

PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

1. Applicant's address/contact details:

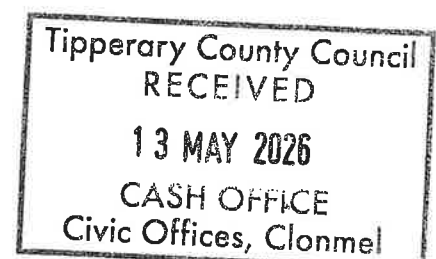
Applicant	ABEGAIL DOYLE
Address	20 WOODVALE WALK FETHARD.
Telephone No.	
E-mail	

2. Agent's (if any) address:

Agent	Derek O Mahoney
Address	ARDFINNAW
Telephone No.	
E-mail	
Please advise where all correspondence in relation to this application is to be sent;	
Applicant ☒ Agent ☐	

3. Location of Proposed Development:

Postal Address or Townland or Location (as may best identify the land or structure in question)	20 WOODVALE WALK FETHARD.
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Receipt No 203 695
Issued 13.05.2026
€80.00 Cash

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.)

EXTENSION TO THE REAR OF DWELLING
SINGLE STOREY EXTENSION
EXTENSION FOR FAMILY NEEDS
Complies with All Regulations
Proposed floor area of proposed works/uses: 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 ☒	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)

ate:

13/5/2026

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.

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	
Fee Recd. € <u>80.00</u> Receipt No <u>203695</u> Date <u>13.05.</u> Received by <u>C. Anen</u>	TIPPERARY CO. COUNCIL RECEIVED 13 MAY 2026 PLANNING SECTION FILE NO. <u>55/26/72</u>

Existing Wall to be demolished

Proposed Window / door

Existing Window

Existing Window

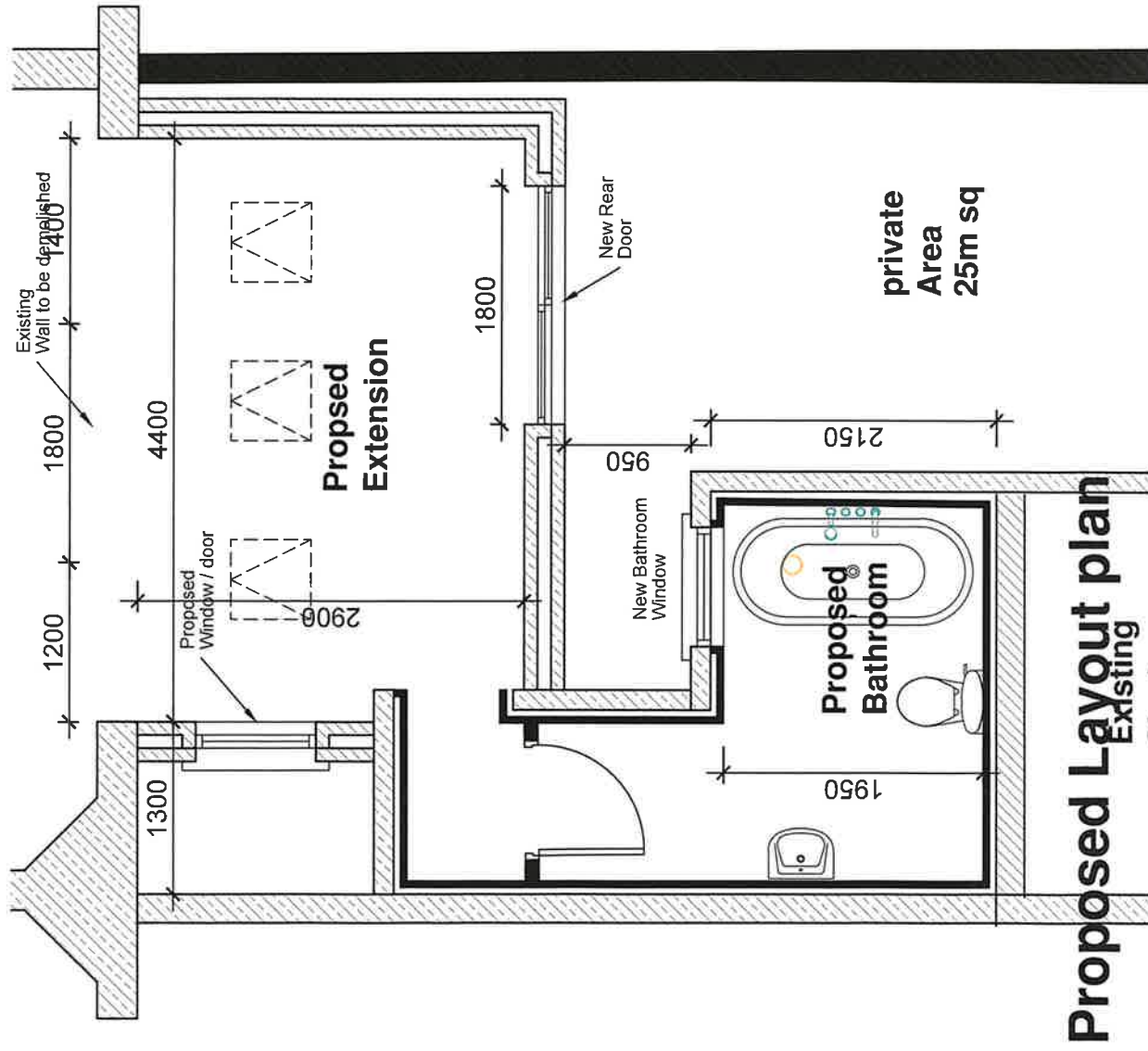
New Roof

Proposed Velux

Proposed Layout plan

TIPPERARY CO. COUNCIL
RECEIVED
13 MAY 2026
PLANNING SECTION
FILE NO. SS/26/172

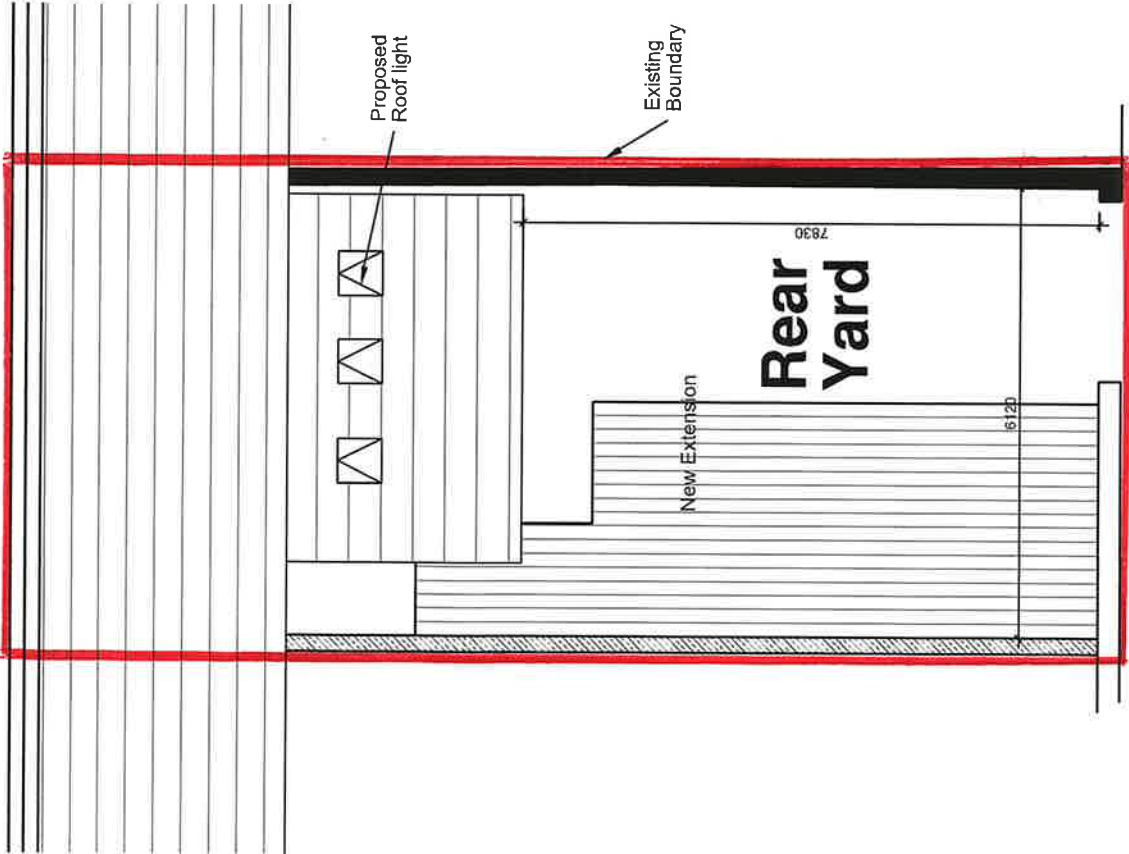
REVISION	DESCRIPTION	DATE
DEREK O' MAHONEY Dip. Arch. Tech. Reechestown Ardinnan Clonmel MOB : (083) 0177891		
CLIENT <i>Alan & Abigail Corcoran</i>		
PROJECT <i>Extension to Rear of Dwelling at 20 Woodvalewalk Fethard</i>		
TITLE <i>Rear Elevation</i>		
DRAWN <i>DOV</i>	SCALE <i>1:30</i>	DWG NO
CHECKED <i>DOV</i>	CAD REF <i>corcoran</i>	<i>Sk-02</i>
DATE <i>1st July 2025</i>	DO NOT SCALE THIS DRAWING DISCREPANCIES TO BE REPORTED TO ARCHITECT	



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FILE NO. SS/26/172

REVISION	DESCRIPTION	DATE
DEREK O' MAHONEY Dip. Arch. Tech. Reechestown Ardfinnan Clonmel MOB : (083) 0177891		
CLIENT	Alan & Abigail Corcoran	
PROJECT	Extension to Rear of Dwelling at 20 Woodvalewalk Fethard	
TITLE	Floor Plan	
DRAWN DO/1	SCALE 1:50	DWG NO
CHECKED DO/1	CAD REF corcoran	Sk-01
DATE 1st July 2025	DO NOT SCALE THIS DRAWING DISCREPANCIES TO BE REPORTED TO ARCHITECT	

