



Tipperary County Council
RECEIVED
14 APR 2026
CSD
Civic Offices, Clonmel

PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

1. Applicant's address/contact details:

<i>Applicant</i>	Peter Steele
<i>Address</i>	Rose Cottage, Tullamaine, Fethard, Co. Tipperary, E91PT38
<i>Telephone No.</i>	[REDACTED]
<i>E-mail</i>	[REDACTED]

2. Agent's (if any) address:

<i>Agent</i>	
<i>Address</i>	
<i>Telephone No.</i>	
<i>E-mail</i>	
<i>Please advise where all correspondence in relation to this application is to be sent;</i>	
Applicant [<input type="checkbox"/>] Agent [<input type="checkbox"/>]	

3. Location of Proposed Development:

<i>Postal Address or Townland or Location (as may best identify the land or structure in question)</i>	Tullamaine, Fethard, Co. Tipperary.
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TIPPERARY CO. COUNCIL
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14 APR 2026
PLANNING SECTION
FILE NO. ss/26/53

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.)

Application refers to planned construction of a stable building adjacent to our
house and land.
Proposed floor area of proposed works/uses: 200 sqm

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 <input checked="" type="checkbox"/>	B. Occupier
	C. Other <input checked="" type="checkbox"/>	
<i>Where legal interest is 'Other', please expand further on your interest in the land or structure</i>	Portion of lands to be aquired.	
<i>If you are not the legal owner, please state the name and address of the owner</i>	Name: Mr. JP Magnier & Address: Mrs. Kate Wachman Coolmore Stud, Fethard, Clonmel, Co. Tipperary	

Signature of Applicant



Date: 07/04/2026.

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	<u>OR</u>	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>	DATE STAMP TIPPERARY CO. COUNCIL RECEIVED 14 APR 2026 PLANNING SECTION FILE NO. <u>SS/26/53</u>
Receipt No <u>202659</u>	
Date <u>13/04/2026</u>	
Received by <u>C. Green</u>	



Tipperary County Council
Civic Offices
Clonmel
Co Tipperary

13/04/2026 09:59:34

Receipt No. : CLONMEL/0/202659

PETER STEELE
ROSE COTTAGE
TULLAMAINE
FETHARD
CO TIPPERARY

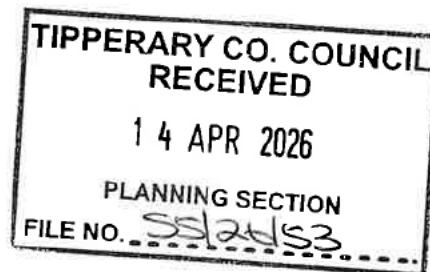
SECTION5 EXEMPTION DECLARATION 80.00
GOODS 80.00
VAT Exempt/Non-vatable

Total : 80.00 EUR

Tendered :
Credit Card 80.00

Change : 0.00

Issued By : CATHERINE AHERN
From : CLONMEL TOWN RECEIPTS DESK
Vat reg No.3259712MH



Planning Section,
Tipperary County Council,
Civic Offices,
Emmet St,
Clonmel,
Co. Tipperary

07th April 2026

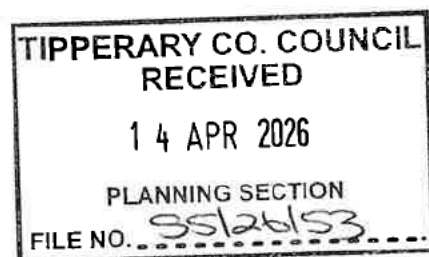
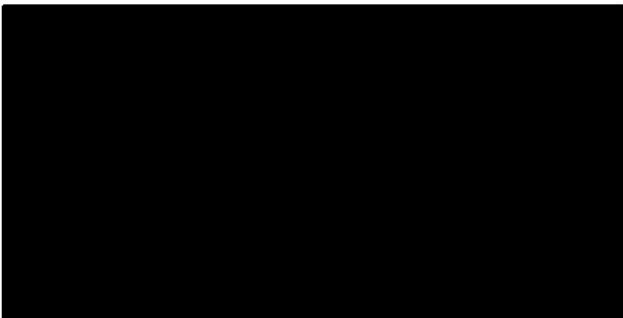
To Whom It May Concern,

Mr. JP Magnier and Mrs. Katherine Wachman hereby give consent to Mr. Peter Steele to apply for:

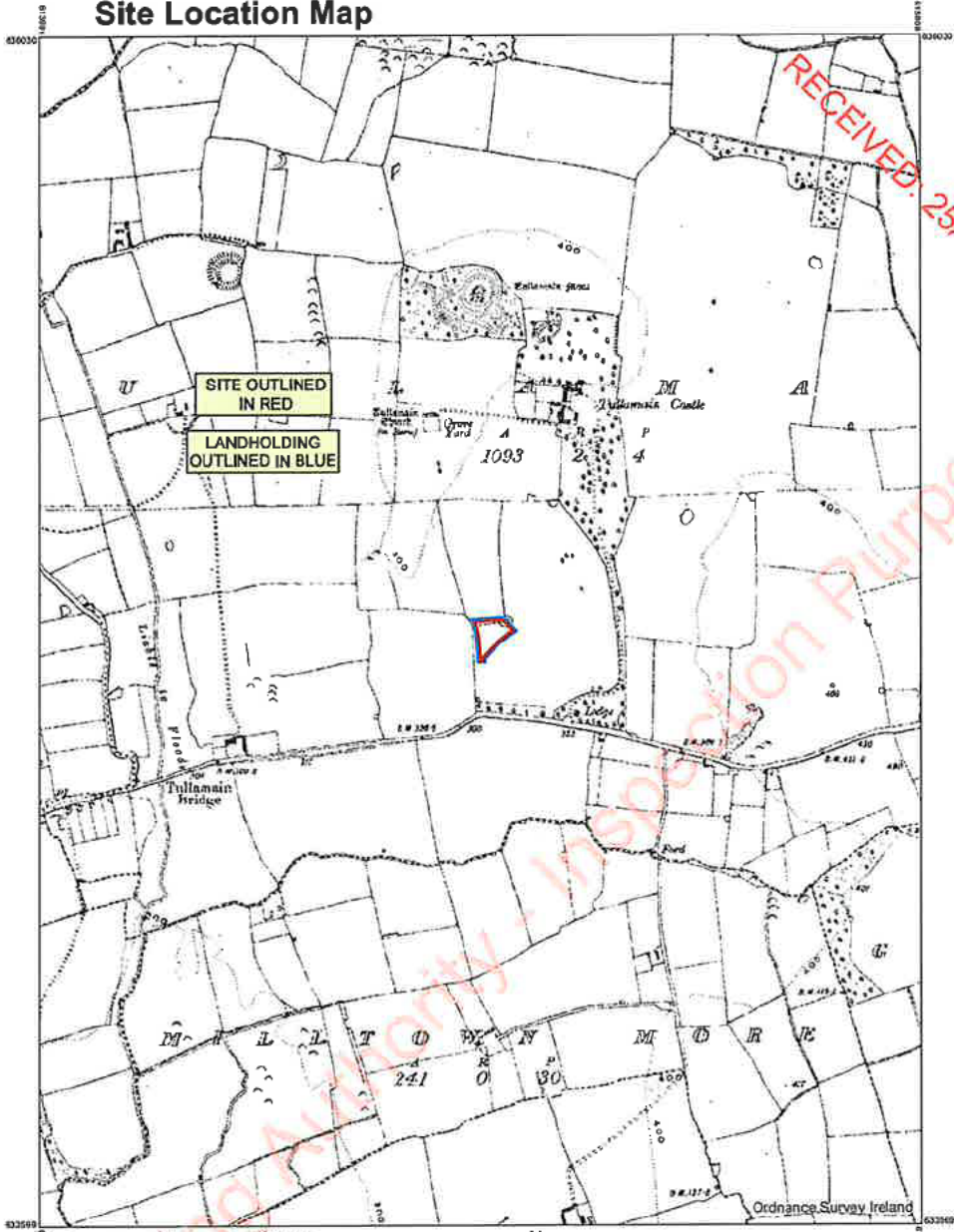
Tipperary County Council 2000 Planning and Development Act, Application for a Section 5 Declaration – Development/Exempted Development. Construction of Stable Barn qualified within this development profile.

The application is for a stable development which lies partly on lands in our ownership.

