



Tipperary County Council
Planning Section by email in pdf format
Received 12/6/2026
File ref: S5/26/101

Planning Department,
Tipperary County Council,
County Hall,
Clonmel,
Co. Tipperary.

11th June 2026

RE: 25015 Proposed Renovation of Dwelling
at Killough Gate Lodge, Clohoge, Thurles, Co. Tipperary
for Golden Dale Unlimited Company

Dear Sir / Madam,

We act for our Client, Golden Dale Unlimited Company and are lodging the enclosed Section 5 application for proposed renovation of Killough Gate Lodge.

The applicant wishes to carry out refurbishment works to the dwelling which was occupied up to 2025, but is currently vacant. It is proposed to upgrade the waste water treatment system and a planning application for this upgrade has been lodged under planning reference 26/60430 on which a decision is due on 7th July 2026.

The works for which this Section 5 application relates include renovations to the Gate Lodge as outlined on the drawings enclosed.

The Gate Lodge is adjacent to the main entrance to Killough Castle, which is listed on the Record of Protected Structures for Tipperary County Council, reference TRPS 1029. Killough Castle is also on the National Inventory of Architectural Heritage, ref 22204707. Whilst the Gate Lodge is not listed, there is reference to it on the Killough Castle NIAH Description where it is noted that the entrance gate to Killough Castle has an '*associated gate lodge with pitched slate roof and rendered walls, with extension and replacement door and windows*'.

There is an avenue from the Gate Lodge to Killough Castle, the distance between both being 2.25km.

The Gate Lodge has undergone various modifications since its construction. The original building is a 3 bay building with central porch to the front, with a single room on each side of a central chimney wall.

There are 3 separate extensions constructed in the late 1950s early 1960s. There is a pitched roof single room extension to the north end of the original building, with pitched slated roof. There is a flat roof extension to the south end of the original building containing 3 Bedrooms and a Bathroom. There is a small rear extension, part flat roof

and part lean-to corrugate metal sheet roof, containing a Kitchen – this latter rear extension is proposed for demolition.

The doorway which adjoins this extension to the house will be altered to fit a full height window within the existing door ope.

It is proposed to form a new back door by alteration to an existing rear window, altering the ope to form a doorway.

The refurbishment works will include re slating the main roof, and re capping and plastering the existing chimney.

Internally, the house will be re wired and re plumbed. The existing soft board ceiling in the original portion of the house will be removed and replaced with plasterboard ceiling.

It is not proposed to alter the existing windows or cills.

We are seeking clarity that the works proposed, as set out on the enclosed, are exempted development.

We trust that the above and enclosed are in order and look forward to your decision in due course.

Yours Faithfully



Richie Butler

For **Bryan McCarthy & Associates**

Tipperary County Council

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PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

1. Applicant's address/contact details:

<i>Applicant</i>	Golden Dale Unlimited Company
<i>Address</i>	Ballydoyle Racing, Rosegreen, Cashel, Co. Tipperary.
<i>Telephone No.</i>	086 326 4586 (Agent Richie Butler)
<i>E-mail</i>	[REDACTED] (Agent Richie Butler)

2. Agent's (if any) address:

<i>Agent</i>	Bryan McCarthy & Associates
<i>Address</i>	9a Durands Court Parnell St. Waterford
<i>Telephone No.</i>	[REDACTED]
<i>E-mail</i>	[REDACTED]
<i>Please advise where all correspondence in relation to this application is to be sent;</i>	
Applicant [] Agent ☒	

3. Location of Proposed Development:

<i>Postal Address or Townland or Location (as may best identify the land or structure in question)</i>	Killough Gate Lodge, Clohoge, Thurles, Co. Tipperary
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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.)

Demolition of existing rear extension.
Reslating roof, recap and plaster chimney.
Internal renovation including rewire and plumb, replacmeent of softboard ceiling with
plasterboard, replacmeent of drylining system, new bathroom suite,
new floor finishes. Installation of new back door.
Proposed floor area of proposed works/uses: 105.7 sqm floor area of dwelling

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

<i>Please tick appropriate box to show applicant's legal interest in the land or structure</i>	A. Owner	B. Occupier ✓
	C. Other	
<i>Where legal interest is 'Other', please expand further on your interest in the land or structure</i>		
<i>If you are not the legal owner, please state the name and address of the owner</i>	Name: Lime Tree Farms Limited Address: Killough Castle, Killough, Co. Tipperary	

Signature of Applicant(s) 

Date: 12 / 06 / 2026

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

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GUIDANCE NOTES

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

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

- 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 _____

Tipperary County Council

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Received 12/6/2026

File ref: S5/26/101

Tipperary County Council
Civic Offices
Clonmel
Co Tipperary

12/06/2026 16:30:53

Receipt No. : CLONMEL/0/204708

RICHIE BUTLER
BRIAN MC CARTHY & ASSOCIATES
9 A DURANDS COURT
PARNELL STREET
WATERFORD
(RE KILLOUGH GATE LODGE)

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

Total :	80.00 EUR
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Tendered :	
Credit Card	80.00

Change :	0.00
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1. Main Entrance Gate



2. Front Elevation, East

Flat Roof Extension to the left (South), Pitched Roof Extension to the right (North)

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3.



4



5

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6. Side Elevation, North



7. Side Elevation, South. Flat Roof Side Extension.



8. Rear Elevation, West.



9. Rear Elevation, Alterations Highlighted



10. Rear Extension to be Demolished



11. Chimnery to be Re Capped and RE Plastered
Roof to be Re Slated

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12. 13. Interior of Back Kitchen to be Demolished



14.15.. Existing Central Dining Room. Soft Board ceiling to be replaced.
Door way at rear to extension will become full height window.



16. Existing Central Leving Room. Will become new Boot Room



17. Window ope altered to form new Back Door.
Soft Board Ceiling to be replaced.

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18.



19.



20.



18. 19. 20. 21. Attic overhead. Lime parging to be removed as part of Re Slating.

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22. 23. 24. Re Wiring required.



25. Bathroom Suite to be replaced.

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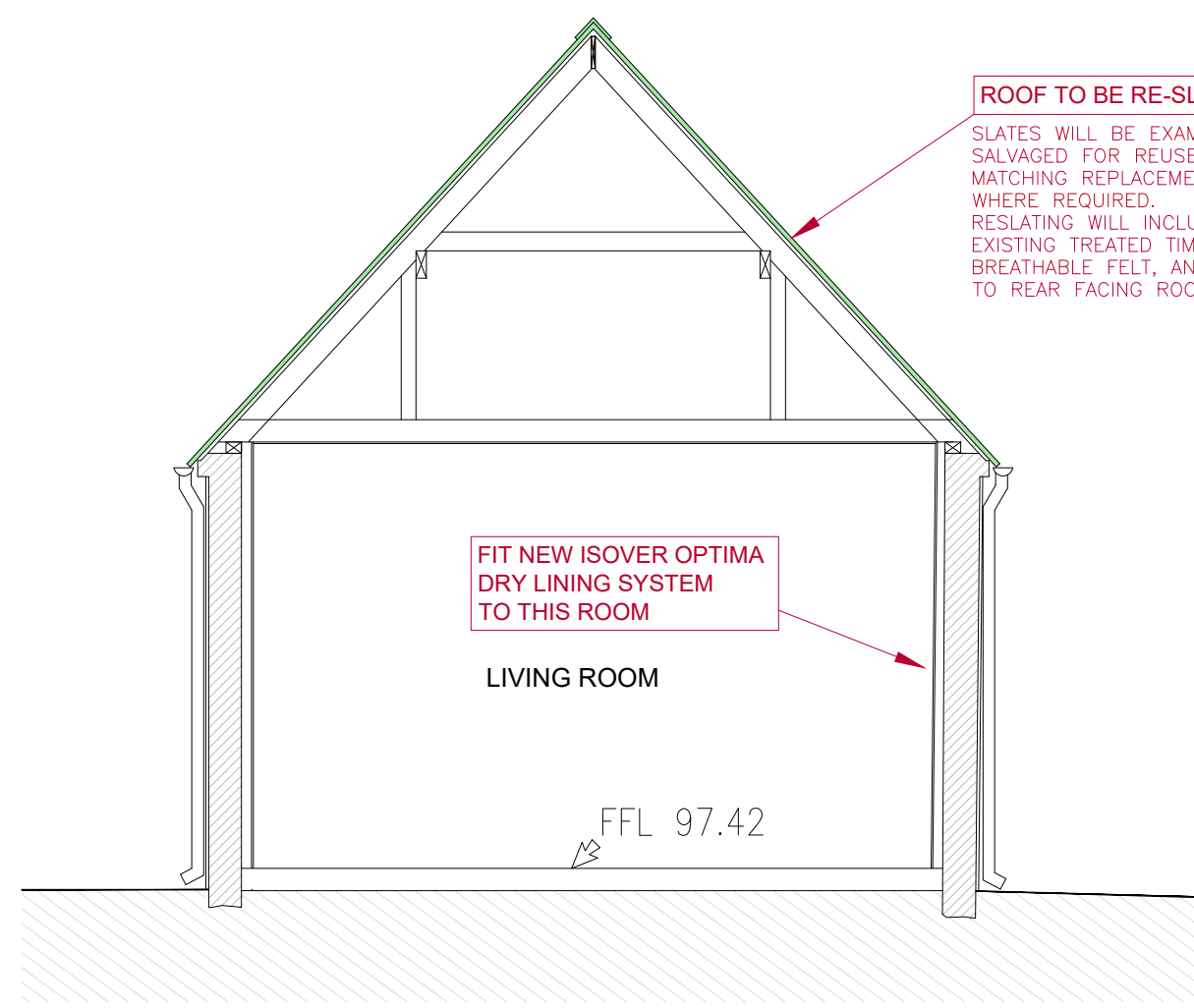
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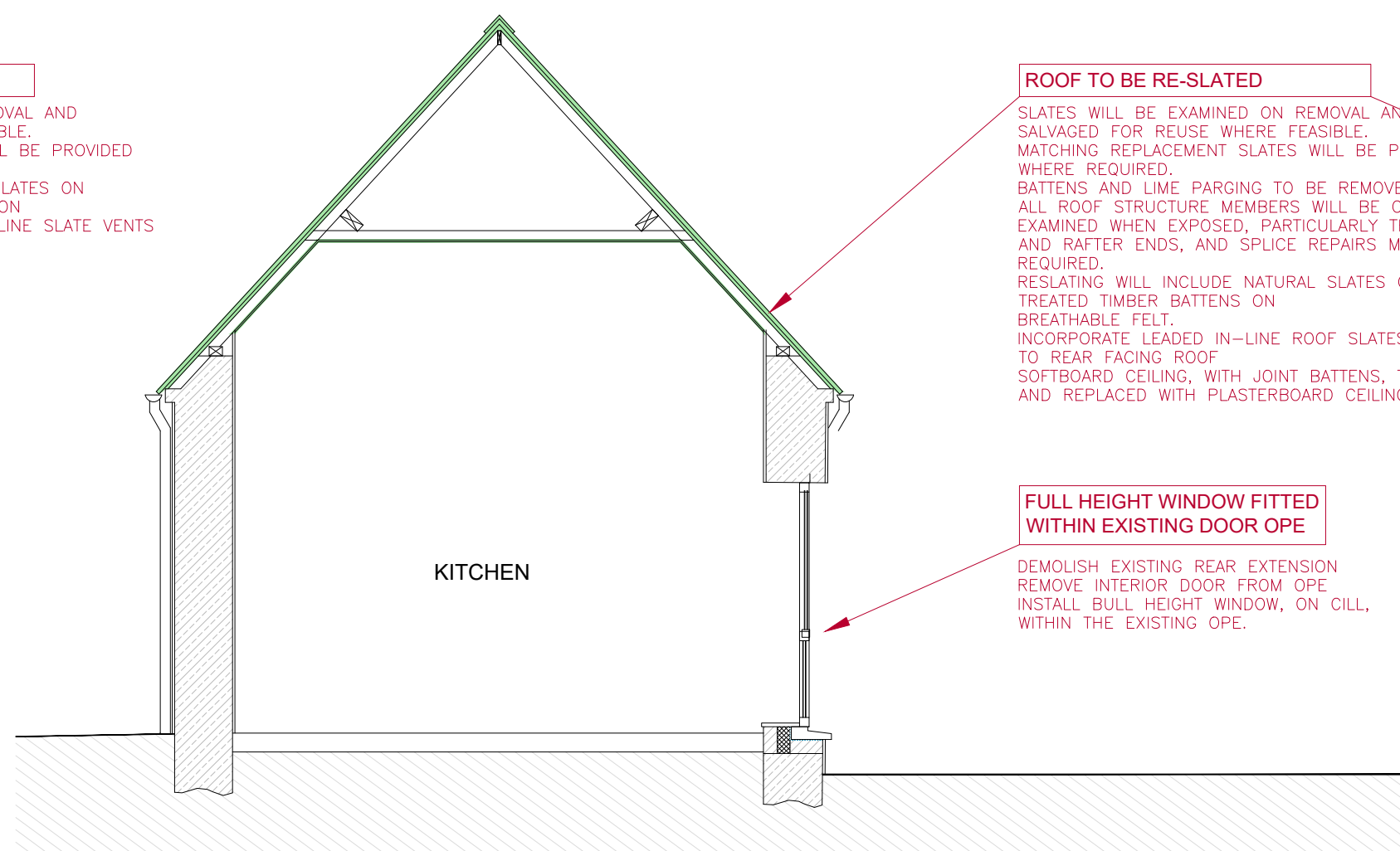
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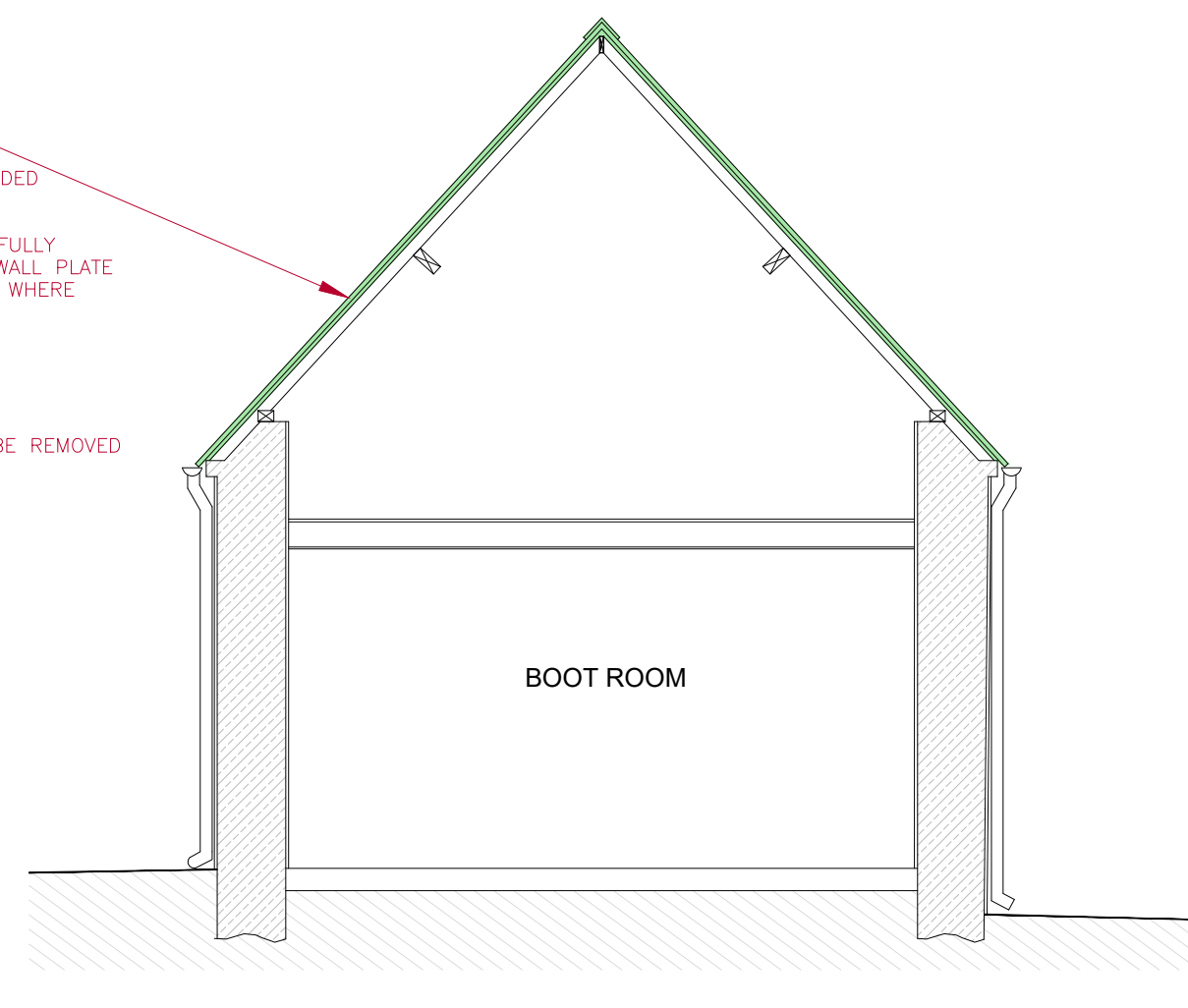
26. Dry lining on 215mm blockwork, form of construction of northern extension. Drylining to be replace in this room with Isover Optima system.