Proposed Layout plan
Existing



Proposed site Layout

TIPPERARY CO. COUNCIL
RECEIVED
13 MAY 2026
PLANNING SECTION
FILE NO. SS/26/172



REVISION	DESCRIPTION	DATE
DEREKO' MAHONEY Dip. Arch. Tech. Reechestown Ardinnan Clonmel MOB : (083) 0177891		
CLIENT <i>Abigail Doyle</i>		
PROJECT <i>Extension to Rear of Dwelling at 20 Woodvalewalk Fethard</i>		
TITLE <i>Site layout plan</i>		
DRAWN DOM	SCALE <i>1:100</i>	DWG NO <i>P-01</i>
CHECKED DOM	CAD REF <i>curcuran</i>	
DATE <i>1st May 2026</i>	DO NOT SCALE THIS DRAWING DISCREPANCIES TO BE REPORTED TO ARCHITECT	



Comhairle Contae Thiobraid Árann
Tipperary County Council

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

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

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

Date: 14th May 2026

Our Ref: S5/26/72

Civic Offices, Clonmel

**Abigail Doyle,
20 Woodvale Walk,
Fethard,
Co. Tipperary.**

**Re: Application for a Section 5 Declaration – Single storey extension
to the rear of the dwelling at 20 Woodvale Walk, Fethard, Co
Tipperary.**

Dear Ms. Doyle,

I acknowledge receipt of your application for a Section 5 Declaration received
on 13th May 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:	S5/26/72
Applicant:	Abigail Doyle
Development Address:	20 Wooddale Walk, Fethard, Co. Tipperary.
Proposed Development:	Extension to rear of dwelling

1. GENERAL

On 13th May 2026 a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended by Abigail Doyle c/o Derek O' Mahoney as to whether or not the following works constituted development and if so, whether same was exempted development:

Extension to rear of dwelling

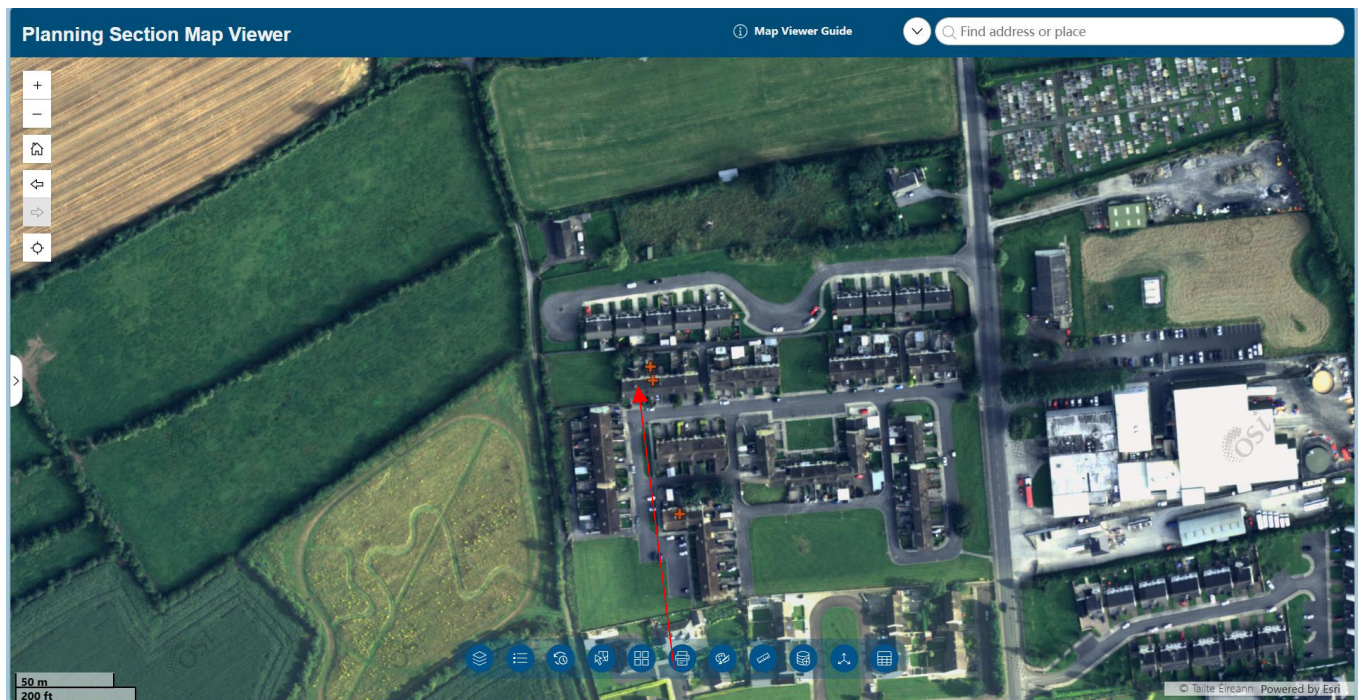


Figure 1 Site Location

2. STATUTORY PROVISIONS

The following statutory provisions are relevant to this case;

Planning and Development Act 2000, as amended

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

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

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

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

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

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

Section 4 states:

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

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

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

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

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

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

Planning and Development Regulations 2001, as amended

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

Exempted Development.

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

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

Column 1 Description of Development	Column 2 Conditions and Limitations
CLASS 1 <i>The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.</i>	1. (a) <i>Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</i> (b) <i>Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.</i> (c) <i>Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.</i> 2. (a) <i>Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.</i> (b) <i>Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.</i> (c) <i>Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.</i> 3. <i>Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</i> 4. (a) <i>Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.</i> (b) <i>Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.</i> (c) <i>The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.</i>

	5. 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
--	--

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—*

(iv) *except in the case of a porch to which class 7 specified in column 1 of Part 1 of Schedule 2 applies and which 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, comprise the construction, erection, extension or renewal of a building on any street so as to bring forward the building, or any part of the building, beyond the front wall of the building on either side thereof or beyond a line determined as the building line in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,*

(viiB) *comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.*

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

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

3. ASSESSMENT

a. Site Location

The subject site is located at 20 Woodvale Walk, Fethard, Co. Tipperary. The dwelling on the site is not protected and is not located within a zone of archaeological potential.



Figure 2 Google Street View 2024

b. Relevant Planning History

The housing scheme was developed by the Local Authority the property is now in private ownership.

S5/17/19 Section Declaration issued as not exempt for the change existing windows to bay windows

c. Assessment

A) "Is or is not Development"

Having considered all of the details and documentation on file with regards the question posed and the description of the proposal, the Planning Authority is satisfied that the proposal would involve "works" and such works would constitute "development" within the meaning of Section 3 of the Planning and Development Act 2000, as amended. The question arises as to whether or not these works constitute exempted development.

B) "Is or is not Exempted Development"

The proposal subject to the current application is required to be assessed relative to Class 1 of Part 1 of Schedule 2 of the Regulations below. The drawings submitted are unclear as to the full nature and extent of the proposal and do not allow for an informed assessment of the application i.e. extent of new extension and area of existing shed to be converted. It is difficult to confirm the open space provision given the scale of the drawings. A side elevation of the extension has not been provided. Further information should be requested to address the above.

C) Restrictions under Article 9

As set out above the side extension to the dwelling within which the pre-existing garage was located is considered to be unauthorised. The restriction set out under Article 9(1)(a)(viii) applies.

D) Requirement for Appropriate Assessment and Environmental Impact Assessment

AA

Screening for AA is not required in respect of the proposal which is not considered to constitute development.

EIA

Screening for EIA is not required in respect of the proposal which is not considered to constitute development.

4. RECOMMENDATION

It is recommended that FURTHER INFORMATION is requested under Section 5(2) of the Planning and Development Act 2000, as amended, as follows;

1. In order to enable the Planning Authority to determine if the proposed extension avails of an exemption the applicant is requested to submit the following;
 - i. A revised Site Layout Plan and Ground Floor Plan showing the existing structures on the site and the use of same. Any structures required to be demolished shall also be identified.
 - ii. A proposed ground floor plan showing the proposed extension and any existing structures to be converted to residential use.
 - iii. Confirm proposed floor area of the new extension and any existing structures to be converted to residential use.
 - iv. Submit an eastern elevation of the extension drawing to a scale of 1:100 identifying the finish and principal dimensions.
 - v. Revised rear elevation drawing to a scale of 1:100 showing the full extent of the rear of the dwelling and both side boundary walls.
 - vi. Photographs of the rear of the property.

District Planner:



Date: 05/06/2026



Senior Executive Planner:

Date: 5.6.2026

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

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

(a) File Reference No:	S5/26/72
(b) Brief description of the project or plan:	As per development description
(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 SAC	https://www.npws.ie/protected-sites/sac/002137	Within 10km	None	No

STEP 3. Assessment of Likely Significant Effects

(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:

Impacts:	Possible Significance of Impacts: (duration/magnitude etc.)
Construction phase e.g. - Vegetation clearance - Demolition - Surface water runoff from soil excavation/infill/landscaping (including borrow pits) - Dust, noise, vibration - Lighting disturbance - Impact on groundwater/dewatering - Storage of excavated/construction materials - Access to site - Pests	No potential impacts.
Operational phase e.g. - Direct emission to air and water - Surface water runoff containing contaminant or sediment - Lighting disturbance - Noise/vibration - Changes to water/groundwater due to drainage or abstraction - Presence of people, vehicles and activities	No potential impacts.