Yours faithfully,



Site Location Map



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

www.tailte.ie

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OUTPUT SCALE: 1:10,560

CENTRE COORDINATES:
 ITM 614900,634800

PUBLISHED: 21/05/2024
MAP SERIES: 6 Inch Raster

ORDER NO.: 50401634_1
MAP SHEETS: TY069

CAPTURE RESOLUTION:
 The map objects are only accurate to the
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 Output scale is not indicative of data capture
 scale. Further information is available at:
www.tailte.ie, search 'Capture Resolution'
LEGEND: To view the legend visit
www.tailte.ie and search for
 'Large Scale Legend'

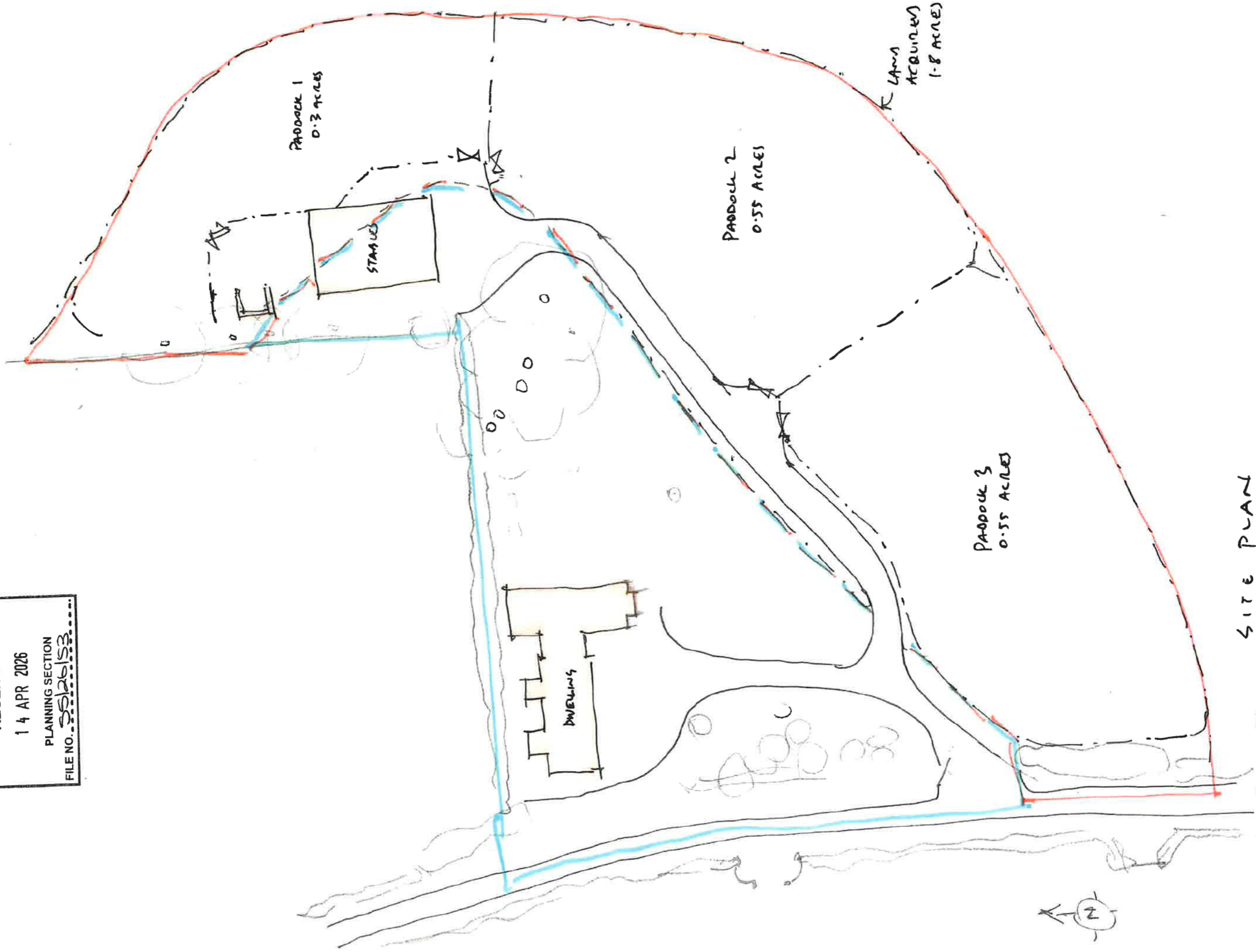


Tailte Éireann

TIPPERARY CO. COUNCIL
RECEIVED
 14 APR 2026
 PLANNING SECTION
 FILE NO. SS126153

BRYAN MCCARTHY AND ASSOCIATES AUTHORISATION NUMBER			
ORDNANCE SURVEY IRELAND LICENCE No. (AR 0079016)			
ORDNANCE SURVEY IRELAND GOVERNMENT OF IRELAND			
PLANNING ISSUE			
P	24.08.24	PLUNBO ESE	SC
Rev.	Drawn	Description	App.
Bryan McCarthy & Associates Consulting Engineers			
64 Deranda Court, Parnell Street, Waterford X91TH79 353 (0)51 872805 E: info@bmaocs.com			
Client: MEUSSA & PETER STEELE			
Job: PROPOSED DORMER EXTENSION & ALTERATIONS TO ROSE COTTAGE AT TULLAMAIN, FETHARD, Co. TIPPERARY			
Job No: SITE LOCATION MAP			
Scale: A3 1:10000	Rev. No.	Proj. No.	Doc. No.
Date: Sept' 2024	000	24045	001 P

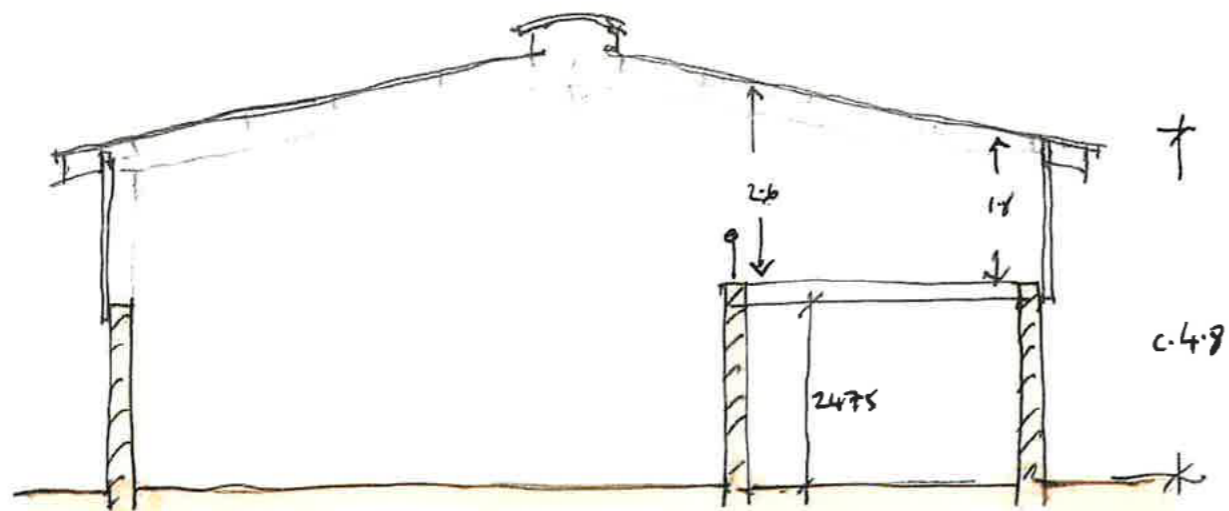
TIPPERARY CO. COUNCIL
RECEIVED
14 APR 2026
PLANNING SECTION
FILE NO. 25/26/53



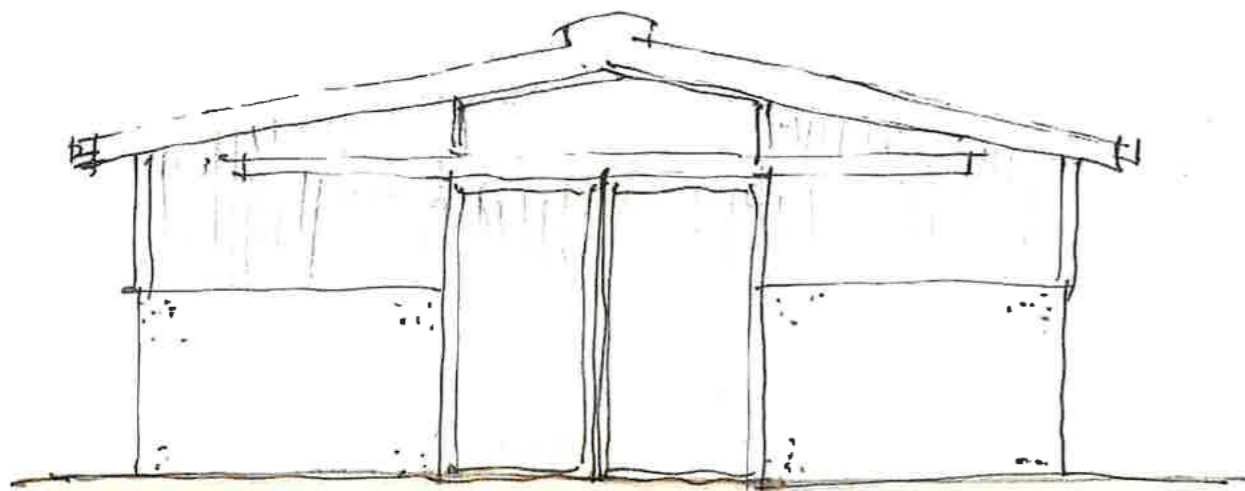
SITE PLAN

0 10 20 30m
1:500 (A)