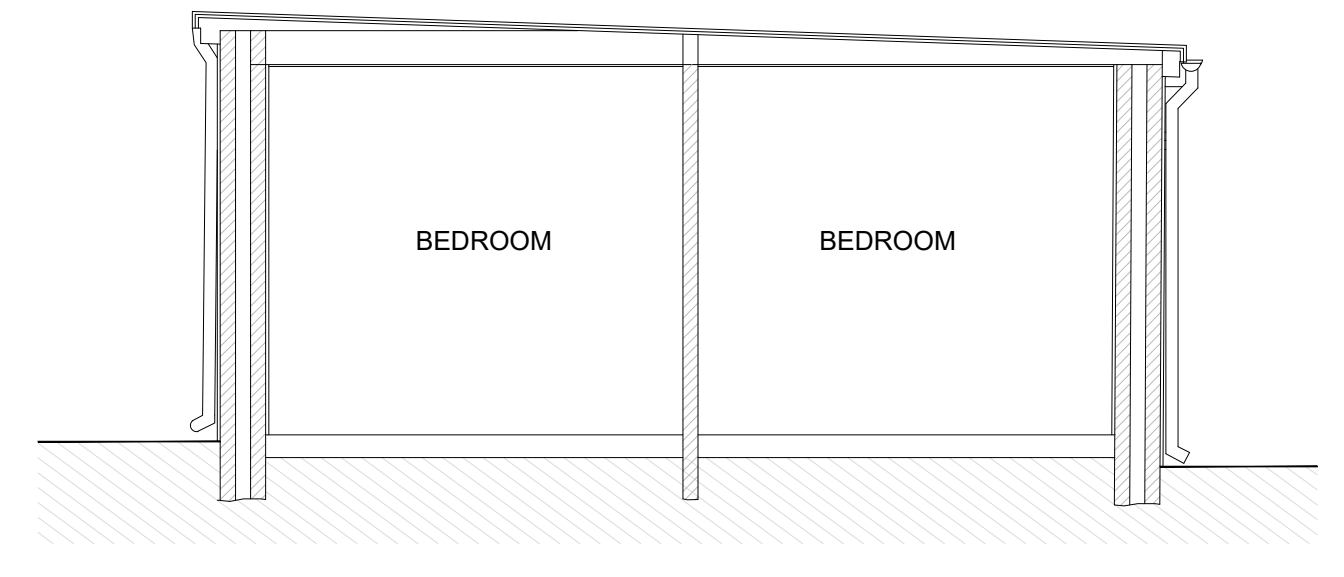
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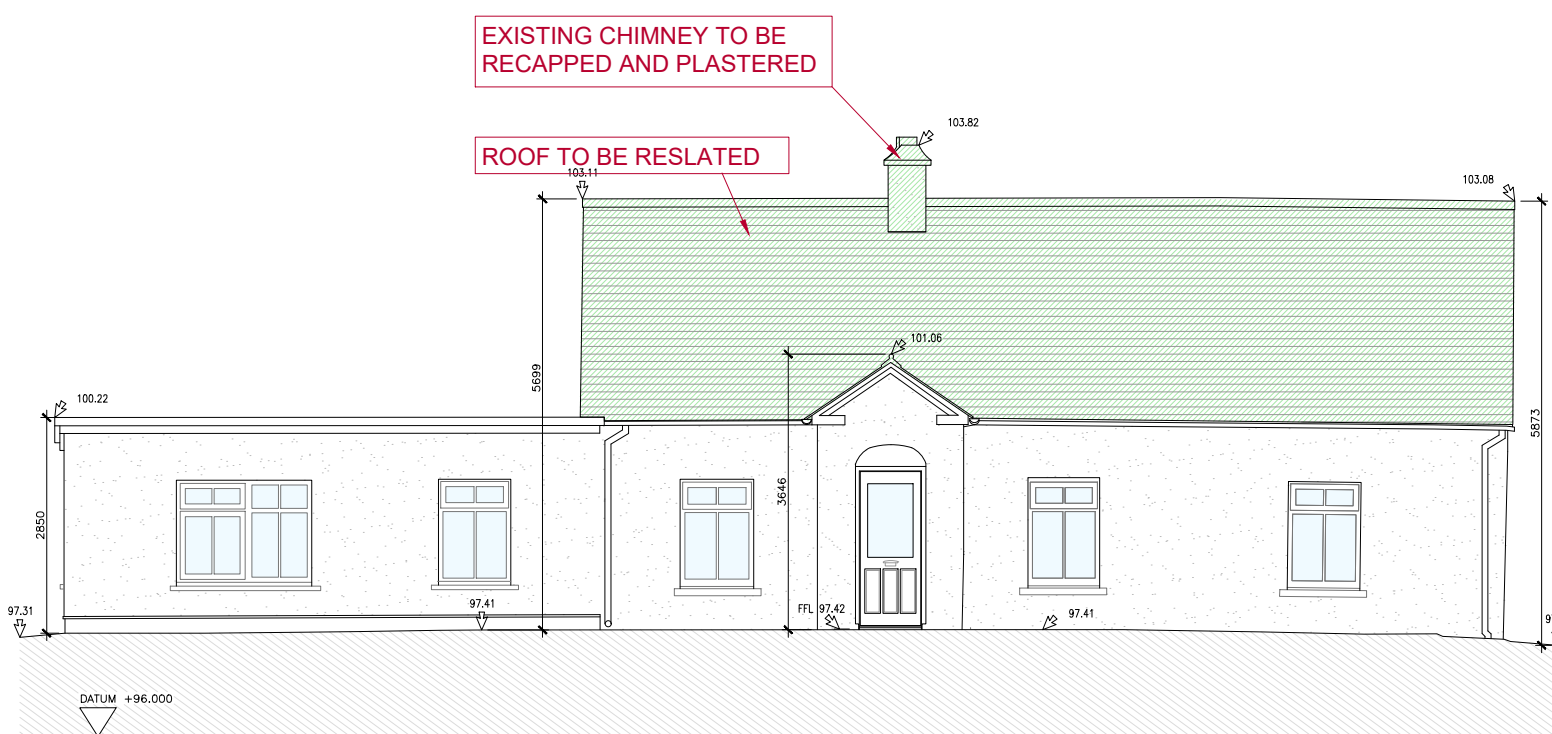
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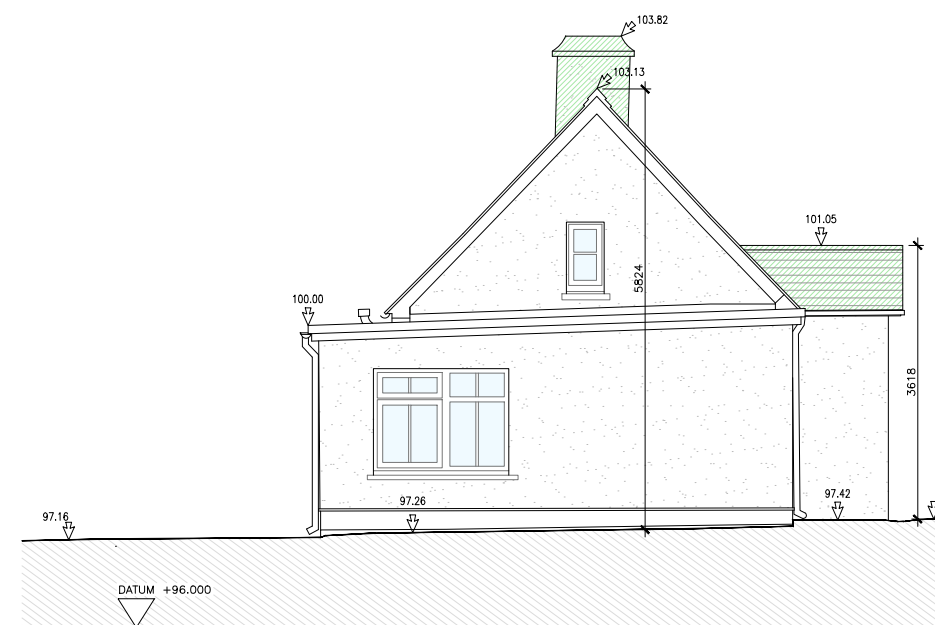
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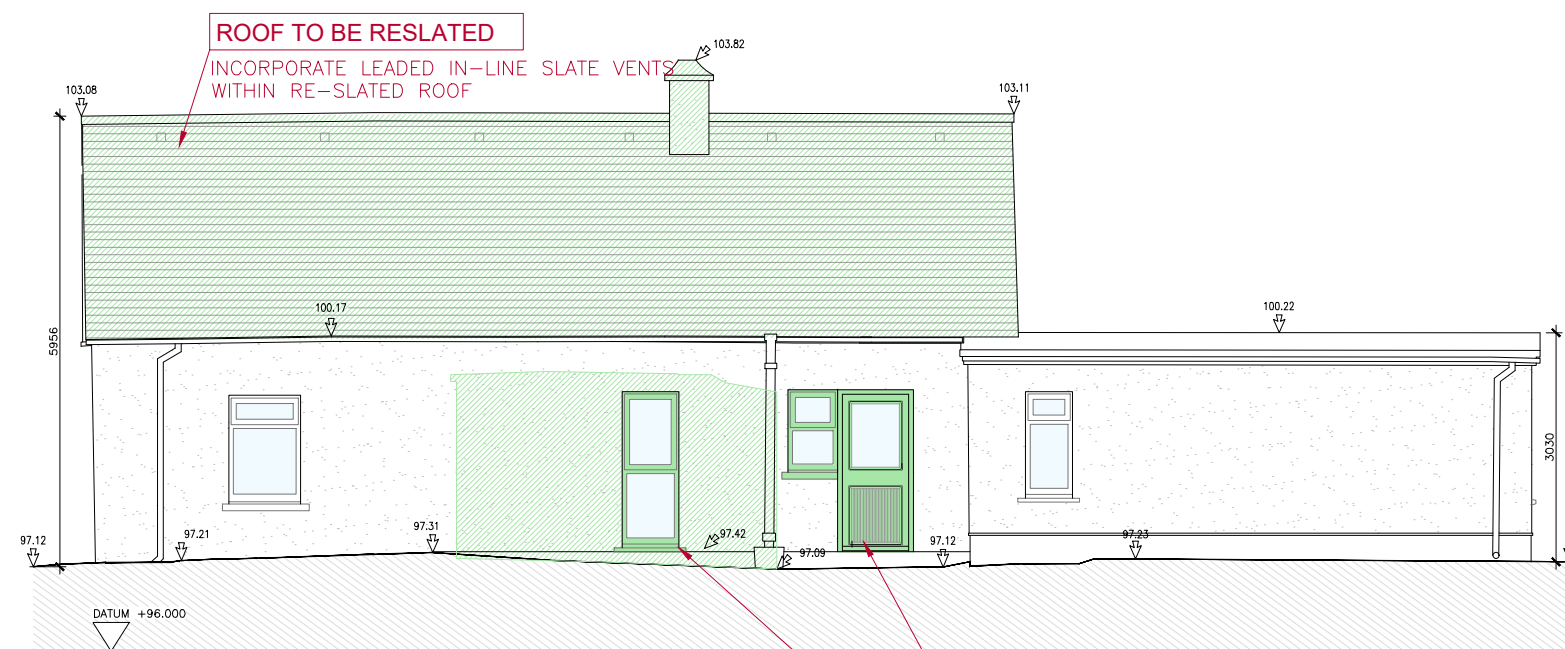
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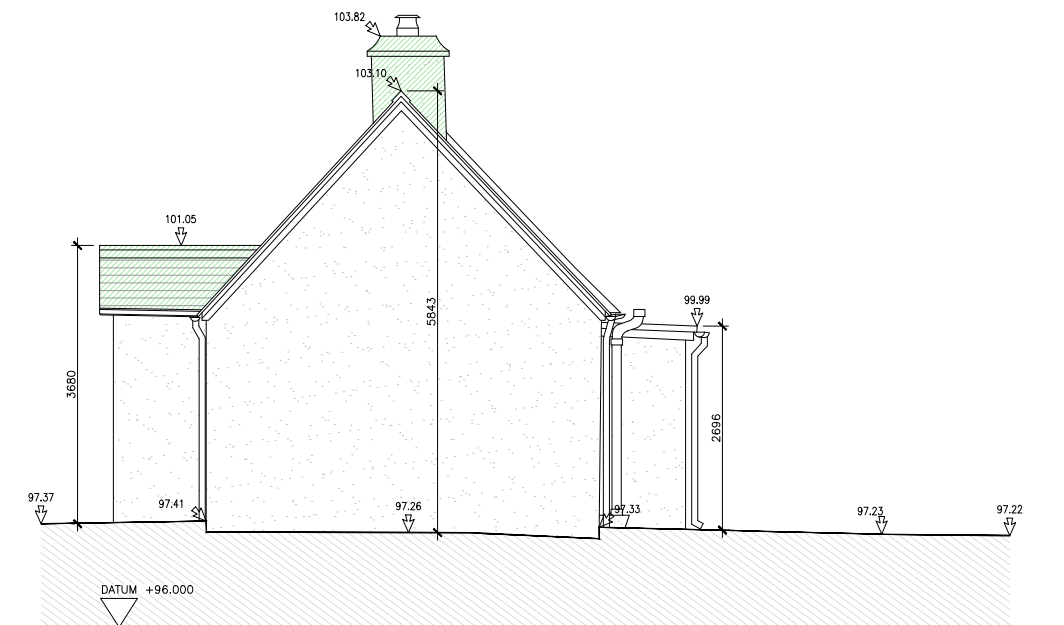
ELEVATION
Front (E)
SCALE: 1:100 @ (A1)