- Physical presence of structures (e.g. collision risks) - Potential for accidents or incidents													
In-combination/Other	No potential impacts												
(b) Describe any likely changes to the European site:													
Examples of the type of changes to give consideration to include: - Reduction or fragmentation of habitat area - Disturbance to QI species - Habitat or species fragmentation - Reduction or fragmentation in species density - Changes in key indicators of conservation status value (water or air quality etc.) - Changes to areas of sensitivity or threats to QI - Interference with the key relationships that define the structure or ecological function of the site	No potential impacts												
(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?													
☐ Yes ☒ No													
STEP 4. Screening Determination Statement													
The assessment of significance of effects: Describe how the proposed development (alone or in-combination) is/is not likely to have significant effects on European site(s) in view of its conservation objectives.													
The proposed development is not likely to have significant effects.													
Conclusion:													
	<table border="1"> <thead> <tr> <th></th> <th>Tick as Appropriate:</th> <th>Recommendation:</th> </tr> </thead> <tbody> <tr> <td>(i) It is clear that there is no likelihood of significant effects on a European site.</td> <td>☒</td> <td>The proposal can be screened out: Appropriate assessment not required.</td> </tr> <tr> <td>(ii) It is uncertain whether the proposal will have a significant effect on a European site.</td> <td>☐</td> <td> ☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission </td> </tr> <tr> <td>(iii) Significant effects are likely.</td> <td>☐</td> <td> ☐ Request NIS ☐ Refuse planning permission </td> </tr> </tbody> </table>		Tick as Appropriate:	Recommendation:	(i) It is clear that there is no likelihood of significant effects on a European site.	☒	The proposal can be screened out: Appropriate assessment not required.	(ii) It is uncertain whether the proposal will have a significant effect on a European site.	☐	☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission	(iii) Significant effects are likely.	☐	☐ Request NIS ☐ Refuse planning permission
	Tick as Appropriate:	Recommendation:											
(i) It is clear that there is no likelihood of significant effects on a European site.	☒	The proposal can be screened out: Appropriate assessment not required.											
(ii) It is uncertain whether the proposal will have a significant effect on a European site.	☐	☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission											
(iii) Significant effects are likely.	☐	☐ Request NIS ☐ Refuse planning permission											
EIA Pre-Screening Establishing a development is a 'sub-threshold development'													
File Reference:	S5/26/72												
Development Summary:	As per development description												

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

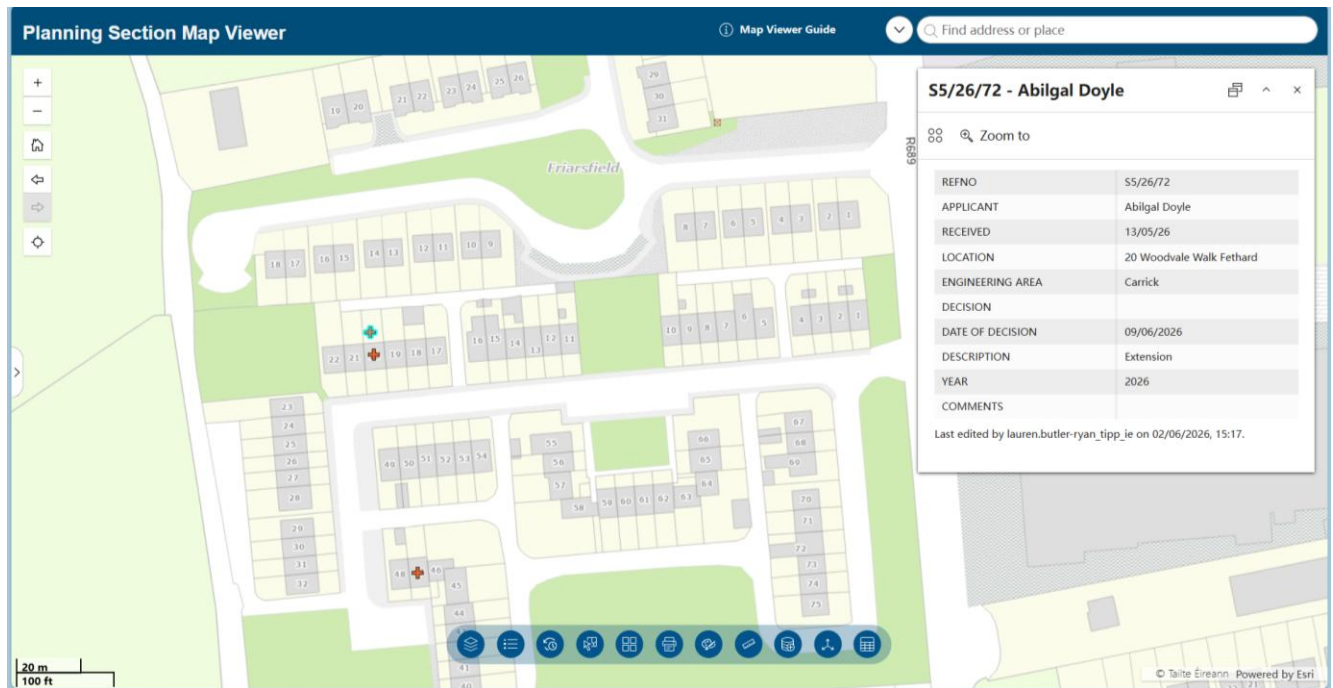


Figure 3 Planning Register



Date: 8th June 2026

Our Ref: S5/26/72

Civic Offices, Nenagh

**Abigail Doyle
20 Woodvale Walk
Fethard
Co. Tipperary**

Re: Application for a Section 5 Declaration – Extension to rear of dwelling at 20 Woodvale Walk, Fethard, Co. Tipperary

Dear Sir,

I refer to an application received from you on 13th May 2026 requesting a Declaration from this Planning Authority as to whether or not certain works constitute development within the meaning of the Planning and Development Act 2000, as amended.

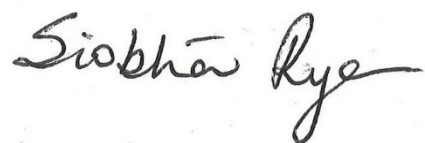
Further information is requested as follows;

It is recommended that further information is requested under Section 5(2) of the Act as follows:

1. In order to enable the Planning Authority to determine if the proposed extension avails of an exemption the applicant is requested to submit the following;
 - i. A revised Site Layout Plan and Ground Floor Plan showing the existing structures on the site and the use of same. Any structures required to be demolished shall also be identified.
 - ii. A proposed ground floor plan showing the proposed extension and any existing structures to be converted to residential use.
 - iii. Confirm proposed floor area of the new extension and any existing structures to be converted to residential use.
 - iv. Submit an eastern elevation of the extension drawing to a scale of 1:100 identifying the finish and principal dimensions.
 - v. Revised rear elevation drawing to a scale of 1:100 showing the full extent of the rear of the dwelling and both side boundary walls.
 - vi. Photographs of the rear of the property.

Further consideration of your request for a declaration cannot be considered until the above information is received.

Yours sincerely

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

for **Director of Services**

Fw: Your Ref: S5/26/72 Further information- Abigail

From Planning <planning@tipperarycoco.ie>

Date Thu 25 Jun 2026 8:40 AM

To Ryan, Siobhan Anne <[REDACTED]>

 7 attachments (7 MB)

IMG_1302.jpeg; IMG_1312.JPG; IMG_1310.JPG; IMG_1301.jpeg; IMG_1300.jpeg; IMG_1309.JPG; IMG_1311.JPG;

From: Murphy, Marie - [REDACTED]

Sent: Wednesday 24 June 2026 4:29 pm

To: Planning <planning@tipperarycoco.ie>

Cc: O'Dwyer, Shelley - [REDACTED]

Subject: Your Ref: S5/26/72 Further information- Abigail

CAUTION FROM TIPPERARY COUNTY COUNCIL IT SECTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Shelley,

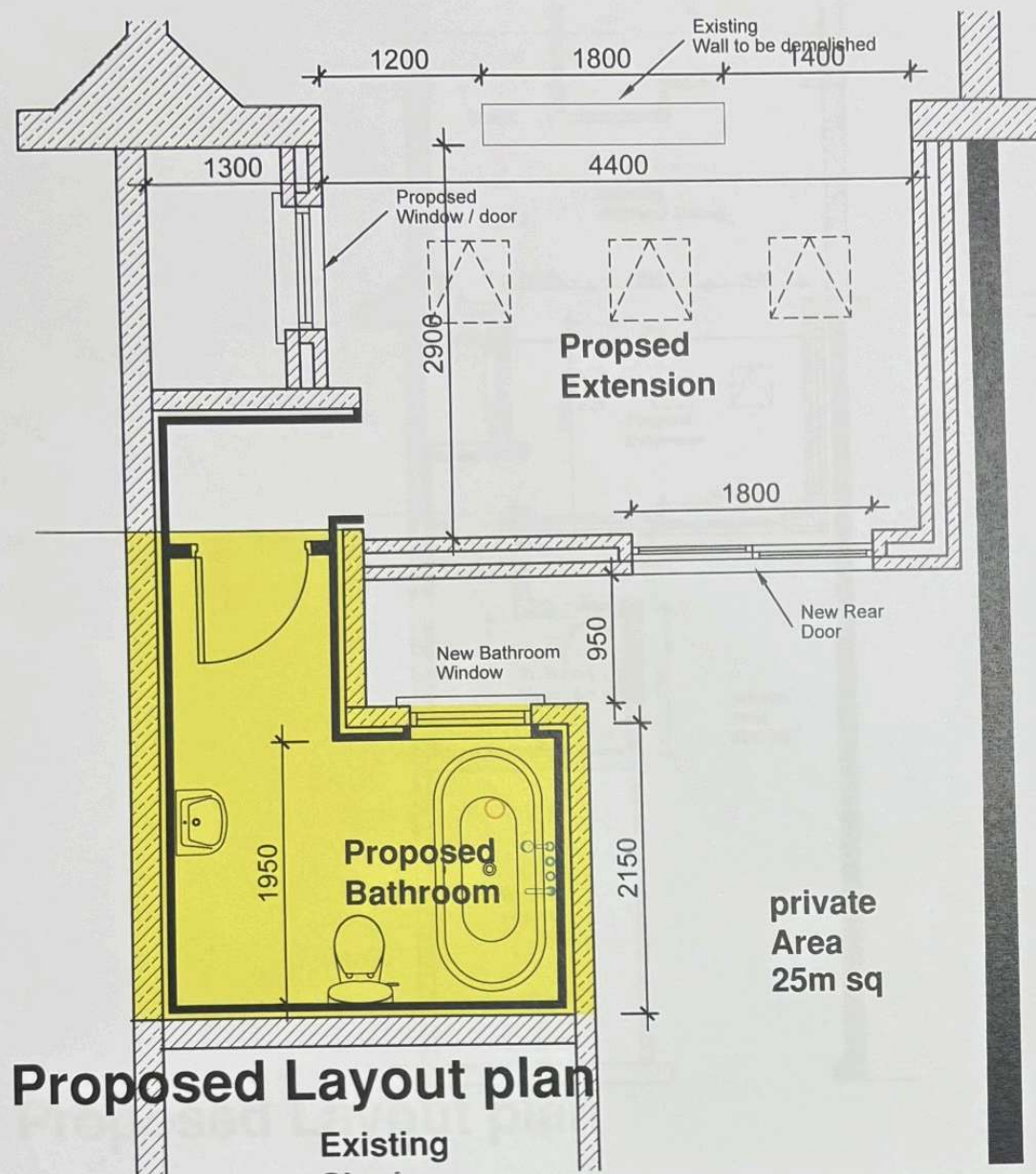
I hope all is well with you.