21 4-2-24



SECTION

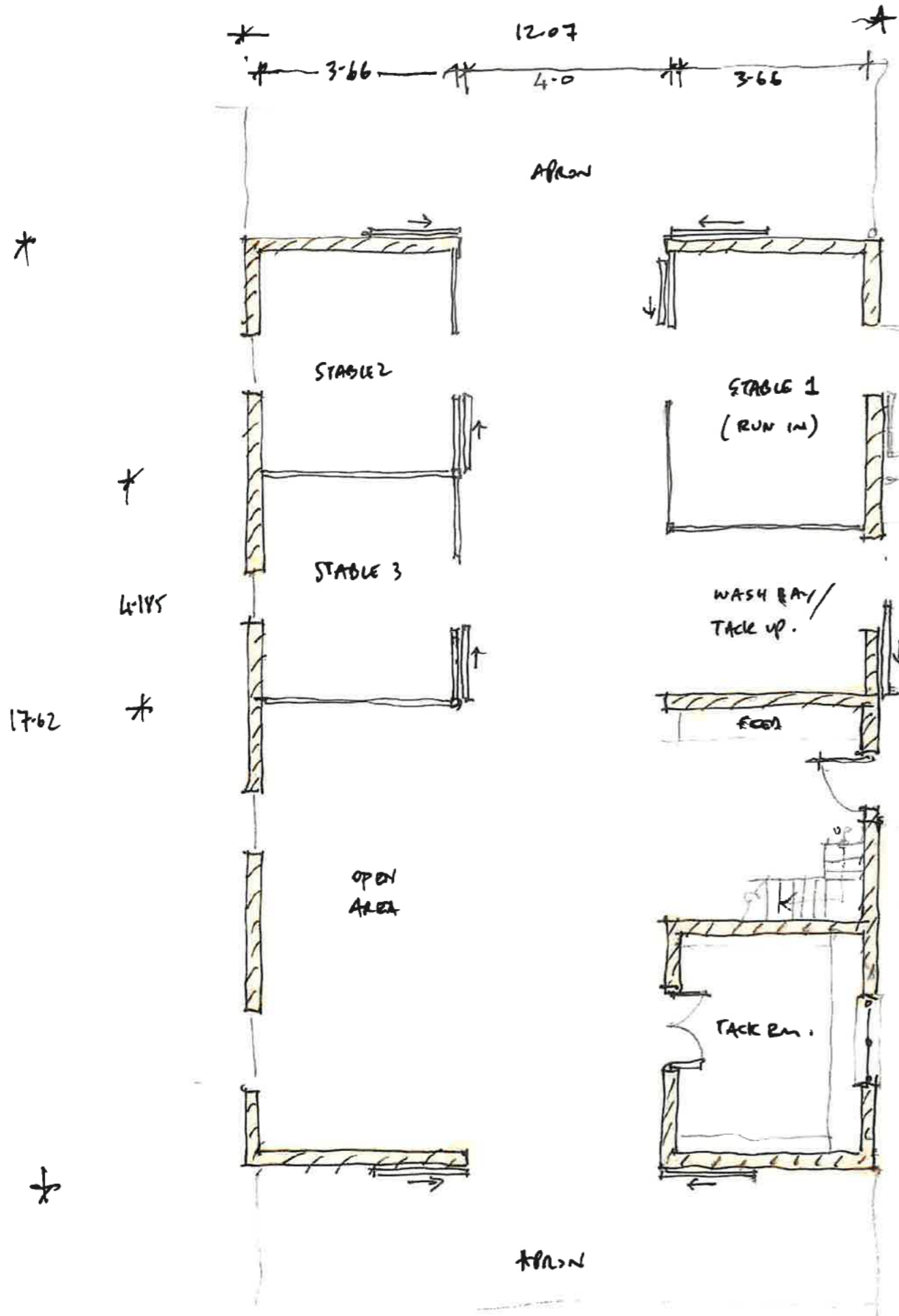


ELEVATION

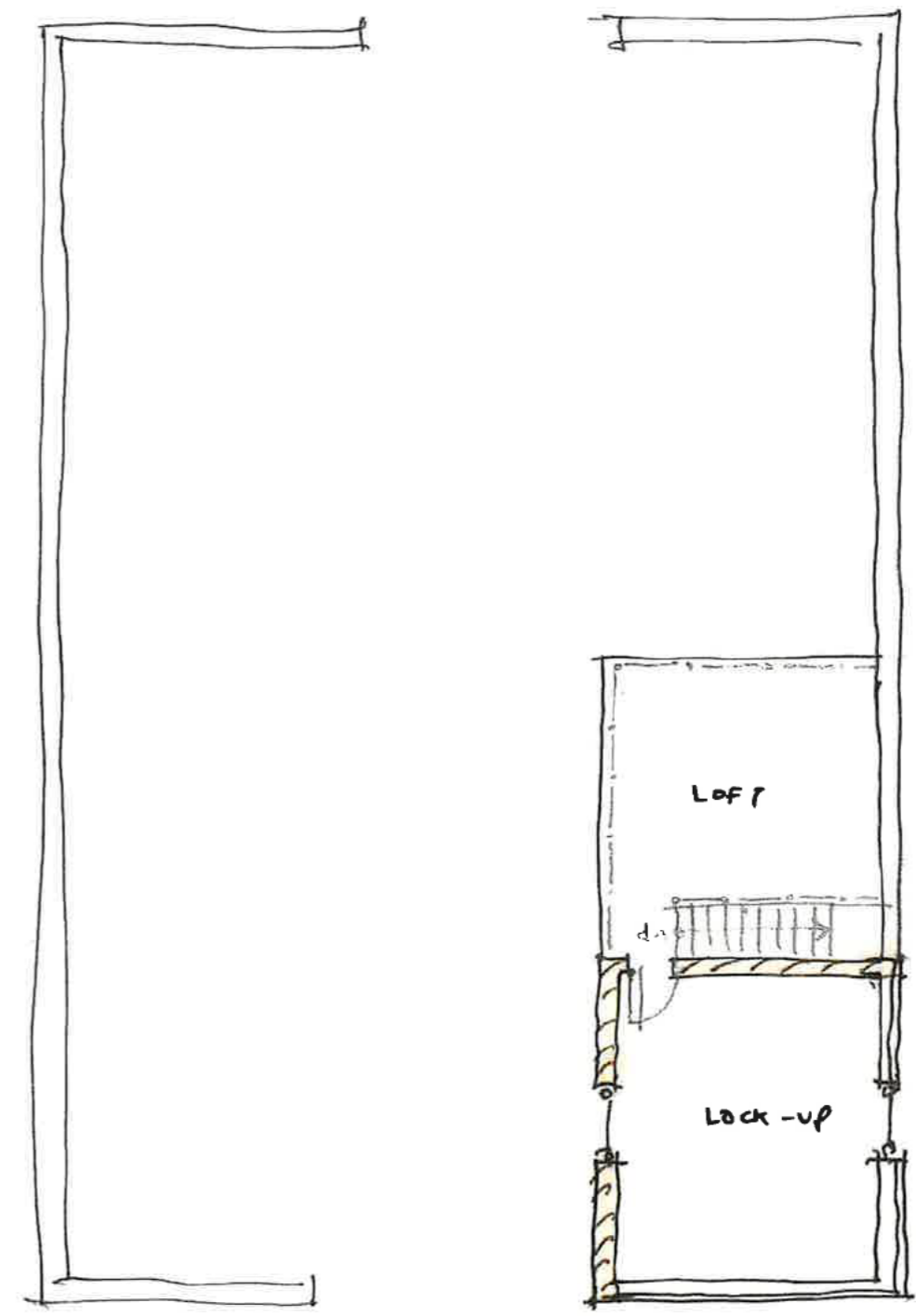
TIPPERARY CO. COUNCIL
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14 APR 2026
PLANNING SECTION
FILE NO. 55/2653

23 4.2.24

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 FILE NO. 35/26/53



GROUND FLOOR PLAN
 200M²



FIRST FLOOR PLAN

RB 4-2-24



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 April 2026

Our Ref: S5/26/53

Civic Offices, Clonmel

Peter Steele
Rose Cottage,
Tullamaine,
Fethard,
Co. Tipperary,
E91 PT38.

Re: Application for a Section 5 Declaration – Construction of a stable building adjacent to your house and land at Tullamaine, Fethard, Co. Tipperary.