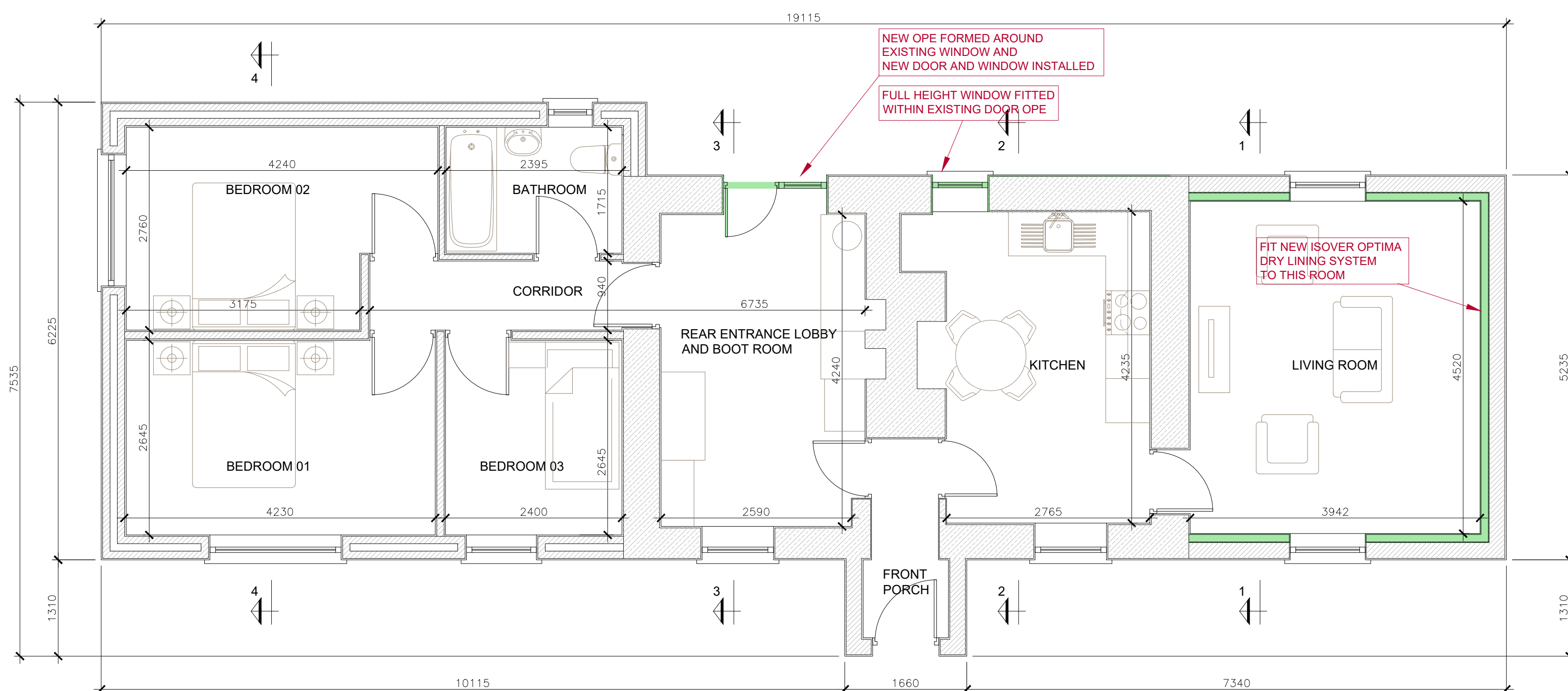
ELEVATION
Side (S)
SCALE: 1:100 @ (A1)



ELEVATION
Rear (W)
SCALE: 1:100 @ (A1)



ELEVATION
Side (N)
SCALE: 1:100 @ (A1)



FLOORPLAN
Proposed
SCALE: 1:50 @ (A1)

SCOPE OF RENOVATION WORKS:

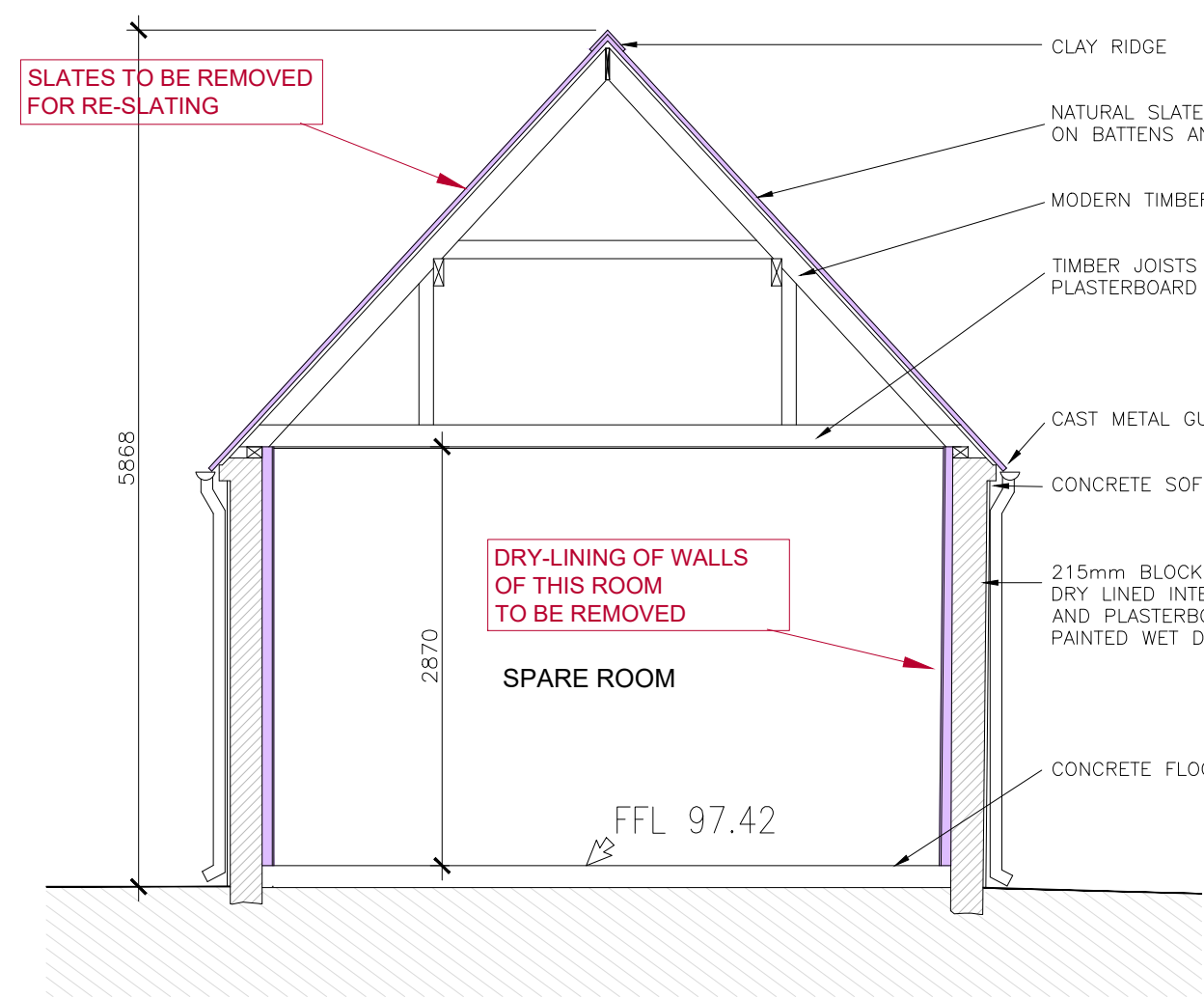
- EXTERNAL:
1. RE SLATE ROOF.
 2. RE CAP AND RE PLASTER CHIMNEY, INCLUDING NEW LEAD FLASHINGS
 3. REFURBISH AND REFIT EXISTING METAL GUTTERS AND DOWNPIPES
 4. REMOVE EXISTING 'LIGHTWEIGHT' REAR EXTENSION
 5. INSTALL FULL HEIGHT WINDOW WITHIN EXISTING DOOR WHERE EXTENSION IS REMOVED
 6. ALTER EXISTING WINDOW OPE TO FORM NEW BACK DOOR
 7. FULL REPAINT EXTERNALLY.
- INTERNAL:
8. REMOVE EXISTING DRYLINING SYSTEM TO LIVING ROOM AND FIT NEW ISOVER OPTIMA DRY LINING SYSTEM INCLUDING STUD, INSULATION AND PLASTERBOARD.
 9. RE-WIRE AND RE-PLUMB, USING ALL EXISTING SERVICES ROUTES WHERE POSSIBLE
 10. CHASE EXISTING CONCRETE FLOORS TO RUN NEW HEATING PIPES
 11. REMOVE THE EXISTING SOFT BOARD CEILINGS OVER THE CENTRAL ROOMS (EXISTING DINING AND LIVING ROOMS) AND REPLACE WITH NEW PLASTERBOARD CEILING.
 12. INSTALL NEW FITTED KITCHEN
 13. INSTALL NEW BOOT ROOM UNITS, INTO WHICH THE NEW HOT WATER CYLINDER AND INTERNAL PLUMBING COMPONENTS CAN BE FITTED.
 14. FULL REDECORATION INCLUDING NEW FLOOR FINISHES, NEW BATHROOM SUITE AND TILING, PAINTING THROUGHOUT.

