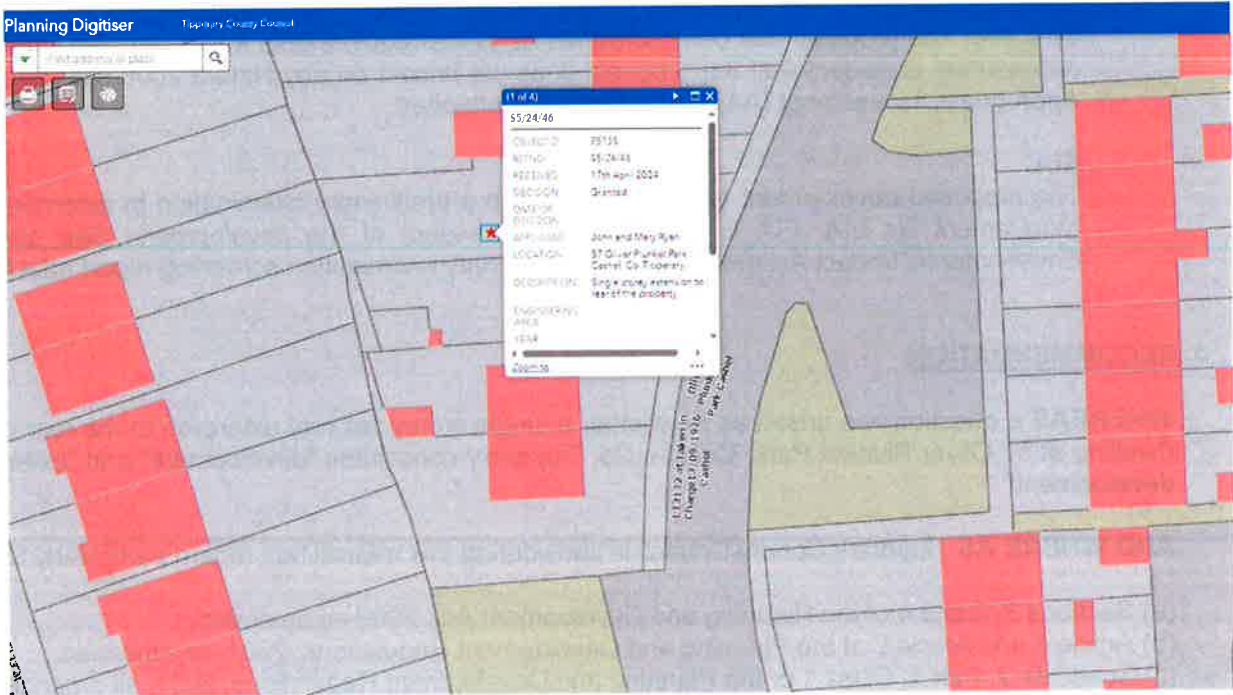
Assistant Planner

C. Conway

Signed:

Date: 10.05.2024

Senior Executive Planner



Extract from GIS SYSTEM showing Section 5 ref plotted

Appendix 1: Appropriate Assessment Screening

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

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

(a) File Reference No:	S5/24/46
(b) Brief description of the project or plan:	Single storey extension to the rear of the property.
(c) Brief description of site characteristics:	Existing dwelling in urban 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	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. <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 	During the construction phase, the site will be cleared and topsoil removed.
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 	There is no real likelihood of any significant effects on European Sites in the wider catchment area

- Presence of people, vehicles and activities
- Physical presence of structures (e.g. collision risks)
- Potential for accidents or incidents

In-combination/Other No likely significant in-combination effects are identified.

(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:

	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:

Sara Jane Condon

Date:

25th April 2024

Appendix 2: EIA Pre Screening Form

EIA Pre-Screening Establishing a development is a 'sub-threshold development'	
File Reference:	S5/24/46
Development Summary:	Single storey extension to the rear of the property
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes, no further action required <input checked="" type="checkbox"/> No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
<input type="checkbox"/> Yes, specify class _____	EIA is mandatory
<input checked="" type="checkbox"/> No	No Screening required Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
<input checked="" type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2	No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _____	EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : _____	Proceed to Part C
C. If Yes, has Schedule 7A information/screening report been submitted?	
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required



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E45 A099

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

Date: 10th May, 2024

Our Ref: S5/24/46

Civic Offices, Nenagh

Mary Ryan
C/O Liam Butler
20 Glencara Lawn
Clonmel
Co. Tipperary

SCANNED

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

Dear Sir/Madam,

I refer to your application for a Section 5 Declaration received on 17th April, 2024, in relation to the following proposed works:

Single storey extension to the rear of the property **at 57 Oliver Plunket Park, Cashel, 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) 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

AND WHEREAS Tipperary County Council has concluded that the single storey extension to the rear of the property at 57 Oliver Plunket Park, Cashel, 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, Schedule 2, Part 3 of the Planning and Development Regulations 2001 (as amended) and is not restricted by Article 9 of the same regulations.

NOW THEREFORE Tipperary County Council, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, as amended hereby decides Single storey extension to the rear of the property at 57 Oliver Plunket Park, Cashel, Co. Tipperary is development and is **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



for **Director of Services**

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

SCANNED

File Ref: **S5/24/46** **Delegated Employee's Order No:** _____

SUBJECT: Section 5 Declaration

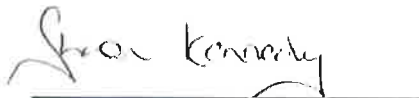
I, Sharon Kennedy, Director of Services, Tipperary County Council, by virtue of the powers delegated to me in accordance with the provisions of Section 154 of the Local Government Act 2001, as amended by Schedule 1, Part 1 of the Local Government Reform Act 2014 under Chief Executive's Order No. 37256 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 Mary Ryan, C/O Liam Butler, 20 Glencara Lawn, Co. Tipperary, re: Construction of a single storey extension to rear of dwelling at 57 Oliver Plunket Park, Cashel, 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) 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

AND WHEREAS Tipperary County Council has concluded that the single storey extension to the rear of the property at 57 Oliver Plunket Park, Cashel, 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

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: 10/05/2024