Dear Mr. Steele,

I acknowledge receipt of your application for a Section 5 Declaration received on 14th April 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: S5/26/53

Applicant: Peter Steele

Development Address: Tullamaine, Fethard, Co. Tipperary

Proposed Development: Construction of a Stable Building (200sq.m)

1. GENERAL

On the 14th April 2026 a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended, by Peter Steele as to whether or not the following (as per application form) constitutes development and if so, whether same constitutes exempted development at Tullamaine, Fethard, Co. Tipperary

Construction of a Stable Building (200sq.m)

- Section 5 Declaration Application Form,
- Site Location Maps,
- Site Layout Plan,
- Elevation and plan drawings,

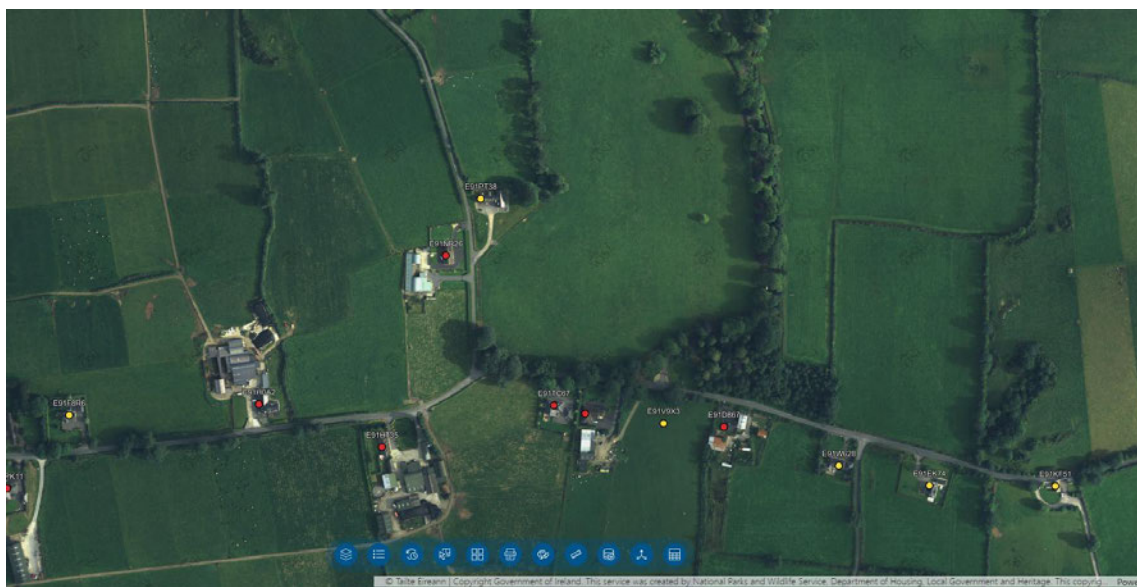


Figure 1 Site Location

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 2(1) of the Planning and Development Act, 2000, as amended, defines "Agriculture" as:-
"agriculture" includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the training of horses and the rearing of bloodstock, the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and "agricultural" shall be construed accordingly;

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

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:-

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.

(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.

(3) Subject to article 9, in areas other than a city, a town or an area specified in section 19(1)(b) of the Act or the excluded areas as defined in section 9 of the Local Government (Reorganisation) Act, 1985 (No. 7 of 1985), development of a class specified in column 1 of Part 3 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 3 opposite the mention of that class in the said column 1.

Schedule 2, Part 3 'Exempted Development - Rural:

Class 6 is inserted by article 4 of S.I. No. 649/2025 Planning and Development (Exempted Development (Act of 2000)) (No. 2) Regulations 2025

Column 1 Description of Development	Column 2 Conditions and Limitations
<p>CLASS 6 Works consisting of the provision of a roofed structure for the housing of cattle, sheep, goats, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 300 square metres (whether or not by extension of an existing structure), and any ancillary provision for effluent storage.</p>	<ol style="list-style-type: none"> 1. No such structure shall be used for any purpose other than the purpose of agriculture. 2. The gross floor space of such structure together with any other such structures situated within the same farmyard complex or within 100 metres of that complex shall not exceed 450 square metres gross floor space in aggregate. 3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution. 4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road. 5. No such structure within 100 metres of any public road shall exceed 8 metres in height 6. No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof. 7. No such structure shall be constructed within a flood zone identified in statutory land use plans as Flood Zone A or Flood Zone B or where the probability of flooding is moderate to high or erosion control zone. 8. No such structure shall be within 60 metres of a public or private water source. 9. No such structure shall be situated, at the closest point, less than 50 metres from a water course or water body in the case of new farmyards, and not less than 10m in the case of extensions/modifications to an existing facility. 10. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure. 11. The use of this Class of exemption requires a declaration from the relevant Planning authority under section 5 of the Principal Act, declaring the exemption is applicable prior to commencement of construction. 12. Ancillary provision shall include as appropriate the installation of any signage, fencing or other safety infrastructure as recommended by the Health and Safety Authority regarding Slurry Safety.

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—*

(iii) *endanger public safety by reason of traffic hazard or obstruction of road users*

- (vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,
- (viiA) consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant to section 12 (1) of the National Monuments (Amendment) Act 1994, save that this provision shall not apply to any excavation or any works, pursuant to and in accordance with a consent granted under section 14 or a licence granted under section 26 of the National Monuments Act 1930 (No. 2 of 1930) as amended,
- (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**

i. Site Location

The site is occupied by agricultural lands at Tullamaine, Fethard, Co. Tipperary

ii. Relevant Planning History

2460813 Permission GRANTED the construction of a dormer extension to the dwelling, including all associated site works.

iii. Assessment

The question posed under the Section 5 Declaration application form is whether the construction of a Stable Building (200sq.m) is development and is or is not exempted development.

A) "Is or is not Development"

It is considered the above listed proposals 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"

The proposal subject to the current application is assessed relative to Class 6 of Part 3 of Schedule 2 subject to 12 no. limitations of the Regulations below. Whilst note there is tack room within the structure I am satisfied the main use is for the keeping for horses.

With respect to same I note as follows;

CLASS 6

Works consisting of the provision of a roofed structure for the housing of cattle, sheep, goats, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 300 square metres (whether or not by extension of an existing structure), and any ancillary provision for effluent storage.

The proposal can be considered under this class.

- 1. No such structure shall be used for any purpose other than the purpose of agriculture.***

The proposed structure is intended to be used for agriculture purposed as defined under Section 2(1) of the Planning and Development Act, 2000, as amended.

- 2. The gross floor space of such structure together with any other such structures situated within the same farmyard complex or within 100 metres of that complex shall not exceed 450 square metres gross floor space in aggregate.***

The proposed stables are given as 200sq.m. There is no existing farm complex. Following a review of the maps and available image, it appears that the combined floor area does not 450sq.m within 100m.

- 3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution.***

No details provided with regard to effluent storage. There will likely be a dung heap on the site.

- 4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road.***

The structure is in excess of 10m from the public road.

- 5. No such structure within 100 metres of any public road shall exceed 8 metres in height.***

The proposed structure is less than 8m in height.

- 6. No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof.***

The proposed structure is more than 100m from the above listed structures.

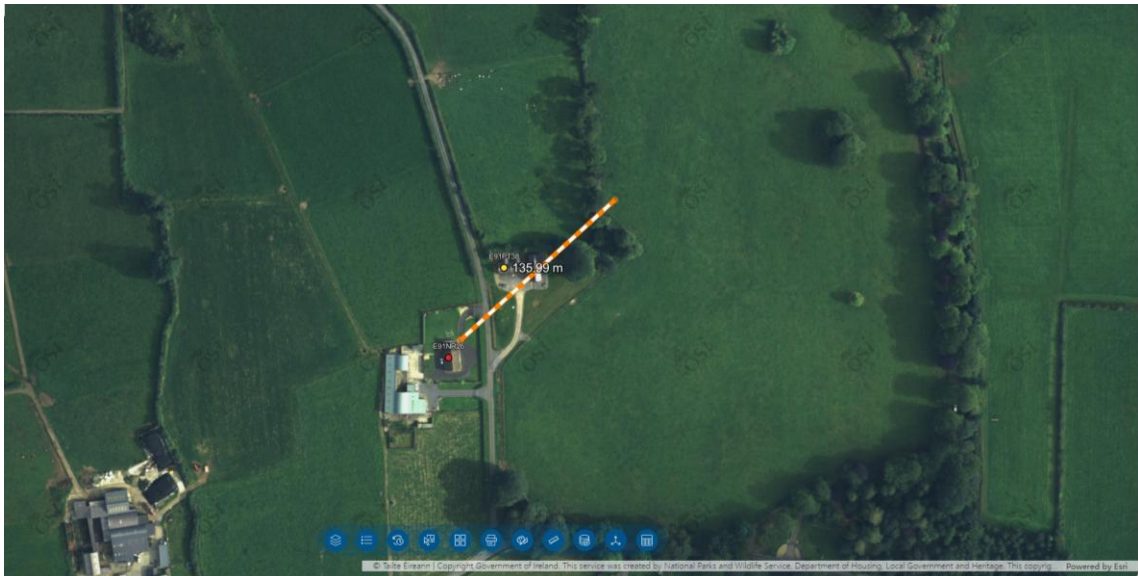


Figure 2 Dwelling within 100m of the proposed building

- 7. No such structure shall be constructed within a flood zone identified in statutory land use plans as Flood Zone A or Flood Zone B or where the probability of flooding is moderate to high or erosion control zone.**

The site is not located within any flood zone.