LEGEND

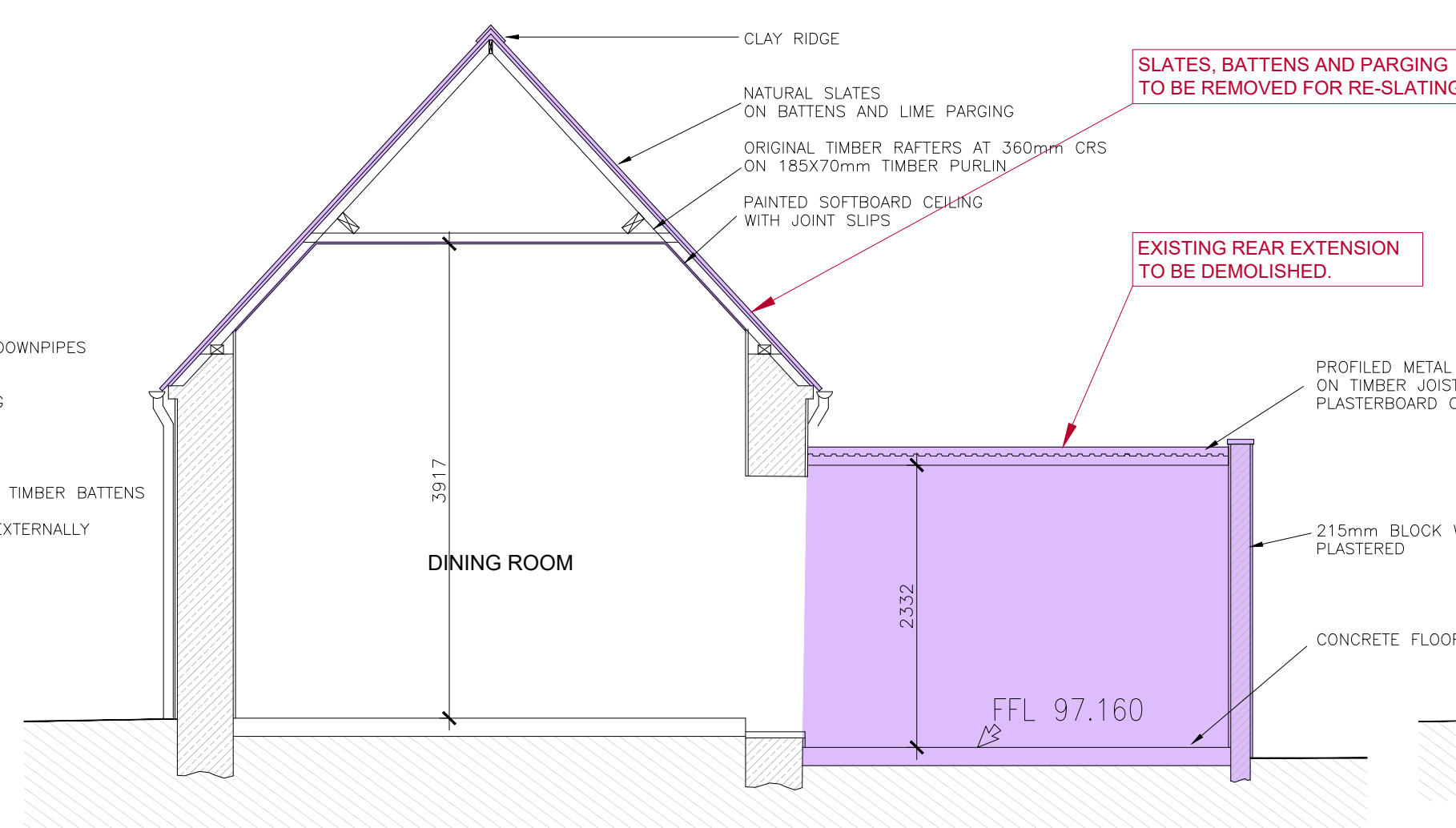


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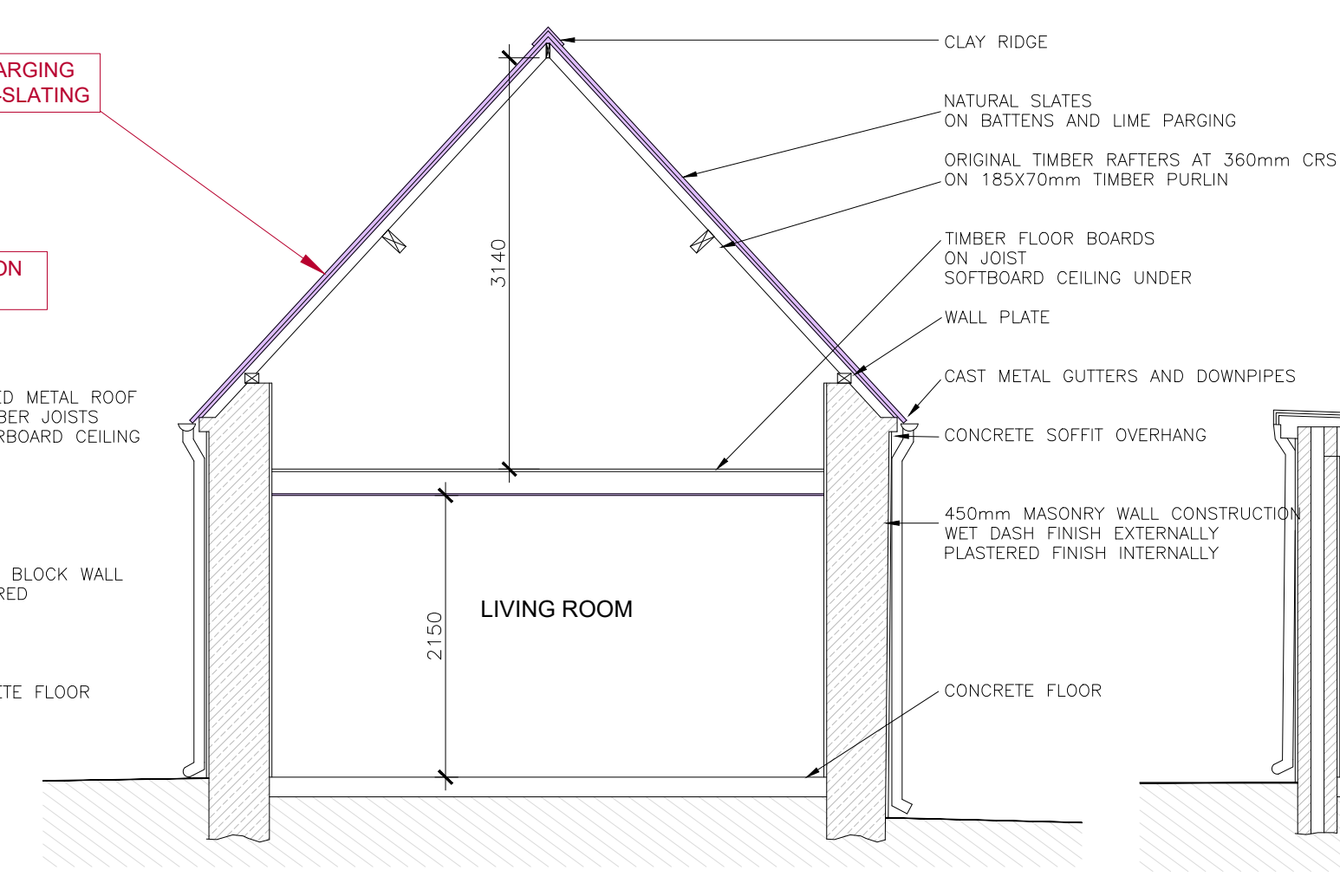
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Org Status:	P				
P	12.06.26	PLANNING SECTION 5 SUBMISSION NOT FOR CONSTRUCTION	JL	RB	
Rev.	Date.	Description.	By.	App.	
Bryan McCarthy & Associates Consulting Engineers					
9A Durands Court, Parnell Street, Waterford X91TH79 353 (0)51 875805 E: info@bmaoce.com					
Client: GOLDEN DALE UNLIMITED COMPANY					
Job: PROPOSED RENOVATIONS OF DWELLING AT KILLLOUGH GATELODGE, THURLES, CO. TIPPERARY					
Org title: DWELLING, PROPOSED PLAN, SECTIONS AND ELEVATIONS					
Scale: as shown	Dim: JL	Job No.	Org. No.	Rev.	
Date: JUNE 26	CHK: RB	25015	302	P	