Attached please find further information from Abigail Doyle, 20 Woodvale Walk, Fethard, Co. Tipperary - Ref S5/26/72

Please confirm receipt and let me know if all is now ok to progress the Section 5 application.

Yours sincerely,

Cllr Marie Murphy - [REDACTED]
Cathaoirleach- Tipperary Cahir Cashel MD
Tipperary County Council



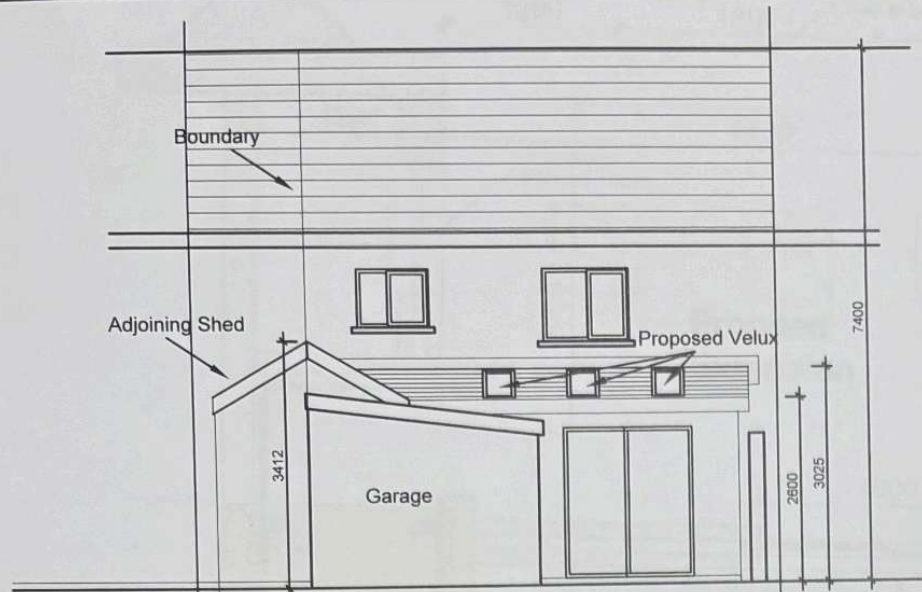
Existing structures converted to Residential

Area Extension to rear and existing structures converted to residential
26.95sq m

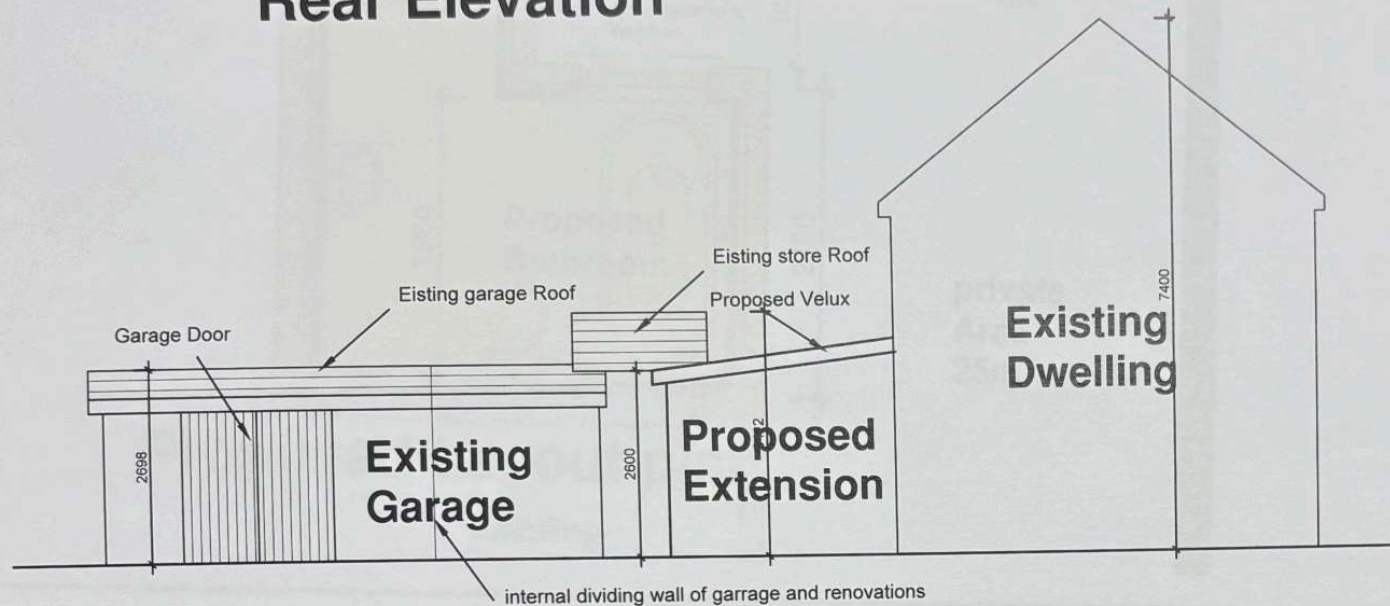
Tipperary County Council
Planning Section by email
Received 24/06/2026

REVISION	DESCRIPTION	DATE
DEREK O' MAHONEY Dip. Arch. Tech. Reechestown Ardfinnan Clonmel MOB : (087) 3432613		
CLIENT Abigail Doyle		
PROJECT Extension to Rear of Dwelling at 20 Woodvalewalk Fethard		
TITLE Floor Plan		
DRAWN DOM	SCALE 1:50	DWG NO Sk-01
CHECKED DOM	CAD REF corcoran	
DATE 1st July 2025	DO NOT SCALE THIS DRAWING DISCREPANCIES TO BE REPORTED TO ARCHITECT	