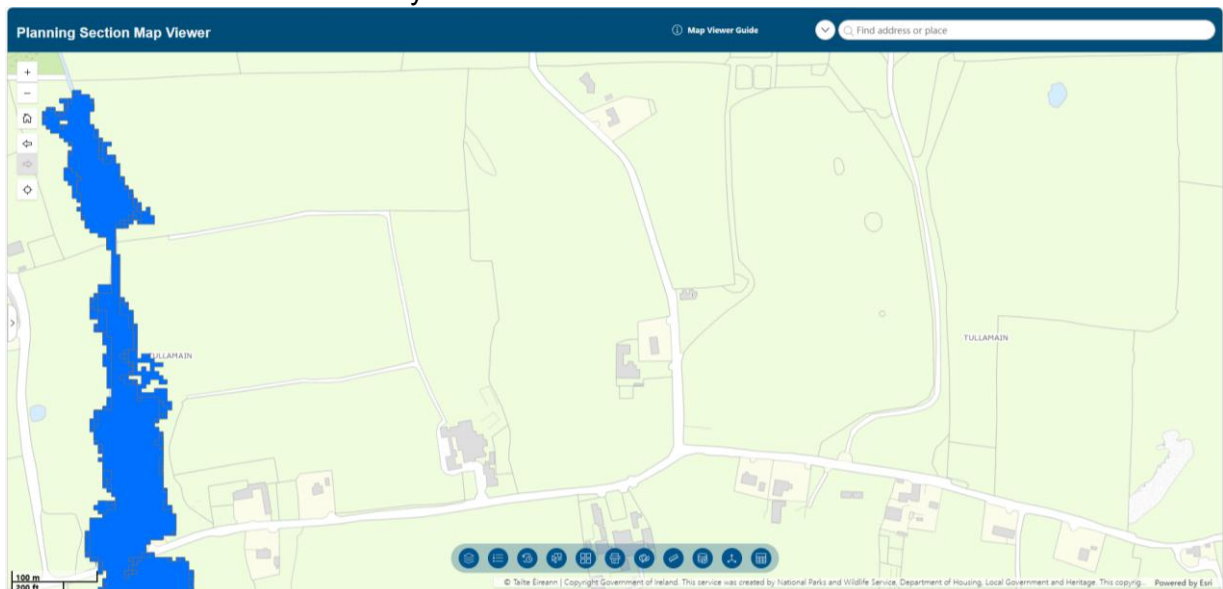


Figure 3 Planning Register showing flood risk areas in proximity to the site

- 8. No such structure shall be within 60 metres of a public or private water source.**

There is no public or private water source identified within 60m. The public water mains runs through the public road adjoining the site.

- 9. No such structure shall be situated, at the closest point, less than 50 metres from a water course or water body in the case of new farmyards, and not less than 10m in the case of extensions/modifications to an existing facility.**

The proposed shed is not less than 50m from a watercourse.

- 10. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.**

No unpainted metal sheeting has been identified.

11. The use of this Class of exemption requires a declaration from the relevant Planning authority under section 5 of the Principal Act, declaring the exemption is applicable prior to commencement of construction.

The applicant has satisfied this condition by submitting this application S5/26/53.

12. Ancillary provision shall include as appropriate the installation of any signage, fencing or other safety infrastructure as recommended by the Health and Safety Authority regarding Slurry Safety.

There is no signage proposed under this declaration.

I am uncertain as to the first floor use of this structure and if it is for agricultural purposes or otherwise. Further information should be requested.

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

AA

The proposal has been screened as to the requirements for Appropriate Assessment under the EU Habitats Directive. See also Appropriate Assessment screening report attached.

EIA

The proposed development is not a type of development included for under Schedule 5 of the Planning and Development Regulations 2001, as amended. EIA is not required in respect of the development. See all EIA Pre-Screening report attached.

D) Is the exemption restricted under Article 9 of the Regulations

I have reviewed the restrictions on exemption set out under Article 9 and I note no restrictions that would apply.

The lands are served by existing dwelling entrance onto the local road. I am satisfied that the stable block will not endanger public safety by reason of traffic hazard or obstruction of road users.

2. RECOMMENDATION

Further information is requested under Section 5(2) of the Act as follows:

1. The Planning Authority notes that there is a first floor (loft and lock up) proposed within the stable building and it is unclear as to its relationship with the remainder of the building. The applicant is requested to submit details outlining the proposed use of this area. The applicant is advised that the building can only be used for Agricultural purposes as defined under Section 2(1) of the Planning and Development Act, 2000, as amended.

District Planner:



Date: 07/05/2026

Senior Executive Planner:



Date: 8.5.2026

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

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

(a) File Reference No:	S5/26/53
(b) Brief description of the project or plan:	Construction of a Stable Building (200sq.m)
(c) Brief description of site characteristics:	Agricultural lands
(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
002162 River Barrow & river Nore SAC	https://www.npws.ie/protected-sites/sac/002162	Within 15km	None	No
002137 Lower River Suir	https://www.npws.ie/protected-sites/sac/002137	Within 10km	None	No

STEP 3. Assessment of Likely Significant Effects

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

Impacts:	Possible Significance of Impacts: (duration/magnitude etc.)
Construction phase e.g. <ul style="list-style-type: none"> • Vegetation clearance • Demolition • Surface water runoff from soil excavation/infill/landscaping (including borrow pits) • Dust, noise, vibration • Lighting disturbance • Impact on groundwater/dewatering • Storage of excavated/construction materials • Access to site • Pests 	No potential impacts
Operational phase e.g. <ul style="list-style-type: none"> • Direct emission to air and water • Surface water runoff containing contaminant or 	No potential impacts

<ul style="list-style-type: none"> 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 	
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In-combination/Other	No potential impacts
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(b) Describe any likely changes to the European site:

<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators of conservation status value (water or air quality etc.) • Changes to areas of sensitivity or threats to QI • Interference with the key relationships that define the structure or ecological function of the site 	No potential impacts
---	----------------------

(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?

Yes No

STEP 4. Screening Determination Statement

The assessment of significance of effects:

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

The proposed development is not likely to have significant effects.

Conclusion:

	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European site.	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
(iii) Significant effects are	<input type="checkbox"/>	<input type="checkbox"/> Request NIS

likely.

Refuse planning permission

EIA Pre-Screening
Establishing a development is a 'sub-threshold development'

File Reference: S5/26/53

Development Summary: Construction of a Stable Building (200sq.m)

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 *sub-threshold*:

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 Determination required

No, Schedule 7A information/screening report has not been submitted by the applicant

Preliminary Examination required

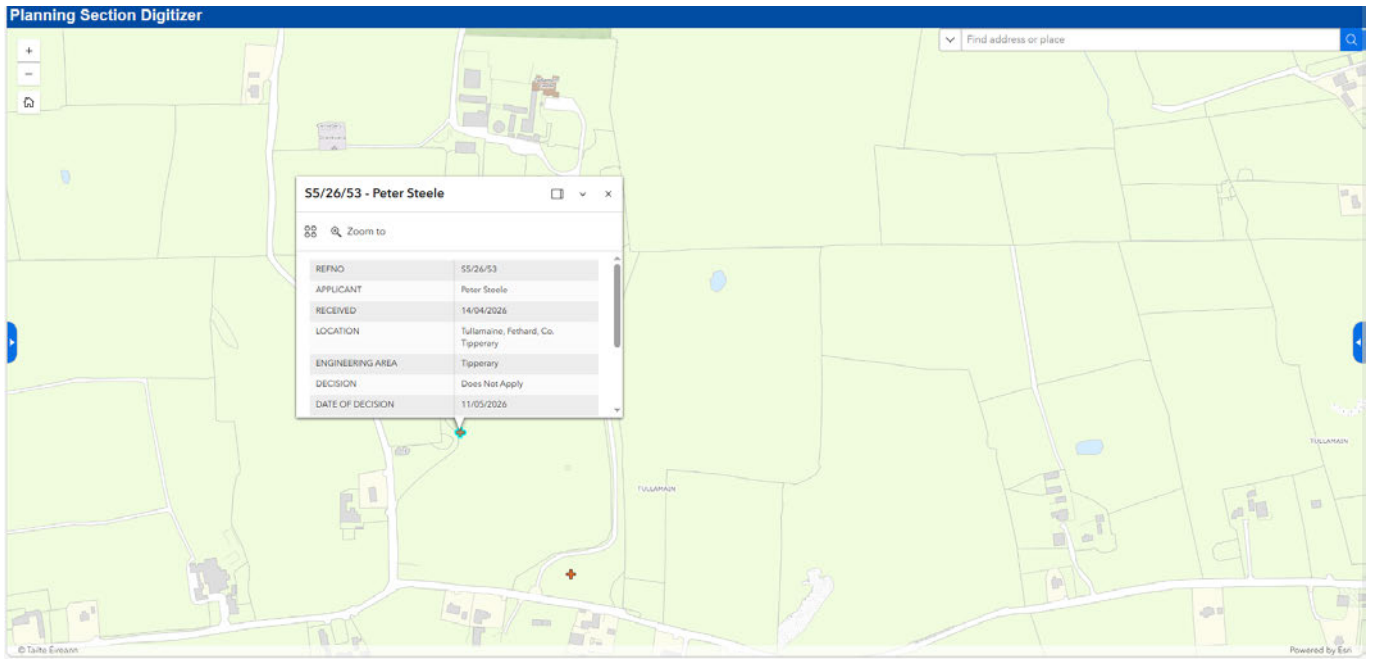


Figure 4 Planning Register



Date: 8th May 2026

Our Ref: S5/26/53

Civic Offices, Nenagh

**Peter Steele
Rose Cottage
Tullamaine
Fethard
Co. Tipperary
E91 PT38**

Re: Application for a Section 5 Declaration – Construction of a Stable Building (200sq.m) at Tullamaine, Fethard, Co. Tipperary

Dear Sir,

I refer to an application received from you on 14th April 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;

Further information is requested under Section 5(2) of the Act as follows:

1. The Planning Authority notes that there is a first floor (loft and lock up) proposed within the stable building and it is unclear as to its relationship with the remainder of the building. The applicant is requested to submit details outlining the proposed use of this area. The applicant is advised that the building can only be used for Agricultural purposes as defined under Section 2(1) of the Planning and Development Act, 2000, as amended.