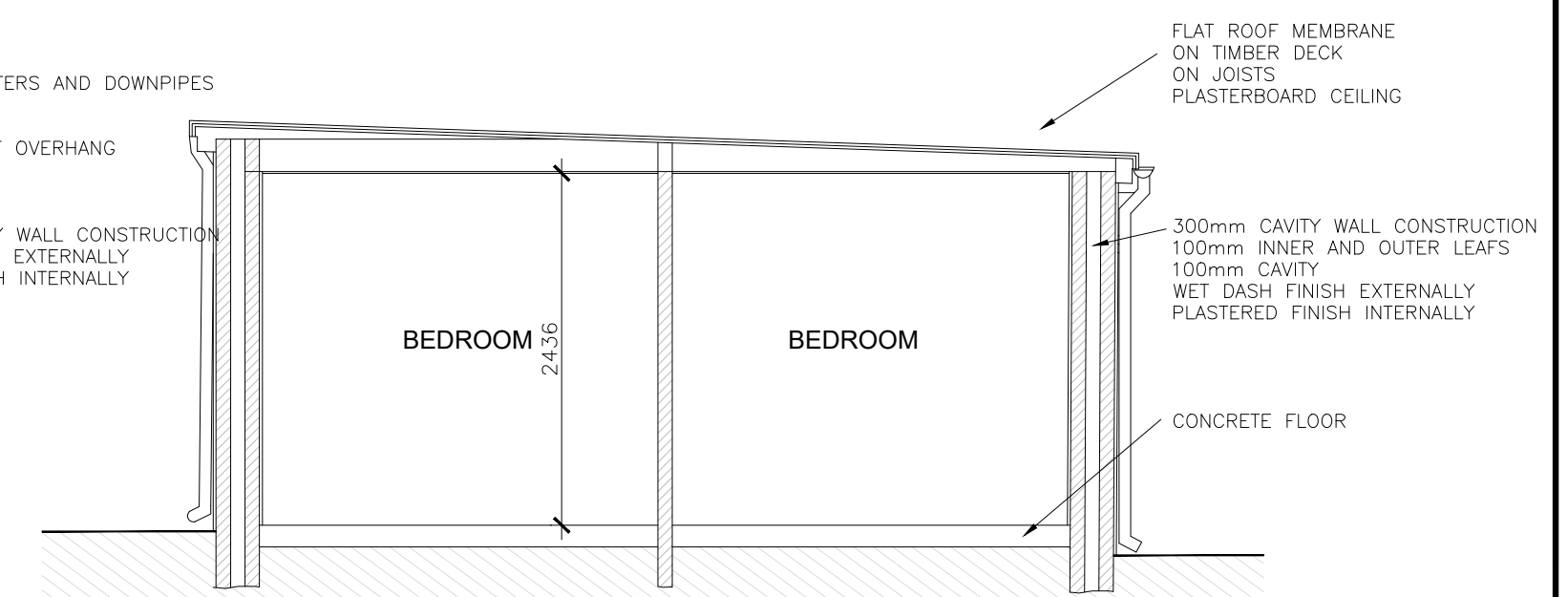
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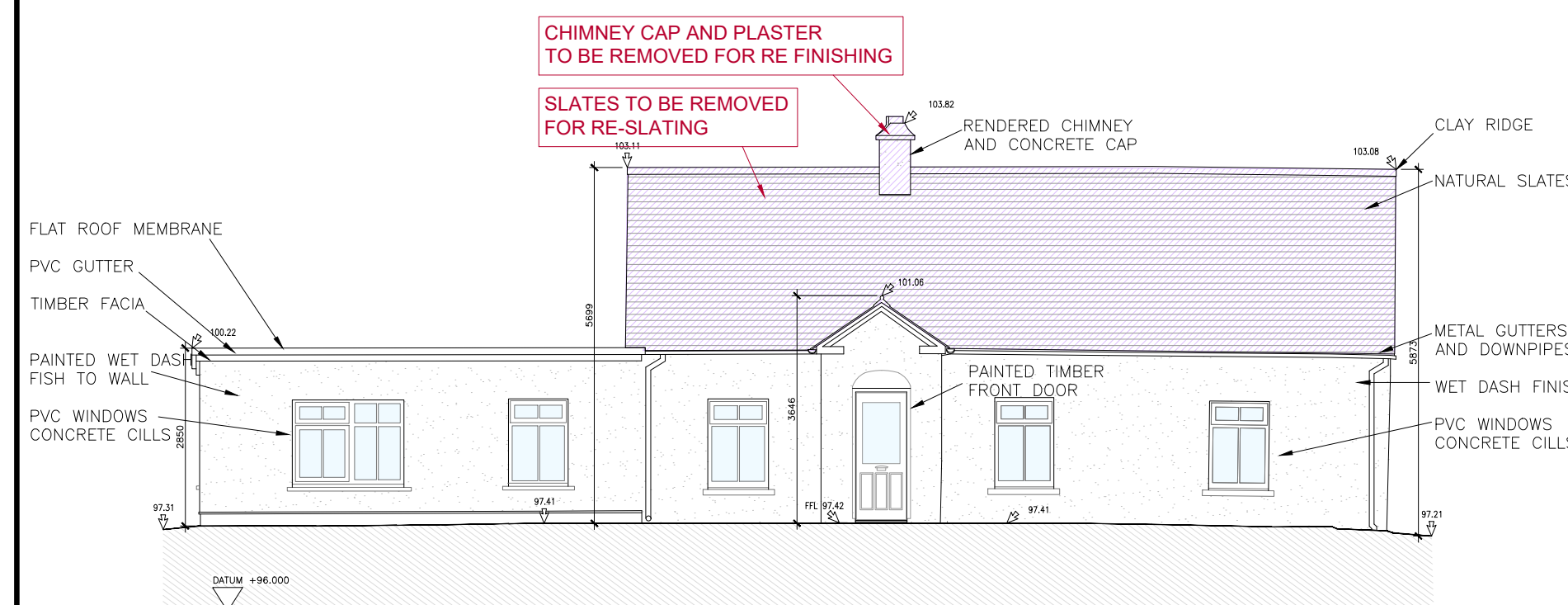
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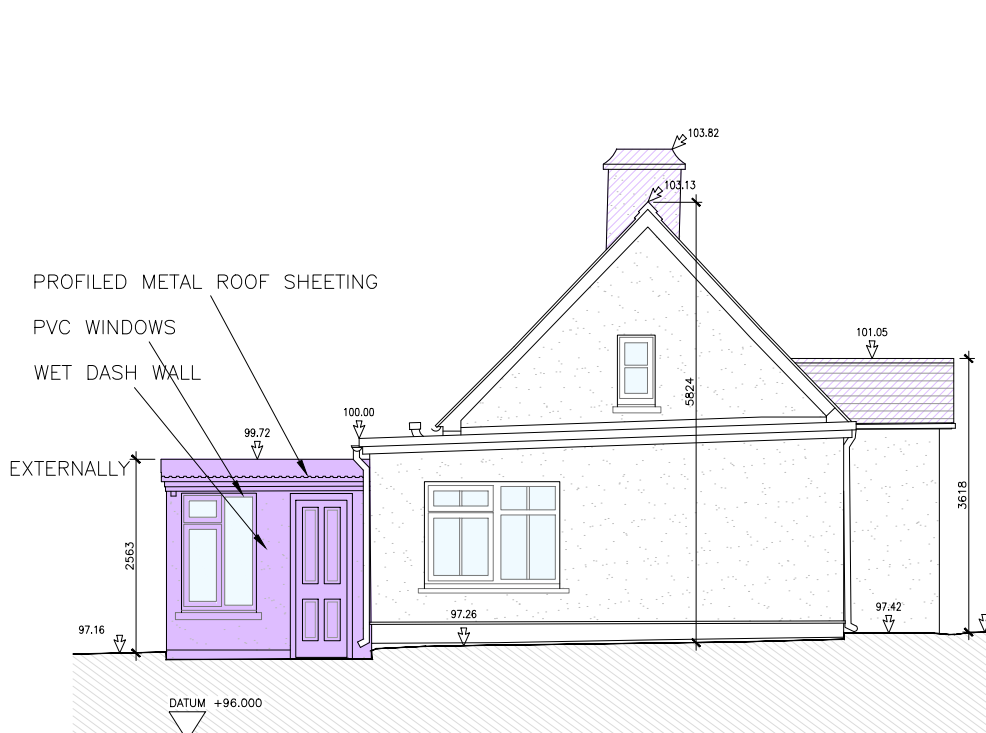
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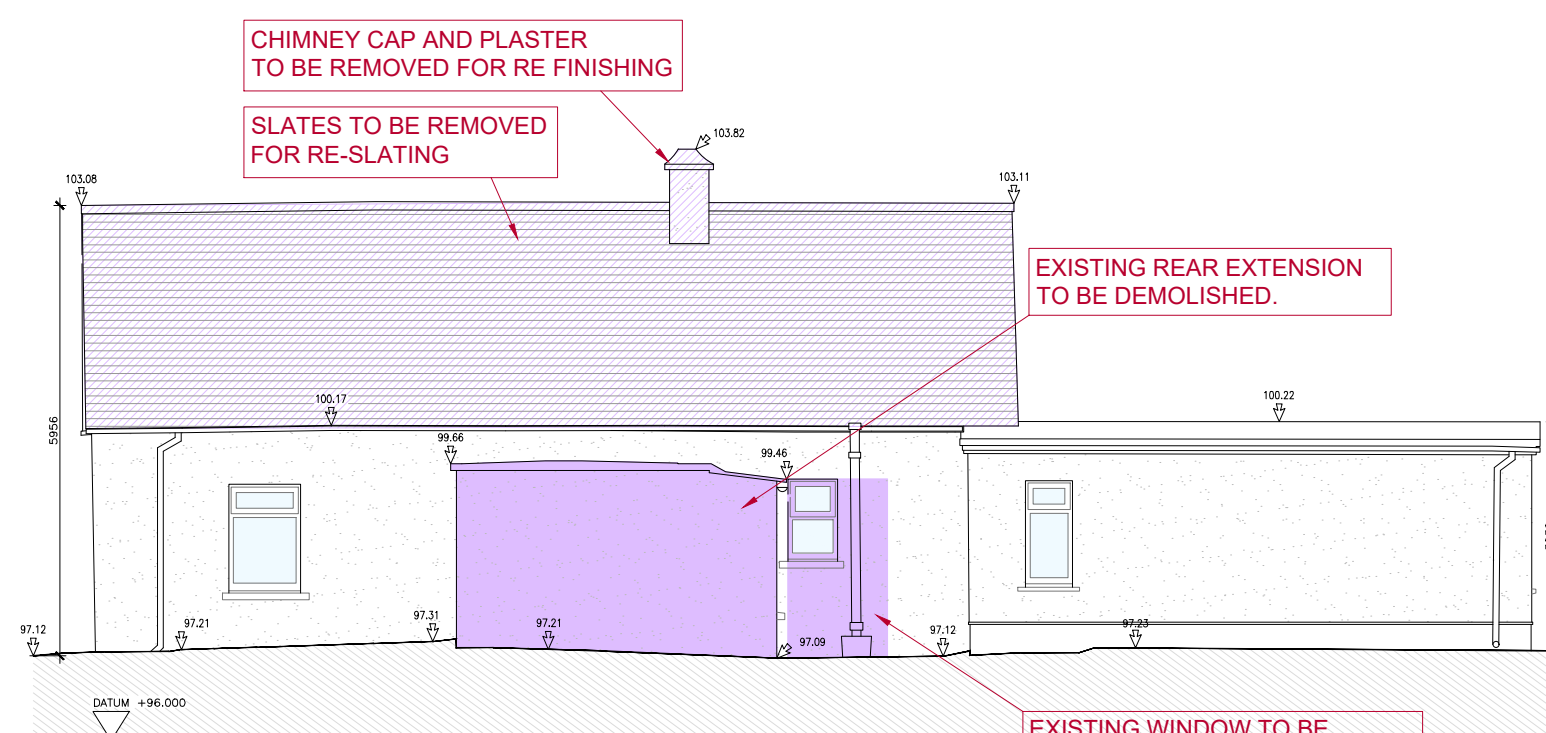
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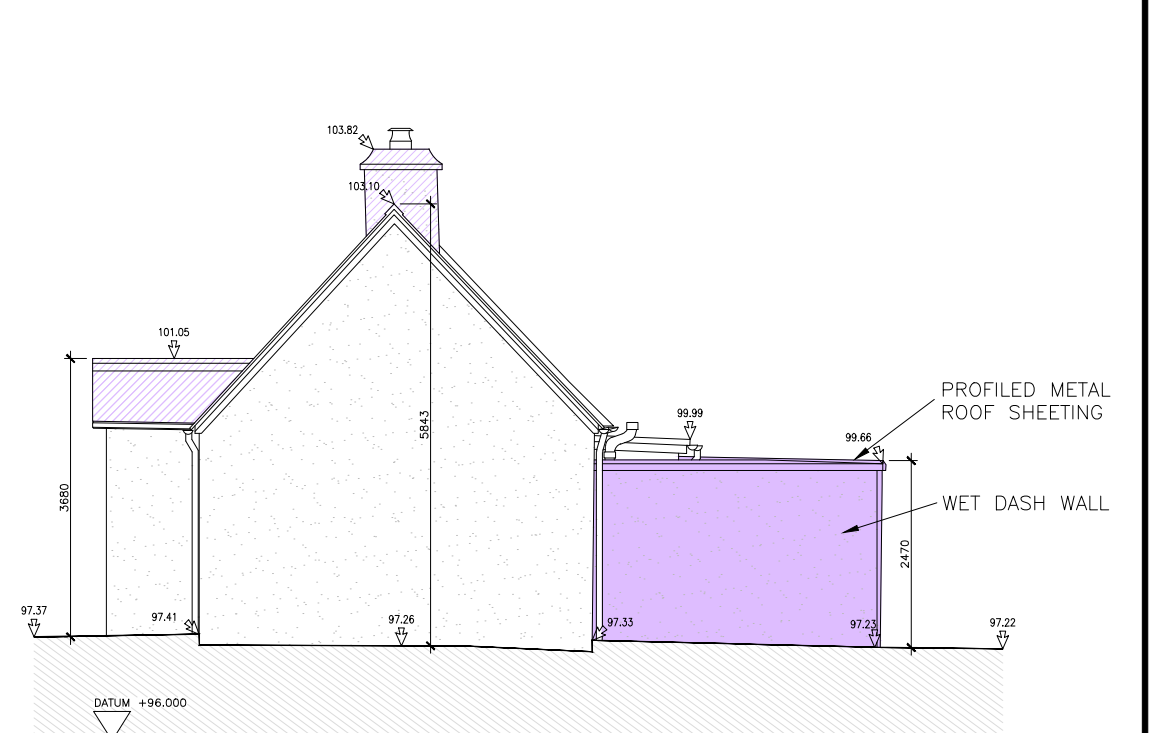
ELEVATION
Rear (E)
SCALE: 1:100 @ (A1)