Tipperary County Council
Planning Section by email
Received 24/06/2026



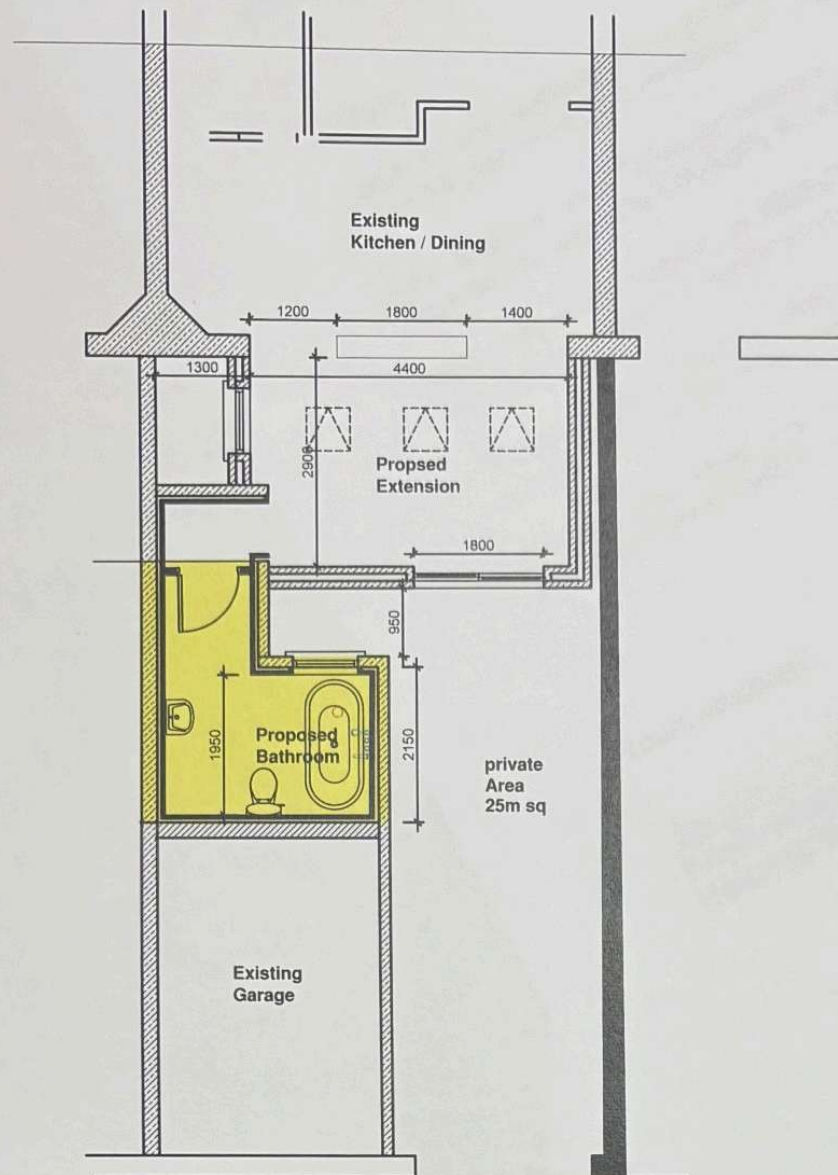
Rear Elevation



Proposed Side Elevation

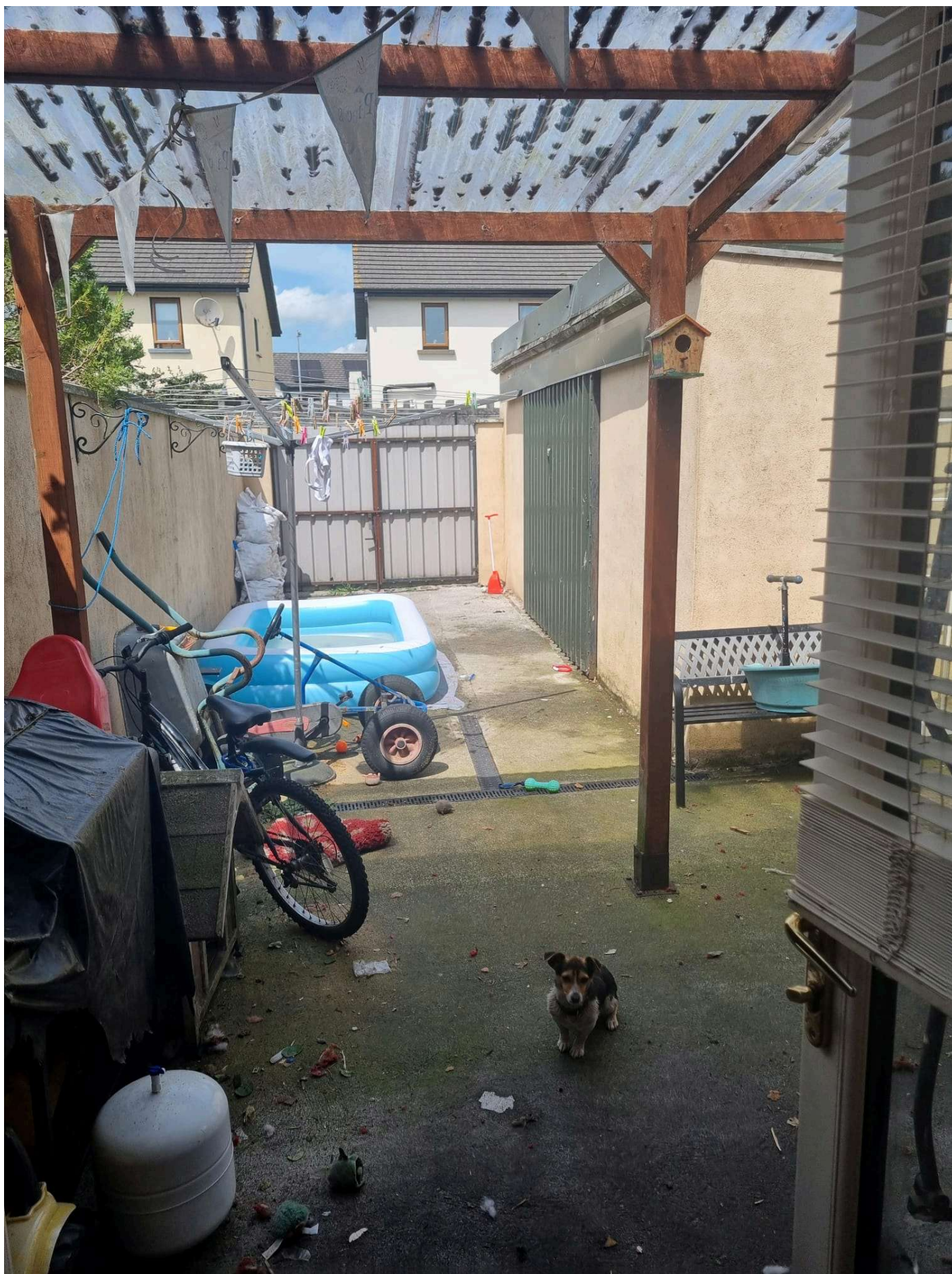
REVISION	DESCRIPTION	DATE
DEREK O' MAHONEY Dip. Arch. Tech. Reechestown Ardfinnan Clonmel MOB : (087) 3432613		
CLIENT <i>Abigail Doyle</i>		
PROJECT <i>Extension to Rear of Dwelling at 20 Woodvalewalk Fethard</i>		
TITLE <i>Rear And side Elevation</i>		
DRAWN <i>DOM</i>	SCALE <i>1:100</i>	DWG NO <i>Sk-02</i>
CHECKED <i>DOM</i>	CAD REF <i>Doyle</i>	
DATE <i>18th June 2026</i>	DO NOT SCALE THIS DRAWING DISCREPANCIES TO BE REPORTED TO ARCHITECT	

Tipperary County Council
Planning Section by email
Received 24/06/2026



Proposed Layout plan

REVISION	DESCRIPTION	DATE
DEREK O' MAHONEY Dip. Arch. Tech. Reechestown Ardfinnan Clonmel MOB : (087) 3432613		
CLIENT <i>Abegail Doyle</i>		
PROJECT <i>Extension to Rear of Dwelling</i> <i>at 20 Woodvalewalk</i> <i>Fethard</i>		
TITLE <i>Site layout</i>		
DRAWN <i>DOM</i>	SCALE <i>1:50</i>	DWG NO <i>Sk-03</i>
CHECKED <i>DOM</i>	CAD REF <i>Doyle</i>	
DATE <i>1st July 2025</i>	DO NOT SCALE THIS DRAWING DISCREPANCIES TO BE REPORTED TO ARCHITECT	



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Fw: Your Ref: S5/26/72 Further information- Abigail

From Planning <planning@tipperarycoco.ie>

Date Thu 25 Jun 2026 8:40 AM

To Ryan, Siobhan Anne [REDACTED]

 7 attachments (7 MB)

IMG_1302.jpeg; IMG_1312.JPG; IMG_1310.JPG; IMG_1301.jpeg; IMG_1300.jpeg; IMG_1309.JPG; IMG_1311.JPG;

From: Murphy, Marie <[REDACTED]>

Sent: Wednesday 24 June 2026 4:29 pm

To: Planning <planning@tipperarycoco.ie>

Cc: O'Dwyer, Shelley <[REDACTED]>

Subject: Your Ref: S5/26/72 Further information- Abigail

CAUTION FROM TIPPERARY COUNTY COUNCIL IT SECTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Shelley,

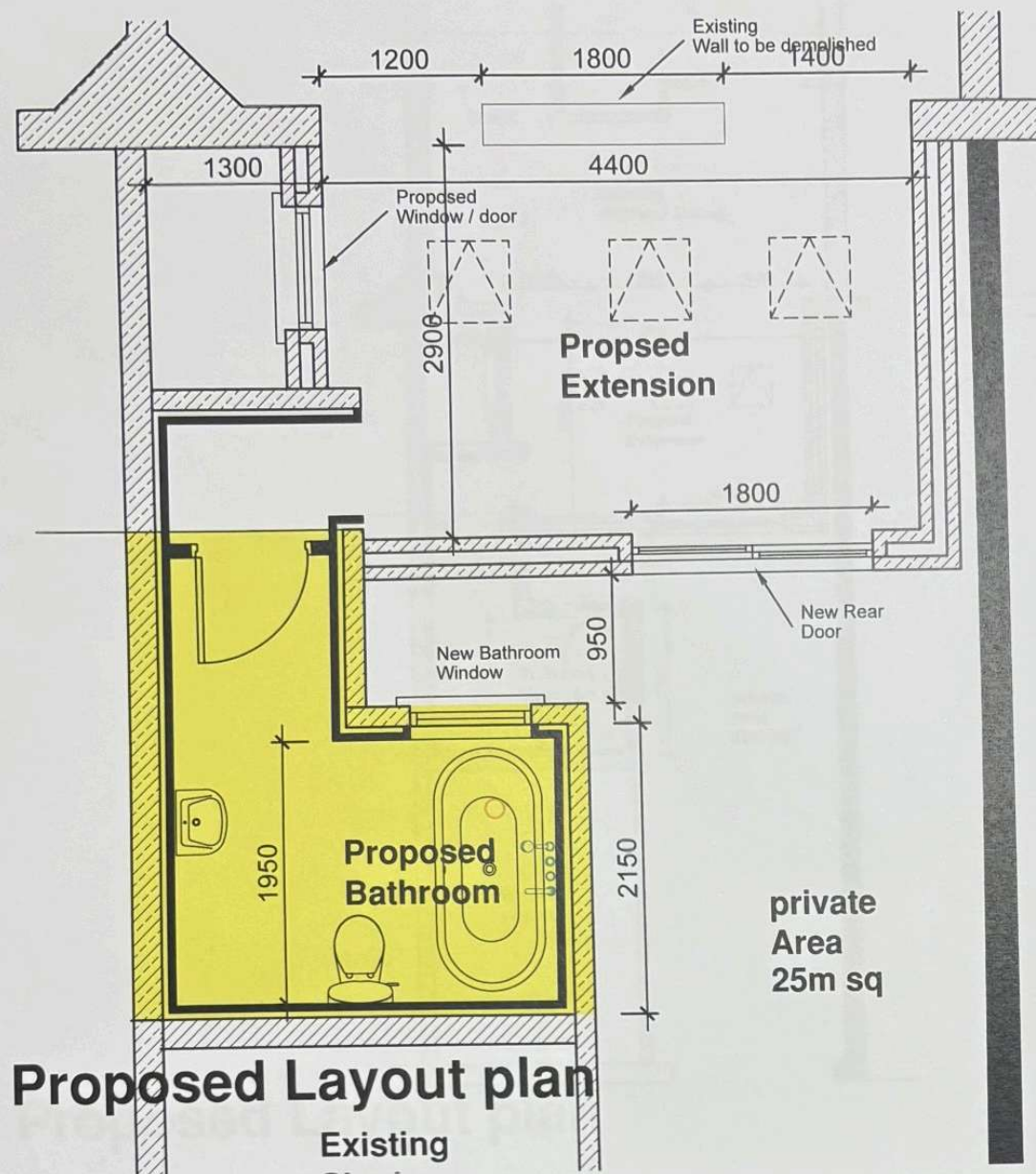
I hope all is well with you.

Attached please find further information from Abigail Doyle, 20 Woodvale Walk, Fethard, Co. Tipperary - Ref S5/26/72

Please confirm receipt and let me know if all is now ok to progress the Section 5 application.