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

Yours sincerely

for **Director of Services**

12th May 2026



Rose Cottage,
Tullamaine,
Fethard,
Co. Tipperary,
E91PT38

Ms. Siobhan Ryan,
Civic Offices,
Nenagh,
Co. Tipperary,
E45A099

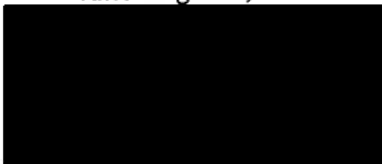
SUBJECT: MISTAKE IN INFORMATION SHARED REF S5/26/53

Dear Ms. Ryan,

Following up on your further information request under Section 5(2) of the Act received by post yesterday, I'm writing to clarify that despite what the plan submit showed there is actually no intention to construct a first floor as shown in the plan. The fault in sending you the incorrect outdated building plan lies entirely on me as I mistakenly sent you a previous draft which did indeed show a loft for solely storing of equine feed. However, mostly driven by budgetary reasons this was removed and all works as shown on the attached most current layout show ground floor facilities only. The ceiling on the "section" view of the "feed/hay" and "tack" room is solely to help secure these areas. Please see attached actual building and site plan mistakenly not sent to you originally.

I do hope that this update provides the clarity needed and apologies again for any confusion caused.

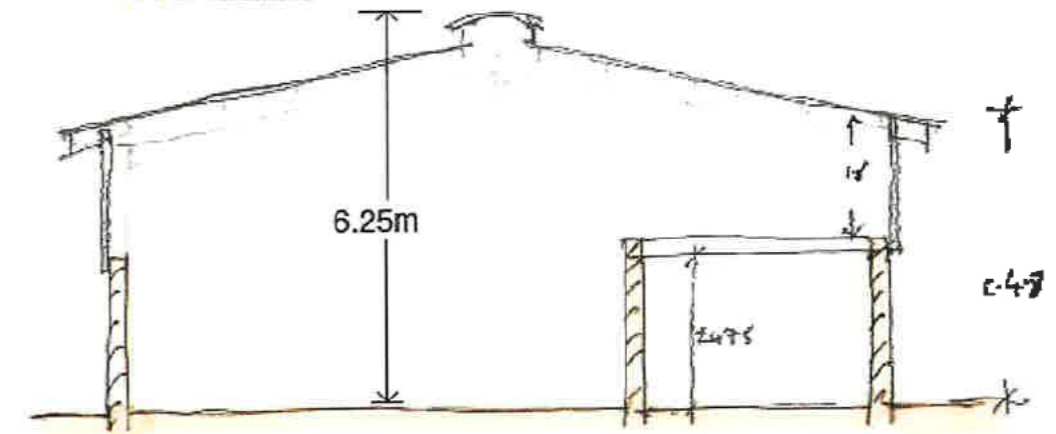
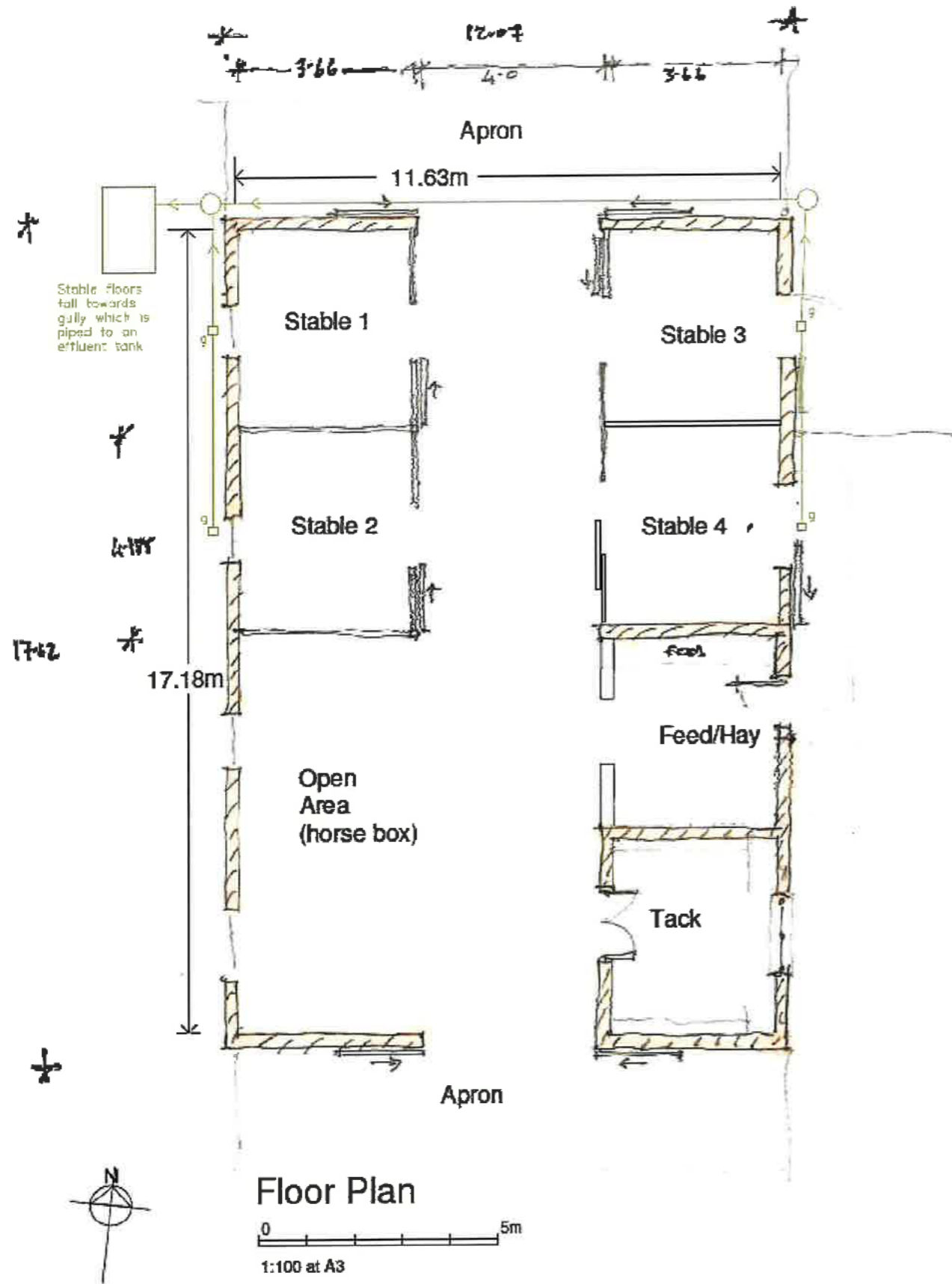
Kind Regards,



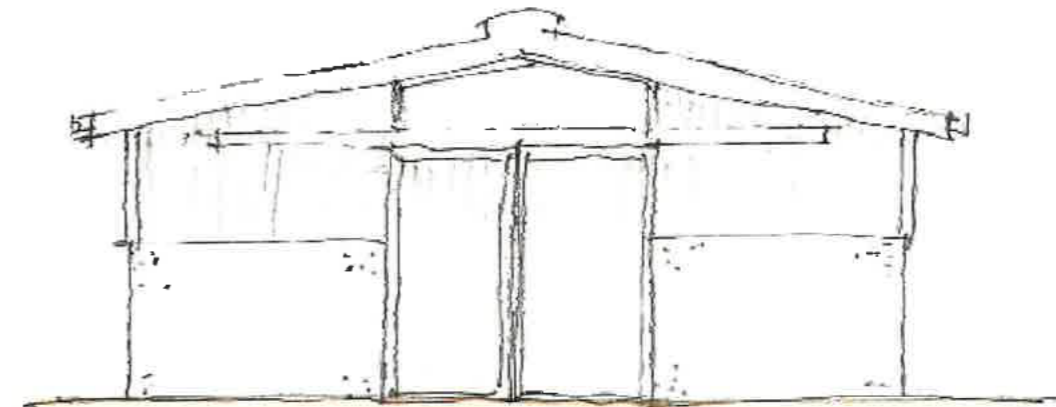
Peter Steane
[Redacted]