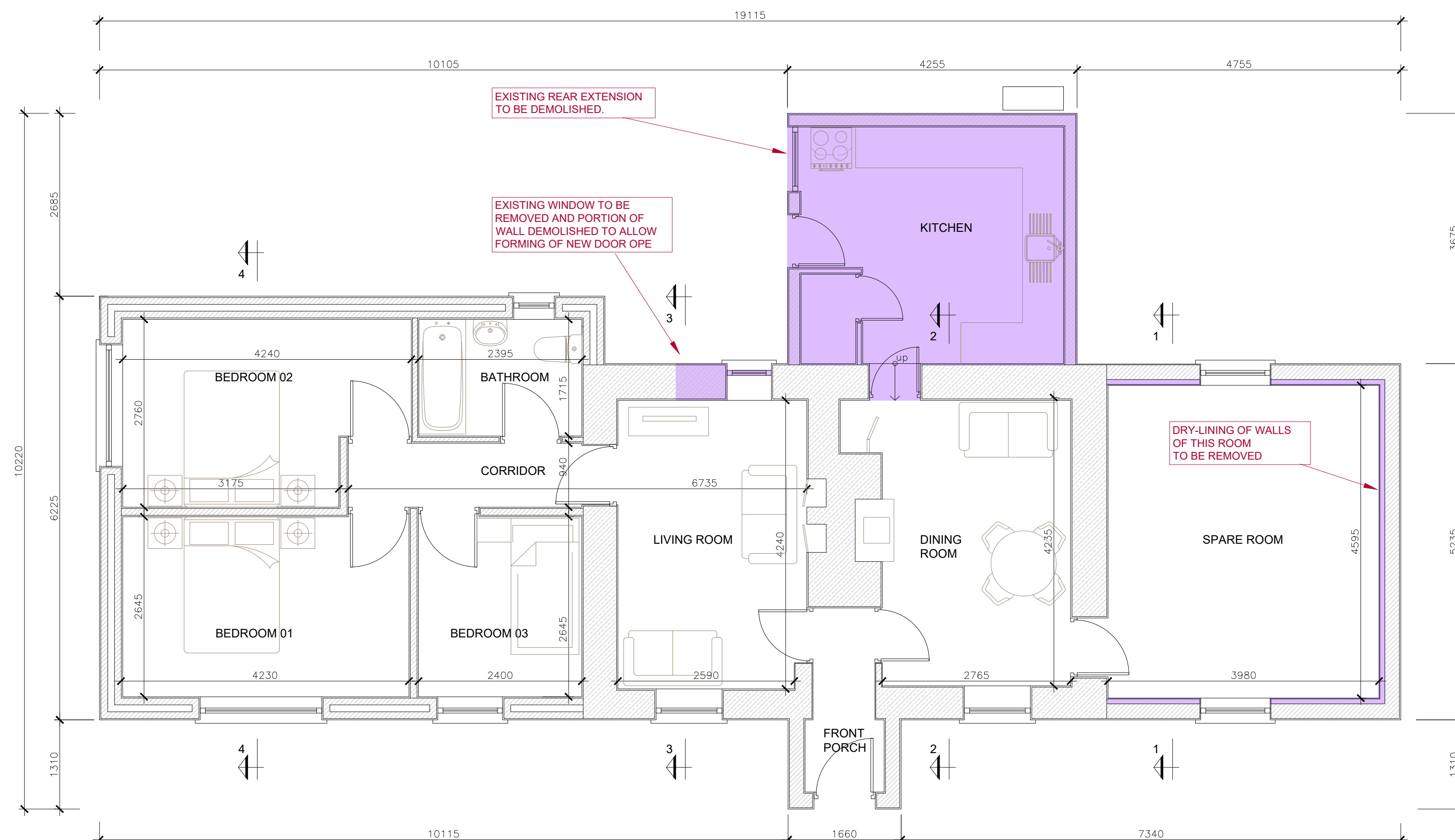
ELEVATION
Rear (S)
SCALE: 1:100 @ (A1)



ELEVATION
Rear (W)
SCALE: 1:100 @ (A1)



ELEVATION
Rear (N)
SCALE: 1:100 @ (A1)



FLOORPLAN
Existing
SCALE: 1:50 @ (A1)

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Received 12/6/2026
File ref: S5/26/101

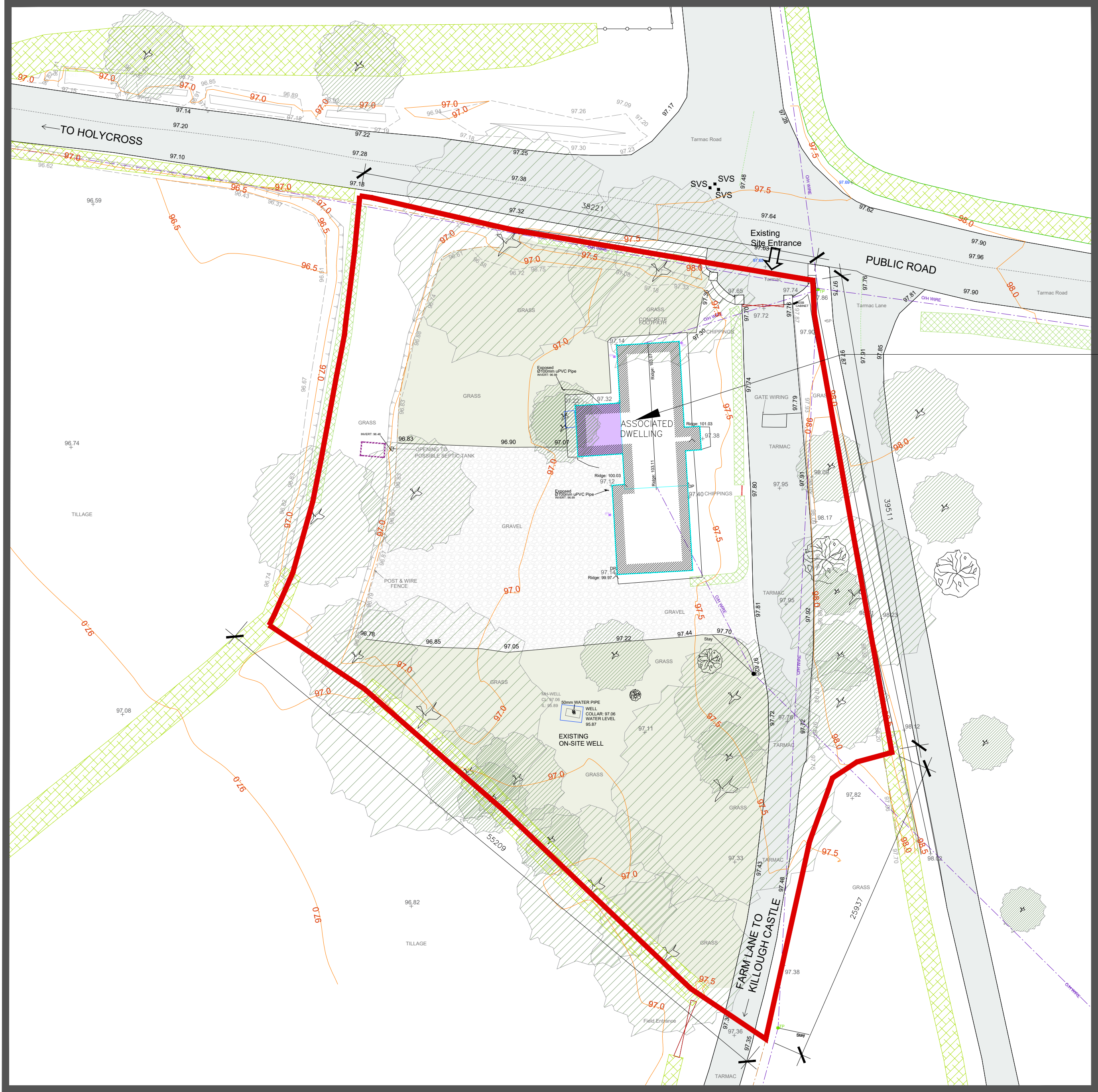
LEGEND	
	EXISTING DWELLING
	AREAS OF DEMOLITION

SECTION 5 SUBMISSION				
Orig. Status:	P	12.06.26	PLANNING SECTION 5 SUBMISSION NOT FOR CONSTRUCTION	JL RB
Rev.	Date.	Description.	By.	App.

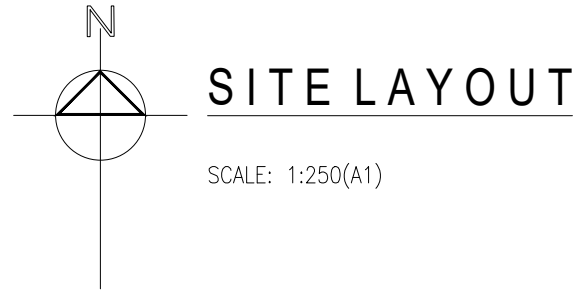
Bryan McCarthy & Associates
Consulting Engineers
9A Durands Court, Parnell Street, Waterford X91TH79
353 (0)51 875805 E: info@moace.com



Client:	GOLDEN DALE UNLIMITED COMPANY			
Job:	PROPOSED RENOVATIONS OF DWELLING AT KILLOUGH GATELODGE, THURLES, CO. TIPPERARY			
Org. title:	DWELLING, EXISTING PLAN, SECTIONS AND ELEVATIONS			
Scale:	as shown	Dim. JL	Job No.	25015
Date:	JUNE 26	CHK RB	Org. No.	301
			Rev.	P



REAR EXTENSION TO BE DEMOLISHED
SHADED THUS: 



Tipperary County Council
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Received 12/6/2026
File ref: S5/26/101

SECTION 5 PLANNING ISSUE				
P	12.06.26	SECTION 5 PLANNING ISSUE	CH	RB
Rev.	Date.	Description.	By.	App.

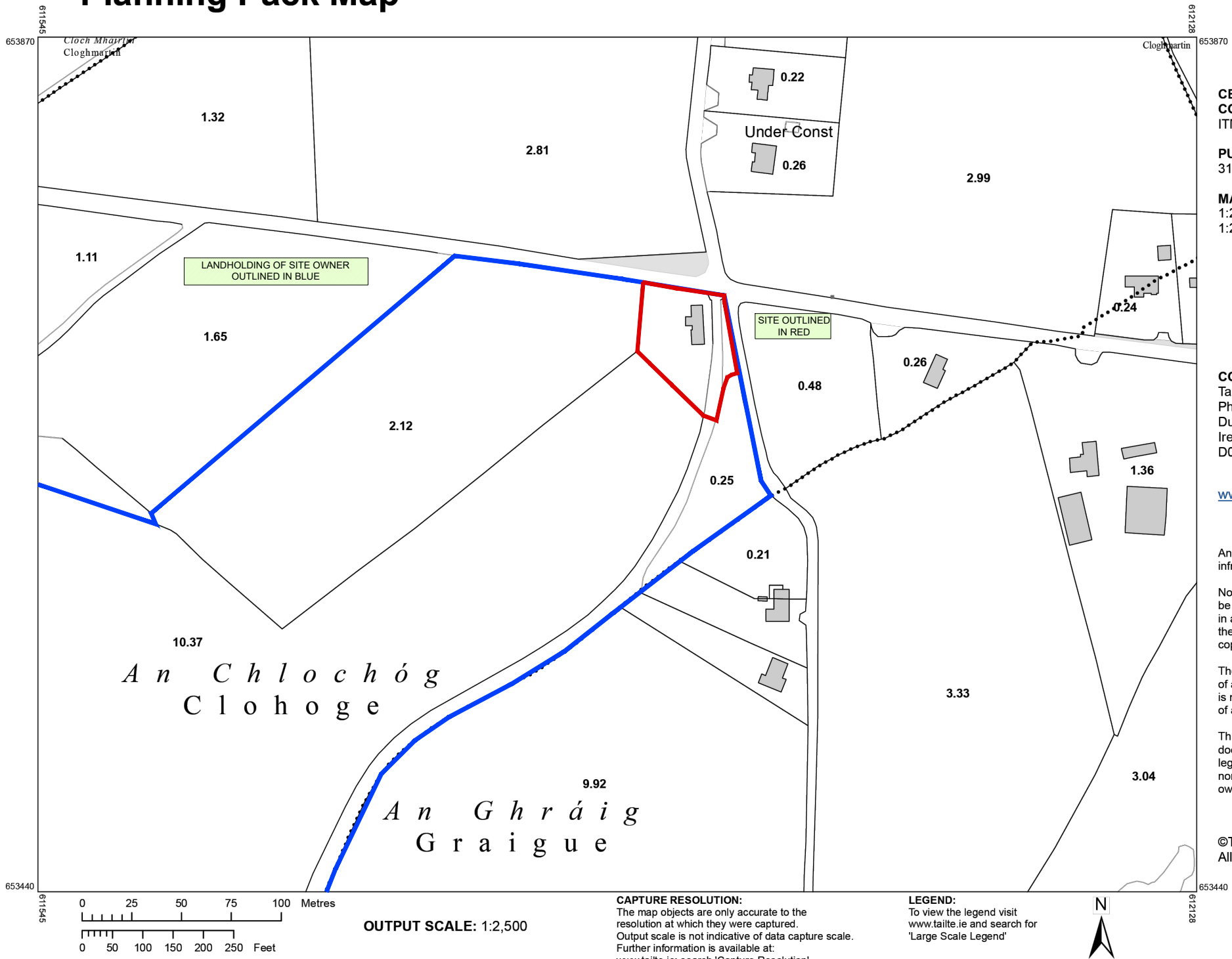
Bryan McCarthy & Associates
Consulting Engineers