Yours sincerely,

Cllr Marie Murphy - [REDACTED]
Cathaoirleach- Tipperary Cahir Cashel MD
Tipperary County Council



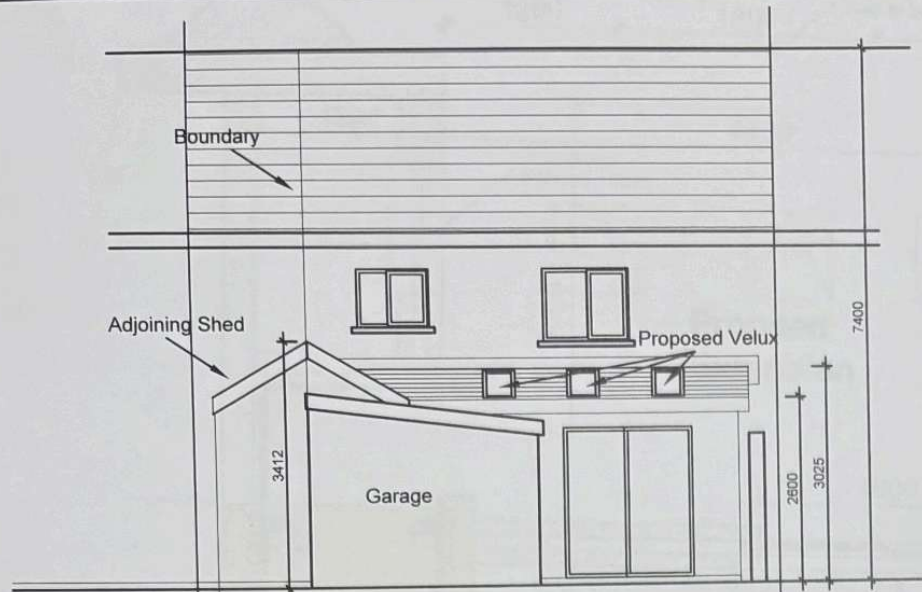
Existing structures converted to Residential

Area Extension to rear and existing structures converted to residential
26.95sq m

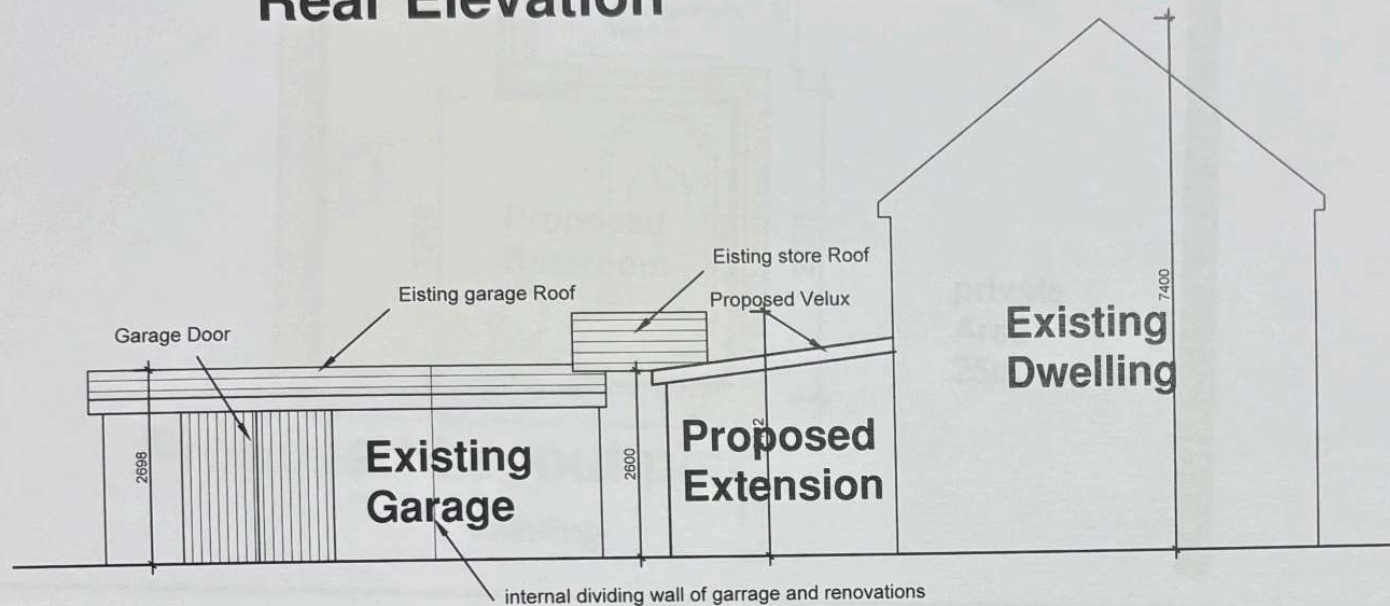
Tipperary County Council
Planning Section by email
Received 24/06/2026

REVISION	DESCRIPTION	DATE
DEREK O' MAHONEY Dip. Arch. Tech. Reechestown Ardfinnan Clonmel MOB : (087) 3432613		
CLIENT <i>Abigail Doyle</i>		
PROJECT <i>Extension to Rear of Dwelling at 20 Woodvalewalk Fethard</i>		
TITLE <i>Floor Plan</i>		
DRAWN DOM	SCALE 1:50	DWG NO Sk-01
CHECKED DOM	CAD REF corcoran	
DATE 1st July 2025	DO NOT SCALE THIS DRAWING DISCREPANCIES TO BE REPORTED TO ARCHITECT	

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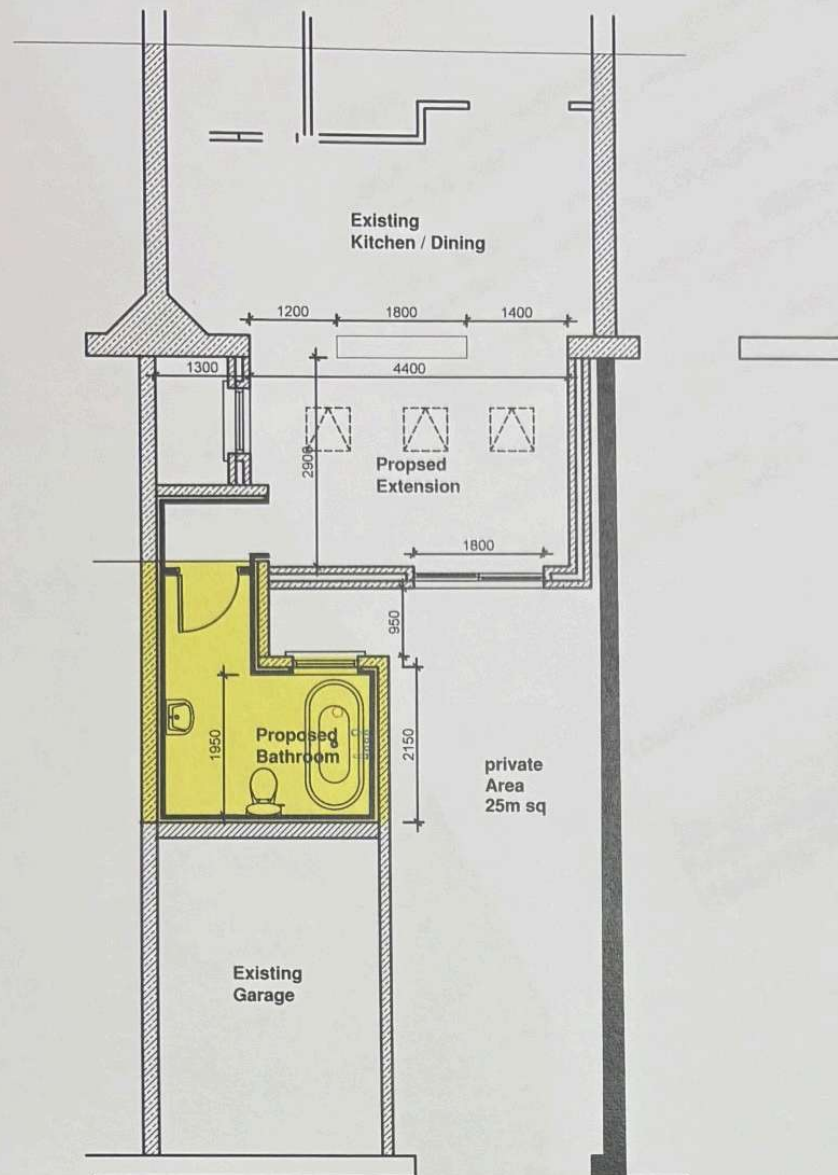
Rear Elevation



Proposed Side Elevation

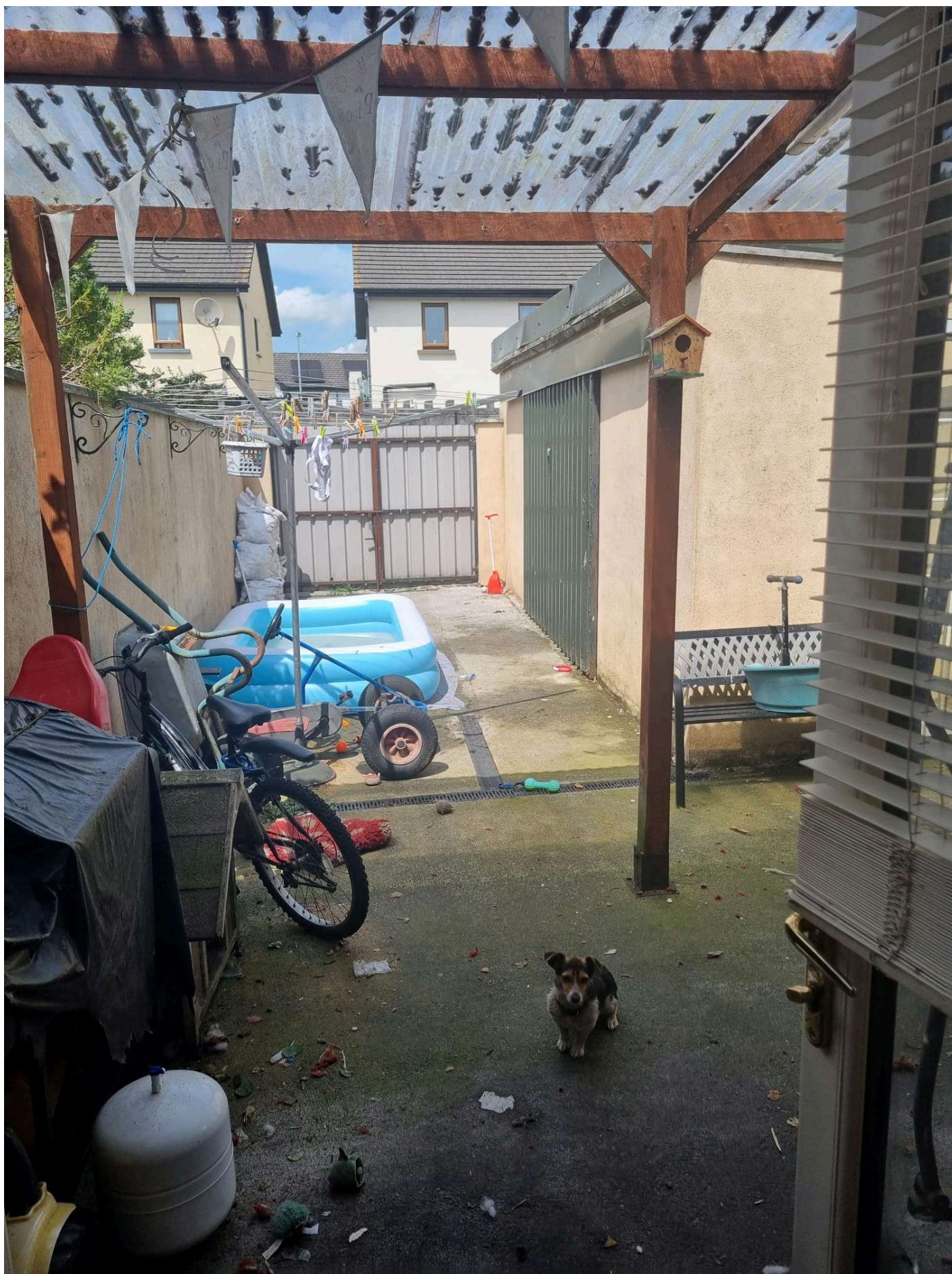
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DRAWN <i>DOM</i>	SCALE 1:100	DWG NO <i>Sk-02</i>
CHECKED <i>DOM</i>	CAD REF <i>Doyle</i>	
DATE <i>18th June 2026</i>	DO NOT SCALE THIS DRAWING DISCREPANCIES TO BE REPORTED TO ARCHITECT	