TIPPERARY CO. COUNCIL
 RECEIVED
 13 MAY 2026
 PLANNING SECTION
 REF NO. 25/26/53



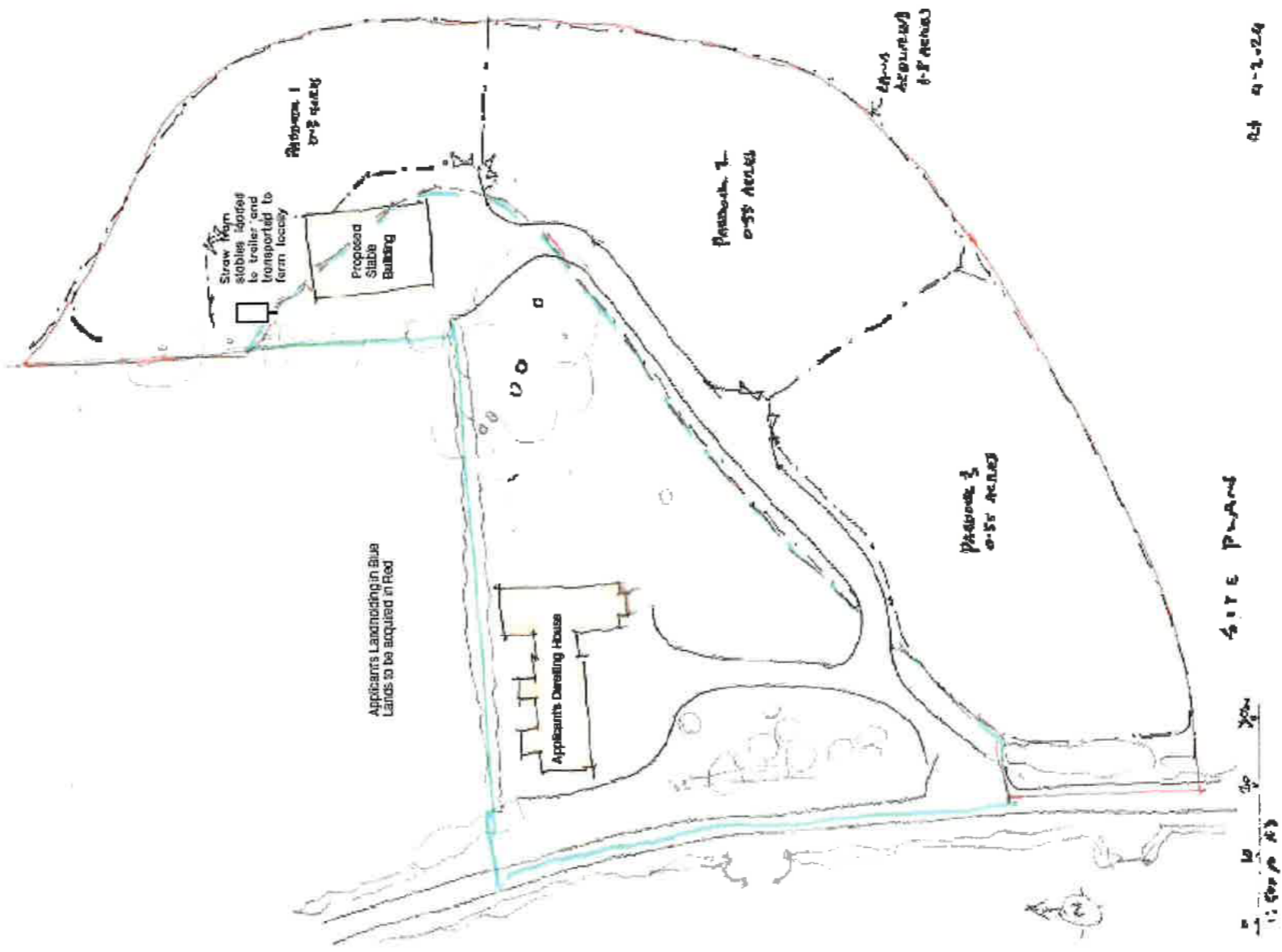
Section



Front Elevation

Stable Building
 Peter Steele - Tullamaine, Fethard, Co. Tipperary

TIPPERARY CO. COUNCIL
RECEIVED
13 MAY 2026
PLANNING SECTION
FILE NO. 55/26/53



13 MAY 2026

SITE PLAN

1:5000
10m



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: 13th May 2026

Our Ref: S5/26/53

Civic Offices, Nenagh

**Peter Steele
Rose Cottage
Tullamaine
Fethard
Co. Tipperary
E91 PT38**

Re: Application for a Section 5 Declaration – Construction of a Stable Building (200sq.m) at Tullamaine, Fethard, Co. Tipperary

Dear Peter

I acknowledge receipt of Further Information 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

Report No. 2

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

Planning Reference: S5/26/53
Applicant: Peter Steele
Development Address: Tullamaine, Fethard, Co. Tipperary
Proposed Development: Construction of a Stable Building (200sq.m)

Further information was requested on 8th May 2026 under Section 5(2) of the above cited Act. Further information response was received on 13th May 2026.

1. GENERAL

On the 14th April 2026 a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended, by Peter Steele as to whether or not the following (as per application form) constitutes development and if so, whether same constitutes exempted development at Tullamaine, Fethard, Co. Tipperary

Construction of a Stable Building (200sq.m)

- Section 5 Declaration Application Form,
- Site Location Maps,
- Site Layout Plan,
- Elevation and plan drawings,

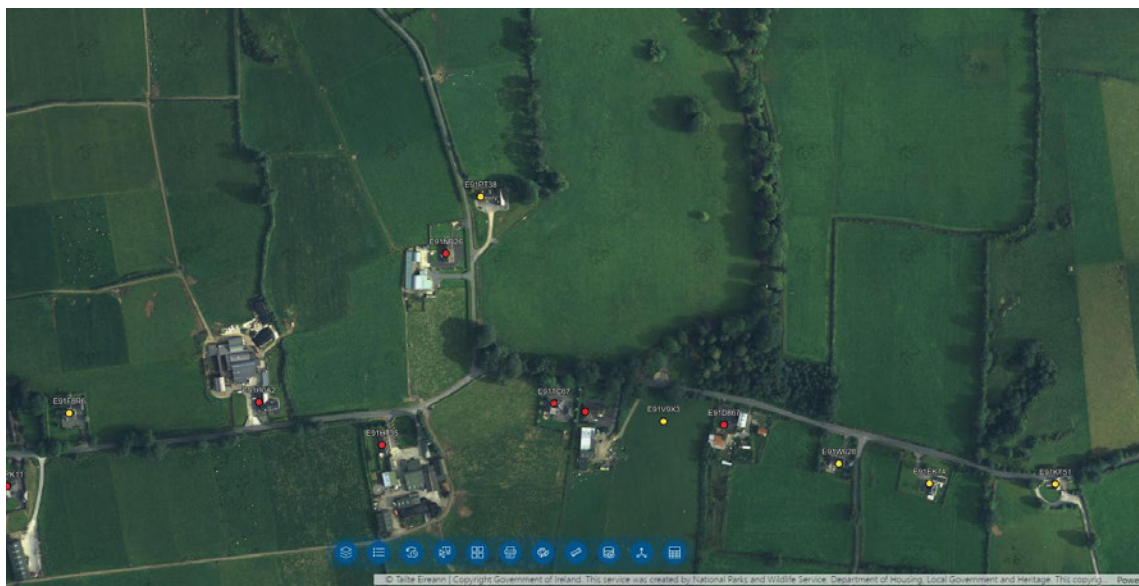


Figure 1 Site Location

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 2(1) of the Planning and Development Act, 2000, as amended, defines “Agriculture” as:-
*“agriculture” includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), **the training of horses and the rearing of bloodstock**, the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and “agricultural” shall be construed accordingly;*

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

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:-

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.

- (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.*
- (3) Subject to article 9, in areas other than a city, a town or an area specified in section 19(1)(b) of the Act or the excluded areas as defined in section 9 of the Local Government (Reorganisation) Act, 1985 (No. 7 of 1985), development of a class specified in column 1 of Part 3 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 3 opposite the mention of that class in the said column 1.*

Column 1 Description of Development	Column 2 Conditions and Limitations
<p>CLASS 6 Works consisting of the provision of a roofed structure for the housing of cattle, sheep, goats, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 300 square metres (whether or not by extension of an existing structure), and any ancillary provision for effluent storage.</p>	<ol style="list-style-type: none"> 1. No such structure shall be used for any purpose other than the purpose of agriculture. 2. The gross floor space of such structure together with any other such structures situated within the same farmyard complex or within 100 metres of that complex shall not exceed 450 square metres gross floor space in aggregate. 3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution. 4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road. 5. No such structure within 100 metres of any public road shall exceed 8 metres in height 6. No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof. 7. No such structure shall be constructed within a flood zone identified in statutory land use plans as Flood Zone A or Flood Zone B or where the probability of flooding is moderate to high or erosion control zone. 8. No such structure shall be within 60 metres of a public or private water source. 9. No such structure shall be situated, at the closest point, less than 50 metres from a water course or water body in the case of new farmyards, and not less than 10m in the case of extensions/modifications to an existing facility. 10. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure. 11. The use of this Class of exemption requires a declaration from the relevant Planning authority under section 5 of the Principal Act, declaring the exemption is applicable prior to commencement of construction. 12. Ancillary provision shall include as appropriate the installation of any signage, fencing or other safety infrastructure as recommended by the Health and Safety Authority regarding Slurry Safety.