9A Durands Court, Parnell Street, Waterford X91TH79
353 (0)51 875805 E: info@bmaoce.com



Client: GOLDEN DALE UNLIMITED COMPANY				
Job: PROPOSED RENOVATIONS OF DWELLING AT KILLOUGH GATE LODGE, THURLES, CO. TIPPERARY				
Org title: SITE LAYOUT				
Scale: 1:250@A1 1:100@A1	Dim: CH	Job No. 25015	Org. No. 201	Rev. P
Date: JUNE'11	CHK: RB			

Planning Pack Map



CENTRE COORDINATES:
ITM 611837,653655

PUBLISHED: 31/03/2026
ORDER NO.: 50527319_1

MAP SERIES: 1:2,500
MAP SHEETS: 4816-B, 4817-A

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

www.tailte.ie

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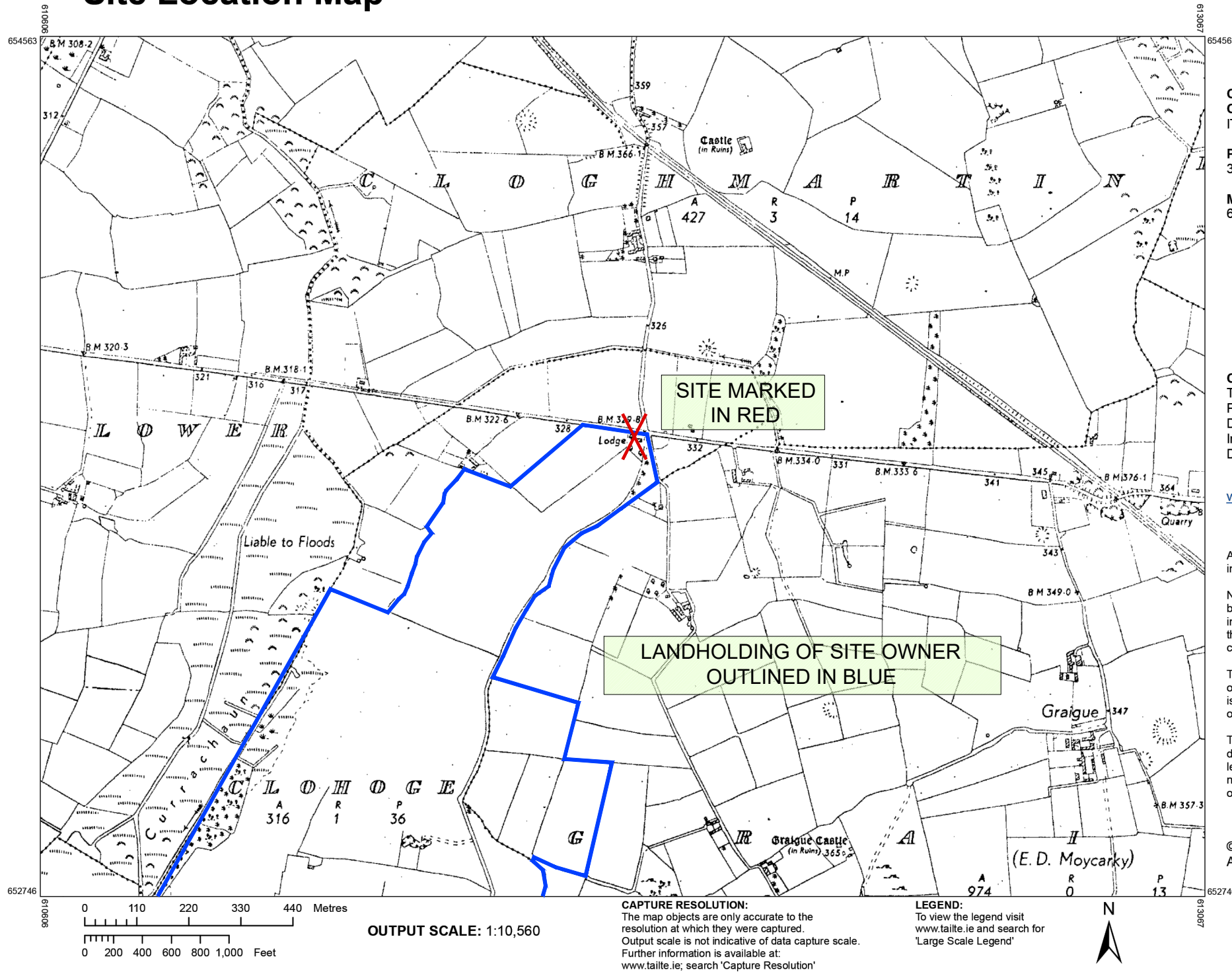
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File ref: S5/26/101

BRYAN MCCARTHY AND ASSOCIATES AUTHORISATION NUMBER
ORDNANCE SURVEY IRELAND LICENCE No. (AR 0079015)
ORDNANCE SURVEY IRELAND GOVERNMENT OF IRELAND

Drg Status: SECTION 5 PLANNING ISSUE				
Bryan McCarthy & Associates CONSULTING ENGINEERS Bryan McCarthy & Associates Consulting Engineers 9a Durand's Court, Parnell Street, Waterford T: 353 51 875805: info@BMACE.com				
Client: GOLDEN DALE UNLIMITED COMPANY				
Job: PROPOSED RENOVATIONS OF DWELLING AT KILLOUGH GATE LODGE, THURLES, CO. TIPPERARY				
Drg title: SITE LOCATION & SITE NOTICES MAP				
Sheet No: 4816-B & 4817-A				
Scale: 1:2500 @A3	Drm: CH	Job No. 25015	Drg. No. 102	Rev. P
Date: JUNE '11	Chk: RB			

Site Location Map



**Tailte
Éireann**

**CENTRE
COORDINATES:**
ITM 611837,653655

PUBLISHED: 31/03/2026
ORDER NO.: 50527319_1

MAP SERIES: 6 Inch Raster
MAP SHEETS: TY047

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

www.tailte.ie

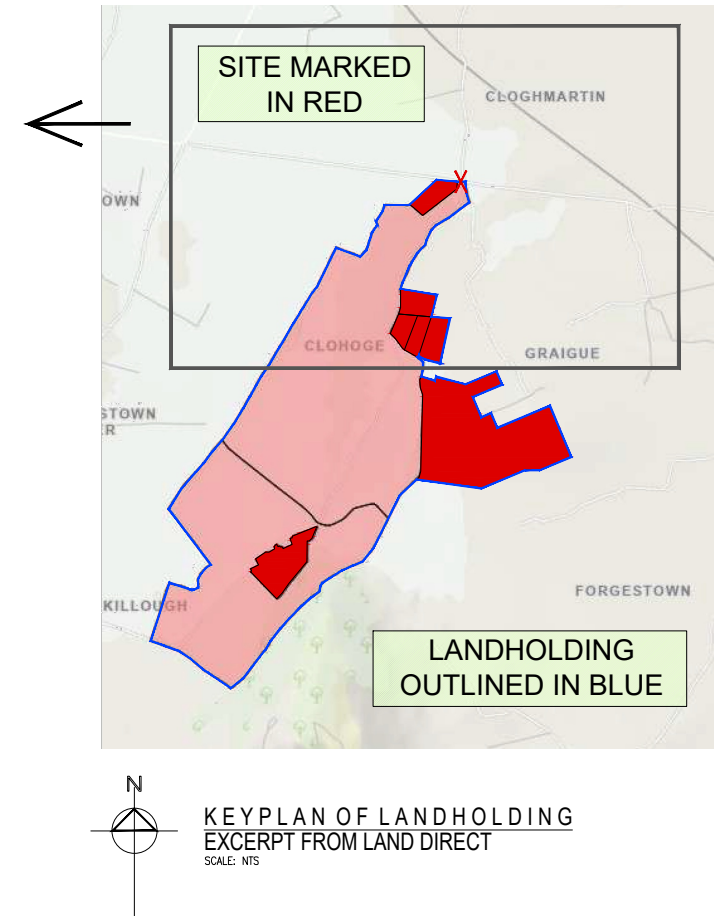
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BRYAN MCCARTHY AND ASSOCIATES AUTHORISATION NUMBER
ORDNANCE SURVEY IRELAND LICENCE No. (AR 0079015)
ORDNANCE SURVEY IRELAND GOVERNMENT OF IRELAND

Drg Status: **SECTION 5 PLANNING ISSUE**



Bryan McCarthy & Associates
Consulting Engineers

9a Durand's Court, Parnell Street, Waterford
T: 353 51 875805: info@BMAACE.com

Client:	GOLDEN DALE UNLIMITED COMPANY				
Job:	PROPOSED RENOVATIONS OF DWELLING AT KILLOUGH GATE LODGE, THURLES, CO. TIPPERARY				
Drg title:	SITE LOCATION & LANDHOLDING MAP				
Sheet No:	TY 047				
Scale:	1:10560 @A3	Dwg. No.	25015	Drg. No.	101
Date:	JUNE'11	Rev.	P		



DRAWING & DOCUMENT REGISTER

[illegible]



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 5000/601
e customerservice
@tipperarycoco.ie
tipperarycoco.ie

Date: 15th June 2026

Our Ref: S5/26/101

Civic Offices, Nenagh

**Golden Dale Unlimited Company
C/O Bryan McCarty & Associates
9a Durands Court
Parnell St
Waterford**

Re: Application for a Section 5 Declaration – Demolition of existing rear extension. Reslating roof, recap and plaster chimney. Internal renovation including rewire and plumb, replacement of softboard ceiling with plasterboard, replacement of drying system, new bathroom suite, new floor finishes. Installation of new back door at Killough Gate Lodge, Clohoge, Thurles, Co Tipperary.

Dear Sir/Madam,

I acknowledge receipt of your application for a Section 5 Declaration received on 12th 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: S5/26/101
Applicant: Goldendale Unlimited Company
Development Address: Killough Gate Lodge, Clohoge, Thurles, Co.Tipperary
Proposed Development: Refurbishment works to the dwelling

1. **GENERAL**

On the 12/06/2026 a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended as to whether or not the following constitutes development and if so, whether same constitutes exempted development at Killough Gate Lodge, Clohoge, Thurles, Co.Tipperary.