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Received 24/06/2026



Proposed Layout plan

REVISION	DESCRIPTION	DATE
DEREK O' MAHONEY Dip. Arch. Tech. Reechestown Ardfinnan Clonmel MOB : (087) 3432613		
CLIENT <i>Abegail Doyle</i>		
PROJECT <i>Extension to Rear of Dwelling at 20 Woodvalewalk Fethard</i>		
TITLE <i>Site layout</i>		
DRAWN <i>DOM</i>	SCALE <i>1:50</i>	DWG NO <i>Sk-03</i>
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TIPPERARY COUNTY COUNCIL

Application for Declaration under Section 5 **Report No. 2**

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

Planning Reference:	S5/26/72
Applicant:	Abigail Doyle
Development Address:	20 Wooddale Walk, Fethard, Co. Tipperary.
Proposed Development:	Extension to rear of dwelling

**Further information was requested on 8th June 2026 under Section 5(2) of the above cited Act.
Further information response was received on 24th June 2026.**

1. GENERAL

On 13th May 2026 a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended by Abigail Doyle c/o Derek O' Mahoney as to whether or not the following works constituted development and if so, whether same was exempted development:

Extension to rear of dwelling

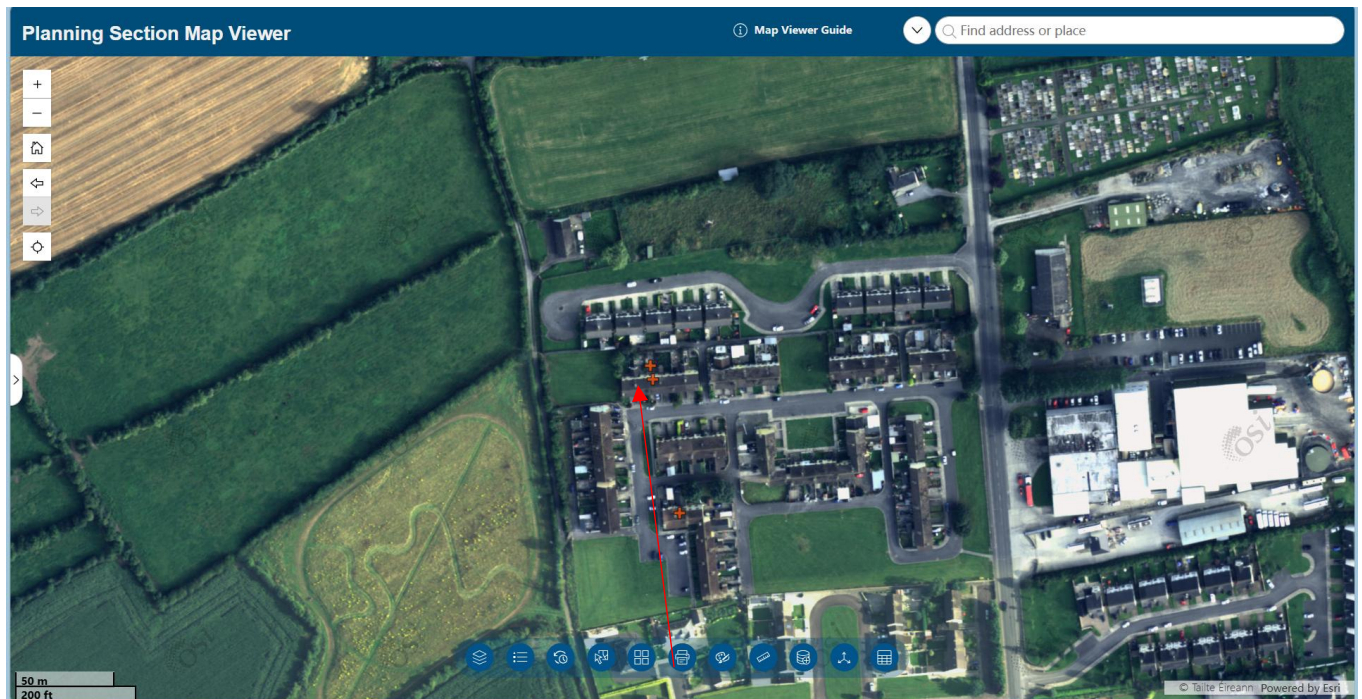


Figure 1 Site Location

2. STATUTORY PROVISIONS

The following statutory provisions are relevant to this case;

Planning and Development Act 2000, as amended

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

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

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

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

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

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

Section 4 states:

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

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

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

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

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

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

Planning and Development Regulations 2001, as amended

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

Exempted Development.

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

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

Column 1 Description of Development	Column 2 Conditions and Limitations
CLASS 1 <i>The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.</i>	1. (a) <i>Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</i> (b) <i>Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.</i> (c) <i>Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.</i> 2. (a) <i>Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.</i> (b) <i>Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.</i> (c) <i>Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.</i> 3. <i>Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</i> 4. (a) <i>Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.</i> (b) <i>Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.</i> (c) <i>The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.</i>

	5. 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
--	--

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—*

(iv) *except in the case of a porch to which class 7 specified in column 1 of Part 1 of Schedule 2 applies and which 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, comprise the construction, erection, extension or renewal of a building on any street so as to bring forward the building, or any part of the building, beyond the front wall of the building on either side thereof or beyond a line determined as the building line in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,*

(viiB) *comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.*

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

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

3. ASSESSMENT

a. Site Location

The subject site is located at 20 Woodvale Walk, Fethard, Co. Tipperary. The dwelling on the site is not protected and is not located within a zone of archaeological potential.



Figure 2 Google Street View 2024

b. Relevant Planning History

The housing scheme was developed by the Local Authority the property is now in private ownership.

S5/17/19 Section Declaration issued as not exempt for the change existing windows to bay windows

c. Assessment

A) "Is or is not Development"

Having considered all of the details and documentation on file with regards the question posed and the description of the proposal, the Planning Authority is satisfied that the proposal would involve "works" and such works would constitute "development" within the meaning of Section 3 of the Planning and Development Act 2000, as amended. The question arises as to whether or not these works constitute exempted development.

B) "Is or is not Exempted Development"

The proposal subject to the current application is required to be assessed relative to Class 1 of Part 1 of Schedule 2 of the Regulations below. The drawings submitted are unclear as to the full nature and extent of the proposal and do not allow for an informed assessment of the application i.e. extent of new extension and area of existing shed to be converted. It is difficult to confirm the open space provision given the scale of the drawings. A side elevation of the extension has not been provided. Further information should be requested to address the above.

C) Restrictions under Article 9

As set out above the side extension to the dwelling within which the pre-existing garage was located is considered to be unauthorised. The restriction set out under Article 9(1)(a)(viii) applies.

D) Requirement for Appropriate Assessment and Environmental Impact Assessment

AA

Screening for AA is not required in respect of the proposal which is not considered to constitute development.

EIA

Screening for EIA is not required in respect of the proposal which is not considered to constitute development.

4. FUTHER INFORMATION REQUEST, RESPONSE & ASSESSMENT

Further Information was requested on 12th May 2026 under Section 5(2) of the Act as follows;

1. *In order to enable the Planning Authority to determine if the proposed extension avails of an exemption the applicant is requested to submit the following;*
 - i. *A revised Site Layout Plan and Ground Floor Plan showing the existing structures on the site and the use of same. Any structures required to be demolished shall also be identified.*
 - ii. *A proposed ground floor plan showing the proposed extension and any existing structures to be converted to residential use.*
 - iii. *Confirm proposed floor area of the new extension and any existing structures to be converted to residential use.*
 - iv. *Submit an eastern elevation of the extension drawing to a scale of 1:100 identifying the finish and principal dimensions.*
 - v. *Revised rear elevation drawing to a scale of 1:100 showing the full extent of the rear of the dwelling and both side boundary walls.*
 - vi. *Photographs of the rear of the property.*

Further Information response was received on 24th June 2026. Revised drawings and photographs and have been submitted.

- i. The revised floor plan shows the existing garage and the proposed extension. I note that a clear perspex roofed awing/pergola will need to be removed to facilitate the proposed extension.
- ii. Part of the garage shaded in yellow to be required to be converted into residential use.
- iii. The entire extension will have a floor area of 26.95sq.m.
- iv. The eastern elevation has been submitted
- v. The rear elevation has been submitted.
- vi. Photographs of the rear of the property has been submitted.