Refurbishment works to the dwelling

The refurbishment works consist of:

- Demolition of an existing rear extension.
 - Reslating roof and recapping and plaster chimney
 - Internal renovation including rewiring and replumbing, replacement of softboard ceiling with plasterboard, replacement of drylining system, new bathroom suite, new floor finishes.
 - Installation of new back door.
-

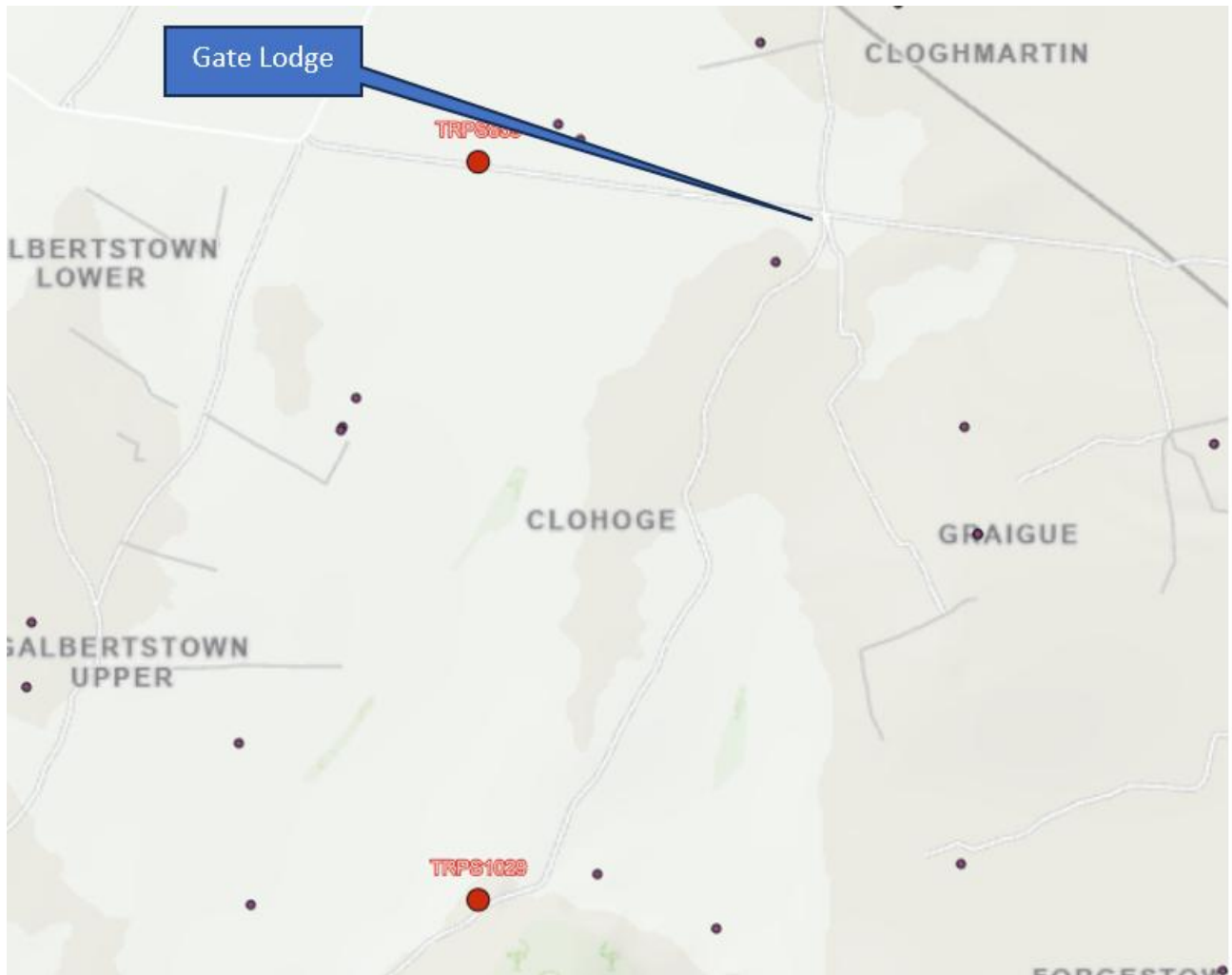


Figure 1- Showing location of site and Killough Castle TRPS1029.

2. **STATUTORY PROVISIONS**

The following statutory provisions are relevant to this referral case;

Planning and Development Act 2000, as amended

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 3 (1) of the Planning and Development Act 2000, as amended, defined “development” 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 (1) of the Planning and Development Act, 2000, as amended states:

Exempted Development

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.*

Section 57 of the Planning and Development Act 2000, as amended, states as follows:-

Works affecting character of protected structures or proposed protected structures.

- (1) *Notwithstanding section 4(1)(a), (h), (i), (ia) (j), (k), or (l) and any regulations made under section 4(2), the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of—*
- (a) *the structure, or*
- (b) *any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.*

Planning and Development Act 2000, as amended

Class 50b) provides a planning exemption for the demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7 respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.

3. ASSESSMENT

a. Site Location

The site is located at Clohoge, Thurles, Co.Tipperary

b. Relevant Planning History

2660430-Grant of permission to upgrade of the waste water treatment system serving dwelling, including provision of a new tertiary treatment system and infiltration treatment area, and field boundary adjustment

ACP-323453-25-Grant of permission for Solar PV development on lands to south of Gate Lodge.

2660228- Permission sought for underground cabling to connect the solar PV development to a substation 2km east.

c. Assessment

A) "Is or is not Development"

It is considered that the above proposals set out in the Declaration constitute "works" as understood by the Planning and Development Act 2000, as amended. The above listed proposals therefore constitute "development" within the meaning of the Planning and Development Act 2000, as amended.

B) "Is or is not Exempted Development"

I consider the proposals to reslate the roof, the proposals to recap and plaster the chimney and the new door and window to the rear elevation can reasonably be considered to meet the planning exemption under Section 4(1) (h) of the Planning and Development Act 2000, as amended.

I consider the internal works comprising rewiring and replumbing, replacement of softboard ceiling with plasterboard, replacement of drylining system, new bathroom suite and new floor finishes can reasonably be considered to meet the planning exemption under Section 4(1) (h) of the Planning and Development act 2000, as amended.

I have considered the proposal to demolish the Class 50b) of Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended. The proposal does not meet the exemption as the demolition is not being undertaken in connection with the provision of an extension or porch in accordance with planning exemptions or a grant of permission.

Section 57(1) of the Planning and Development Act 2000, as amended notes that; notwithstanding section 4(1)(a), (h), (i), (ia), (j), (k), or (l) and any regulations made under section 4(2), the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of—

(a) the structure, or

(b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

The proposals have been examined by the Councils Executive Architectural Conservation Officer (ACO) who considers as follows:

- *The gate lodge at E41YV82 forms part of the curtilage of the protected structure at Killough Castle (ref. TRPS1029) and this north lodge of the property dates to around 1855.*
- *The works as described in the Section 5 application (ref. S5/26/101) do not constitute any material impact on the historic or architectural significance of the site's character and have been well specified to facilitate an appropriate ongoing use for the site that will justify its continued upkeep and retention as a positive contribution to the setting of the protected structure and to the character of the wider rural landscape.*
- *Notwithstanding any factors beyond architectural heritage protection, I recommend that the works as proposed are considered acceptable as exempted development. They would be considered as exempted development under Section 57(1) of the act as they do not affect the character of the protected structure or any element of same which contributes to its special interest.*

Noting the foregoing I do not consider the exemptions under Section 4(1) (h) of the Act is restricted under Section 57(1) of the Planning and Development Act 2000, as amended.

D) Requirement for Appropriate Assessment and Environmental Impact Assessment

AA

The proposal has been screened as to the requirements for Appropriate Assessment under the EU Habitats Directive. The screening assessment considers that the proposal does not impact on any Natura 2000 site. See also Appropriate Assessment screening report attached.

EIA

EIA is not required in respect of the proposed development and does avail of the exemption. See also for Environmental Impact Assessment (EIA) screening report attached.

4. RECOMMENDATION

A question has arisen as to whether the following proposal at Killough Gate Lodge, Clohoge, Thurles, Co. Tipperary constitutes “development” and “exempted development”

Refurbishment works to the dwelling

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

- (a) Sections 2, 3, 4 and 57 of the Planning and Development Act, 2000 (as amended)
- (b) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended)
- (c) Class 50 b), of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.
- (d) The Declaration application and supporting information,

Tipperary County Council has concluded that –

1. The proposals to reslate the roof, recap and plaster the chimney and install a new door and window to the rear elevation and the internal works comprising rewiring and replumbing, replacement of softboard ceiling with plasterboard, replacement of drylining system, new bathroom suite and new floor finishes as presented in the declaration application constitute “development” as understood by the Planning and Development act 2000, as amended and are “exempted development”.

2. The proposal to demolish the rear extension as presented in the declaration application constitutes “development” as understood by the Planning and Development act 2000, as amended and is not “exempted development”. This element of the proposal does not meet the planning exemption under Class 50b) of Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended.

Senior Executive Planner: _____

Jonathan Flood

_____ Date: 8/7/2026

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

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

(a) File Reference No:	S5/26/101
(b) Brief description of the project or plan:	As per Planners Report
(c) Brief description of site characteristics:	As per Planners Report
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	No
(e) Response to consultation:	N/a

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

European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptor)	Considered further in screening Y/N
Lower River Suir SAC	https://www.npws.ie/protected-sites/sac/002137	Within 15km	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 • Physical presence of structures (e.g. collision risks) • Potential for accidents or incidents	No potential impacts
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
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(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?

☐ Yes ☒ No

STEP 4. Screening Determination Statement

The assessment of significance of effects:

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

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to: the nature and scale of the proposed development, the proposed land use and distance from European sites, the lack of direct connections with regard to the Source-Pathway-Receptor model, it is concluded that the proposed development, individually or in-combination with other plans or projects, The proposed development is not likely to have significant effects on the above listed European sites or any other European site, in view of the said sites' conservation objectives.
An appropriate assessment is not, therefore, required.

Conclusion:

	Tick as Appropriate:	Recommendation:
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(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	
Signature and Date of Recommending Officer:	Jonathan Flood- Senior Executive Planner	Date:	8/7/2026

EIA PRE-SCREENING Establishing a development is a 'sub-threshold development'			
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File Reference:	S5/26/101
Development Summary:	As per Planners Report
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 ☐ No, Schedule 7A information/screening report has not been submitted by the applicant		Screening required Determination Preliminary Examination required	
Signature and Date of Recommending Officer:	Jonathan Flood- Senior Executive Planner	Date:	8/7/2026



Date: 9th July 2026

Our Ref: S5/26/101

Civic Offices, Nenagh

Golden Dale Unlimited Company
C/O Bryan McCarthy & Associates
9a Durands Court
Parnell St
Waterford

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

Dear Mr McCarthy,

I refer to your application for a Section 5 Declaration received on 12th June 2026, in relation to the following proposed works:

- **Demolition of an existing rear extension.**
- **Reslating roof and recapping and plaster chimney**
- **Internal renovation including rewiring and replumbing, replacement of softboard ceiling with plasterboard, replacement of drylining system, new bathroom suite, new floor finishes.**
- **Installation of new back door.**

at Killough Gate Lodge, Clohoge, Thurles, 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 –

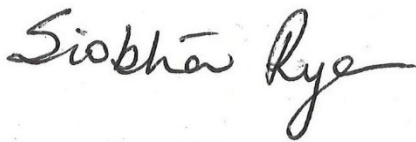
- a) Sections 2, 3, 4 and 57 of the Planning and Development Act, 2000 (as amended)
- b) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended)
- c) Class 50 b), of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.
- d) The Declaration application and supporting information,

Tipperary County Council has concluded that –

1. The proposals to reslate the roof, recap and plaster the chimney and install a new door and window to the rear elevation and the internal works comprising rewiring and replumbing, replacement of softboard ceiling with plasterboard, replacement of drylining system, new bathroom suite and new floor finishes as presented in the declaration application constitute “development” as understood by the Planning and Development act 2000, as amended and are **“exempted development”**.
2. The proposal to demolish the rear extension as presented in the declaration application constitutes “development” as understood by the Planning and Development act 2000, as amended and is **not “exempted development”**. This element of the proposal does not meet the planning exemption under Class 50b) of Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended.

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' in a cursive script.

for **Director of Services**

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/26/101** **Delegated Employee's Order No:** _____

SUBJECT: Section 5 Declaration

I, Jonathan Flood, 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. 47880 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 Golden Dale Unlimited Company, C/O Bryan McCarthy & Associates, 9a Durands Court, Parnell Street, Waterford, the 1. **Demolition of an existing rear extension, 2. Reslating roof and recapping and plaster chimney, 3. Internal renovation including rewiring and replumbing, replacement of softboard ceiling with plasterboard, replacement of drylining system, new bathroom suite, new floor finishes, 4. The installation of new back door at Killough Gate Lodge, Clohoge, Thurles, Co.Tipper** is development and is exempted development.

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

- a) Sections 2, 3, 4 and 57 of the Planning and Development Act, 2000 (as amended)
- b) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended)
- c) Class 50 b), of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.
- d) The Declaration application and supporting information,

Tipperary County Council has concluded that –

- 1. The proposals to reslate the roof, recap and plaster the chimney and install a new door and window to the rear elevation and the internal works comprising rewiring and replumbing, replacement of softboard ceiling with plasterboard, replacement of drylining system, new bathroom suite and new floor finishes as presented in the declaration application constitute "development" as understood by the Planning and Development act 2000, as amended and are "exempted development".

2. The proposal to demolish the rear extension as presented in the declaration application constitutes "development" as understood by the Planning and Development act 2000, as amended and is not "exempted development". This element of the proposal does not meet the planning exemption under Class 50b) of Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended.

Signed: *Jonathan Flood* **Date: 09/07/2026**
Jonathan Flood
Senior Executive Planner