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

CLASS 1

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

The extension is to be constructed is to the rear of the dwelling. On construction of the extension the existing garage will be attached to the rear of the house.

Subject to the following conditions and limitations;

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

The extension and part conversion of garage to the dwelling has a floor area of 26.95sq.m.

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

4. (a) *Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.*

(b) *Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.*

(c) *The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.*

The extension does not extend beyond the height of the rear walls or eaves.

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

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

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

All proposed windows are more than 1m from the boundary it faces.

(b) *Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.*

N/A

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

N/A

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

N/A

The response is noted. Based on the submission received 13th May 2026 and the further information response received on 24th June 2026, I am satisfied that the proposal meets the requirements of Class 1 of Part 1 of Schedule 2 of the above cited Regulations.

5. RECOMMENDATION

WHEREAS a question has arisen as to whether an extension to rear of dwelling at 20 Wooddale Walk, Fethard, Co. Tipperary constitutes “development” and is or is not “exempted development”.

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

- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000 as amended,
- (b) Article 6 and Article 9 of the Planning and Development Regulations, 2001, as amended,
- (c) Schedule 2, Part 1, Class 1 of the Planning and Development Regulations, 2001, as amended
- (d) The application and details submitted by the applicant 23th May 2026 and 24th June 2026.

AND WHEREAS Tipperary County Council has concluded an extension to rear of dwelling at 20 Wooddale Walk, Fethard, Co. Tipperary constitutes “development” within the meaning of the Planning and Development Act 2000, as amended and is “exempted development”. The development is exempted development as same satisfies the planning exemption under Class 1 of Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended).

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

Advice Note: The applicant is advised that the above Declaration is issued on the basis that the proposed extension is constructed, so as the garage is attached to the rear of the house, and the part of the garage is converted subsequently.

District Planner:



Date: 07/07/2026



Senior Executive Planner:

Date: 7.7.2026

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

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

(a) File Reference No:	S5/26/72
(b) Brief description of the project or plan:	As per development description
(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 SAC	https://www.npws.ie/protected-sites/sac/002137	Within 10km	None	No

STEP 3. Assessment of Likely Significant Effects

(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:

Impacts:	Possible Significance of Impacts: (duration/magnitude etc.)
Construction phase e.g. - Vegetation clearance - Demolition - Surface water runoff from soil excavation/infill/landscaping (including borrow pits) - Dust, noise, vibration - Lighting disturbance - Impact on groundwater/dewatering - Storage of excavated/construction materials - Access to site - Pests	No potential impacts.
Operational phase e.g. - Direct emission to air and water - Surface water runoff containing contaminant or sediment - Lighting disturbance - Noise/vibration - Changes to water/groundwater due to drainage or abstraction - Presence of people, vehicles and activities	No potential impacts.

- Physical presence of structures (e.g. collision risks) - Potential for accidents or incidents													
In-combination/Other	No potential impacts												
(b) Describe any likely changes to the European site:													
Examples of the type of changes to give consideration to include: - Reduction or fragmentation of habitat area - Disturbance to QI species - Habitat or species fragmentation - Reduction or fragmentation in species density - Changes in key indicators of conservation status value (water or air quality etc.) - Changes to areas of sensitivity or threats to QI - Interference with the key relationships that define the structure or ecological function of the site	No potential impacts												
(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?													
☐ Yes ☒ No													
STEP 4. Screening Determination Statement													
The assessment of significance of effects: Describe how the proposed development (alone or in-combination) is/is not likely to have significant effects on European site(s) in view of its conservation objectives.													
The proposed development is not likely to have significant effects.													
Conclusion:													
	<table border="1"> <thead> <tr> <th></th> <th>Tick as Appropriate:</th> <th>Recommendation:</th> </tr> </thead> <tbody> <tr> <td>(i) It is clear that there is no likelihood of significant effects on a European site.</td> <td>☒</td> <td>The proposal can be screened out: Appropriate assessment not required.</td> </tr> <tr> <td>(ii) It is uncertain whether the proposal will have a significant effect on a European site.</td> <td>☐</td> <td> ☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission </td> </tr> <tr> <td>(iii) Significant effects are likely.</td> <td>☐</td> <td> ☐ Request NIS ☐ Refuse planning permission </td> </tr> </tbody> </table>		Tick as Appropriate:	Recommendation:	(i) It is clear that there is no likelihood of significant effects on a European site.	☒	The proposal can be screened out: Appropriate assessment not required.	(ii) It is uncertain whether the proposal will have a significant effect on a European site.	☐	☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission	(iii) Significant effects are likely.	☐	☐ Request NIS ☐ Refuse planning permission
	Tick as Appropriate:	Recommendation:											
(i) It is clear that there is no likelihood of significant effects on a European site.	☒	The proposal can be screened out: Appropriate assessment not required.											
(ii) It is uncertain whether the proposal will have a significant effect on a European site.	☐	☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission											
(iii) Significant effects are likely.	☐	☐ Request NIS ☐ Refuse planning permission											
EIA Pre-Screening Establishing a development is a 'sub-threshold development'													
File Reference:	S5/26/72												
Development Summary:	As per development description												

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

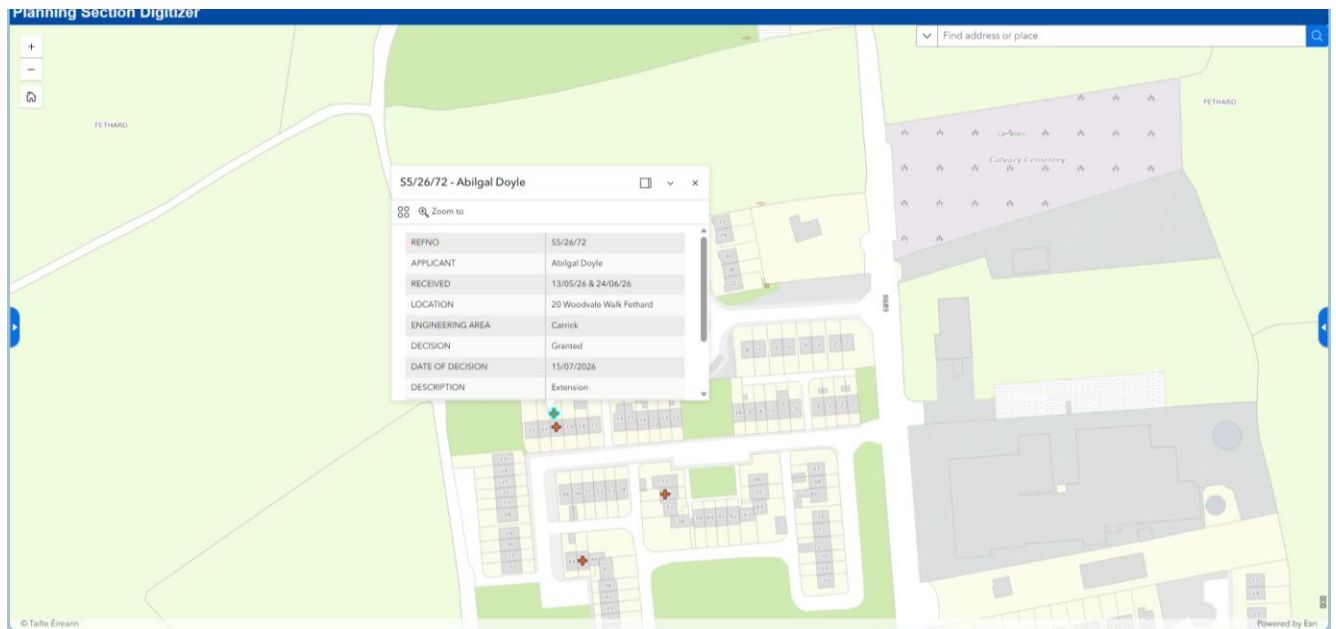


Figure 3 Planning Register



Date: 9th July 2026

Our Ref: S5/26/72

Civic Offices, Nenagh

Abigail Doyle
20 Woodvale Walk
Fethard
Co. Tipperary

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

Dear Abigail,

I refer to your application for a Section 5 Declaration received on 13th May 2026, and Further Information received on 24th June 2026 in relation to the following proposed works:

Extension to rear of dwelling at 20 Wooddale Walk, Fethard, 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
- d) The application and details submitted by the applicant 23rd May 2026 and 24th June 2026.

AND WHEREAS Tipperary County Council has concluded an extension to rear of dwelling at 20 Wooddale Walk, Fethard, Co. Tipperary constitutes “development” within the meaning of the Planning and Development Act 2000, as amended and is “exempted development”. The development is exempted development as same satisfies the planning exemption under Class 1 of

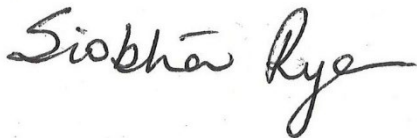
Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended).

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

Advice Note: The applicant is advised that the above Declaration is issued on the basis that the proposed extension is constructed, so as the garage is attached to the rear of the house, and the part of the garage is converted subsequently.

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

Yours sincerely

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

for **Director of Services**

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/26/72** **Delegated Employee's Order No:** _____

SUBJECT: Section 5 Declaration

I, Caroline Conway, Senior Executive Planner, Tipperary County Council, by virtue of the powers delegated to me in accordance with the provisions of Section 154 of the Local Government Act 2001, as amended by Schedule 1, Part 1 of the Local Government Reform Act 2014 under Chief Executive's Order No. 47881 dated 7th July 2026 hereby order that pursuant to the provisions of the Planning and Development Act 2000, as amended, that an application under Section 5 from Extension to rear of dwelling at 20 Wooddale Walk, Fethard, 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
- d) The application and details submitted by the applicant 23rd May 2026 and 24th June 2026.

AND WHEREAS Tipperary County Council has concluded an extension to rear of dwelling at 20 Wooddale Walk, Fethard, Co. Tipperary constitutes "development" within the meaning of the Planning and Development Act 2000, as amended and is "exempted development". The development is exempted development as same satisfies the planning exemption under Class 1 of Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended).

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

Advice Note: The applicant is advised that the above Declaration is issued on the basis that the proposed extension is constructed, so as the garage is attached to the rear of the house, and the part of the garage is converted subsequently.



Signed:

**Caroline Conway
Senior Executive Planner**

Date: 09/07/2026