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—

- (iii) *endanger public safety by reason of traffic hazard or obstruction of road users*
- (vii) *consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,*
- (viiA) *consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant to section 12 (1) of the National Monuments (Amendment) Act 1994, save that this provision shall not apply to any excavation or any works, pursuant to and in accordance with a consent granted under section 14 or a licence granted under section 26 of the National Monuments Act 1930 (No. 2 of 1930) as amended,*
- (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

i. Site Location

The site is occupied by agricultural lands at Tullamaine, Fethard, Co. Tipperary

ii. Relevant Planning History

2460813 Permission GRANTED the construction of a dormer extension to the dwelling, including all associated site works.

iii. Assessment

The question posed under the Section 5 Declaration application form is whether the construction of a Stable Building (200sq.m) is development and is or is not exempted development.

A) "Is or is not Development"

It is considered the above listed proposals 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"

The proposal subject to the current application is assessed relative to Class 6 of Part 3 of Schedule 2 subject to 12 no. limitations of the Regulations below. Whilst note there is tack room within the structure I am satisfied the main use is for the keeping for horses.

With respect to same I note as follows;

CLASS 6

Works consisting of the provision of a roofed structure for the housing of cattle, sheep, goats, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 300 square metres (whether or not by extension of an existing structure), and any ancillary provision for effluent storage.

The proposal can be considered under this class.

- 1. No such structure shall be used for any purpose other than the purpose of agriculture.**

The proposed structure is intended to be used for agriculture purposed as defined under Section 2(1) of the Planning and Development Act, 2000, as amended.

- 2. The gross floor space of such structure together with any other such structures situated within the same farmyard complex or within 100 metres of that complex shall not exceed 450 square metres gross floor space in aggregate.**

The proposed stables are given as 200sq.m. There is no existing farm complex. Following a review of the maps and available image, it appears that the combined floor area does not 450sq.m within 100m.

- 3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution.**

No details provided with regard to effluent storage. There will likely be a dung heap on the site.

- 4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road.**

The structure is in excess of 10m from the public road.

- 5. No such structure within 100 metres of any public road shall exceed 8 metres in height.**

The proposed structure is less than 8m in height.

- 6. No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof.**

The proposed structure is more than 100m from the above listed structures.

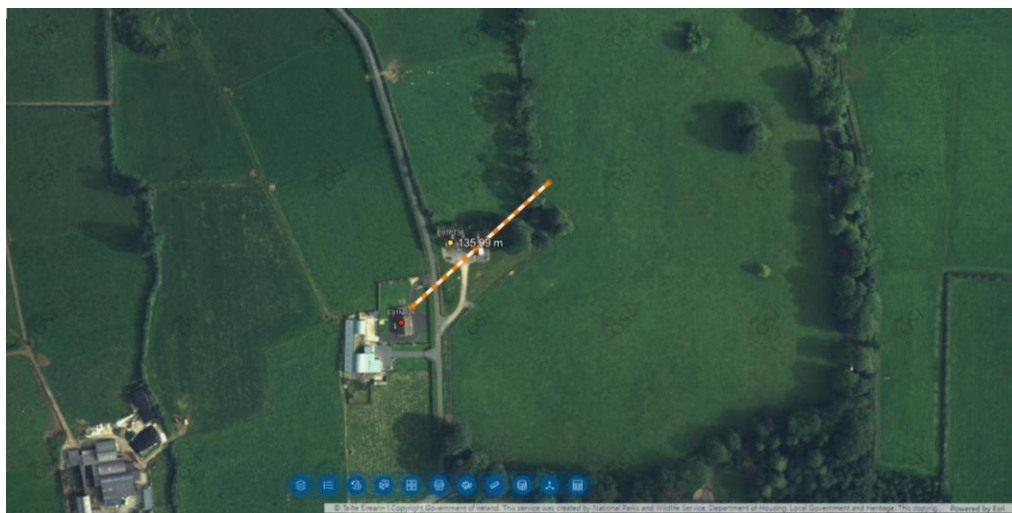


Figure 2 Dwelling within 100m of the proposed building

- 7. No such structure shall be constructed within a flood zone identified in statutory land use plans as Flood Zone A or Flood Zone B or where the probability of flooding is moderate to high or erosion control zone.**

The site is not located within any flood zone.

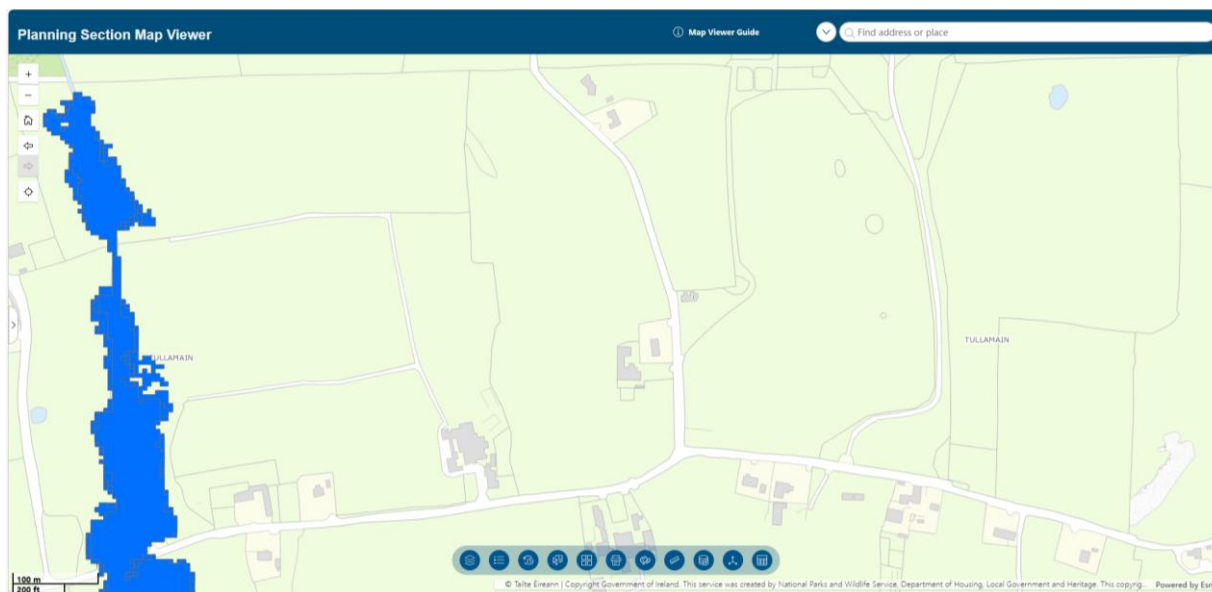


Figure 3 Planning Register showing flood risk areas in proximity to the site

- 8. No such structure shall be within 60 metres of a public or private water source.**

There is no public or private water source identified within 60m. The public water mains runs through the public road adjoining the site.

- 9. No such structure shall be situated, at the closest point, less than 50 metres from a water course or water body in the case of new farmyards, and not less than 10m in the case of extensions/modifications to an existing facility.**

The proposed shed is not less than 50m from a watercourse.

- 10. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.**

No unpainted metal sheeting has been identified.

- 11. The use of this Class of exemption requires a declaration from the relevant Planning authority under section 5 of the Principal Act, declaring the exemption is applicable prior to commencement of construction.**

The applicant has satisfied this condition by submitting this application S5/26/53.

- 12. Ancillary provision shall include as appropriate the installation of any signage, fencing or other safety infrastructure as recommended by the Health and Safety Authority regarding Slurry Safety.**

There is no signage proposed under this declaration.

I am uncertain as to the first floor use of this structure and if it is for agricultural purposes or otherwise. Further information should be requested.

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

AA

The proposal has been screened as to the requirements for Appropriate Assessment under the EU Habitats Directive. See also Appropriate Assessment screening report attached.

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

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

(a) File Reference No:	S5/26/53
(b) Brief description of the project or plan:	Construction of a Stable Building (200sq.m)
(c) Brief description of site characteristics:	Agricultural lands
(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
002162 River Barrow & river Nore SAC	https://www.npws.ie/protected-sites/sac/002162	Within 15km	None	No
002137 Lower River Suir	https://www.npws.ie/protected-sites/sac/002137	Within 10km	None	No

STEP 3. Assessment of Likely Significant Effects

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

Impacts:	Possible Significance of Impacts: (duration/magnitude etc.)
Construction phase e.g. <ul style="list-style-type: none"> • Vegetation clearance • Demolition • Surface water runoff from soil excavation/infill/landscaping (including borrow pits) • Dust, noise, vibration • Lighting disturbance • Impact on groundwater/dewatering • Storage of excavated/construction materials • Access to site • Pests 	No potential impacts
Operational phase e.g. <ul style="list-style-type: none"> • Direct emission to air and water 	No potential impacts

- 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

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:

	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European site.	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission

(iii) Significant effects are likely.	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
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EIA Pre-Screening
Establishing a development is a 'sub-threshold development'

File Reference:	S5/26/53
Development Summary:	Construction of a Stable Building (200sq.m)
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes, no further action required <input checked="" type="checkbox"/> No, Proceed to Part A

A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1, of the Planning and Development Regulations 2001 (as amended)?
(Tick as appropriate)

<input type="checkbox"/> Yes, specify class _____	EIA is mandatory
	No Screening required
<input checked="" type="checkbox"/> 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)

<input checked="" type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2	No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _____	EIA is mandatory
	No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : _____	Proceed to Part C

C. If Yes, has Schedule 7A information/screening report been submitted?

<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

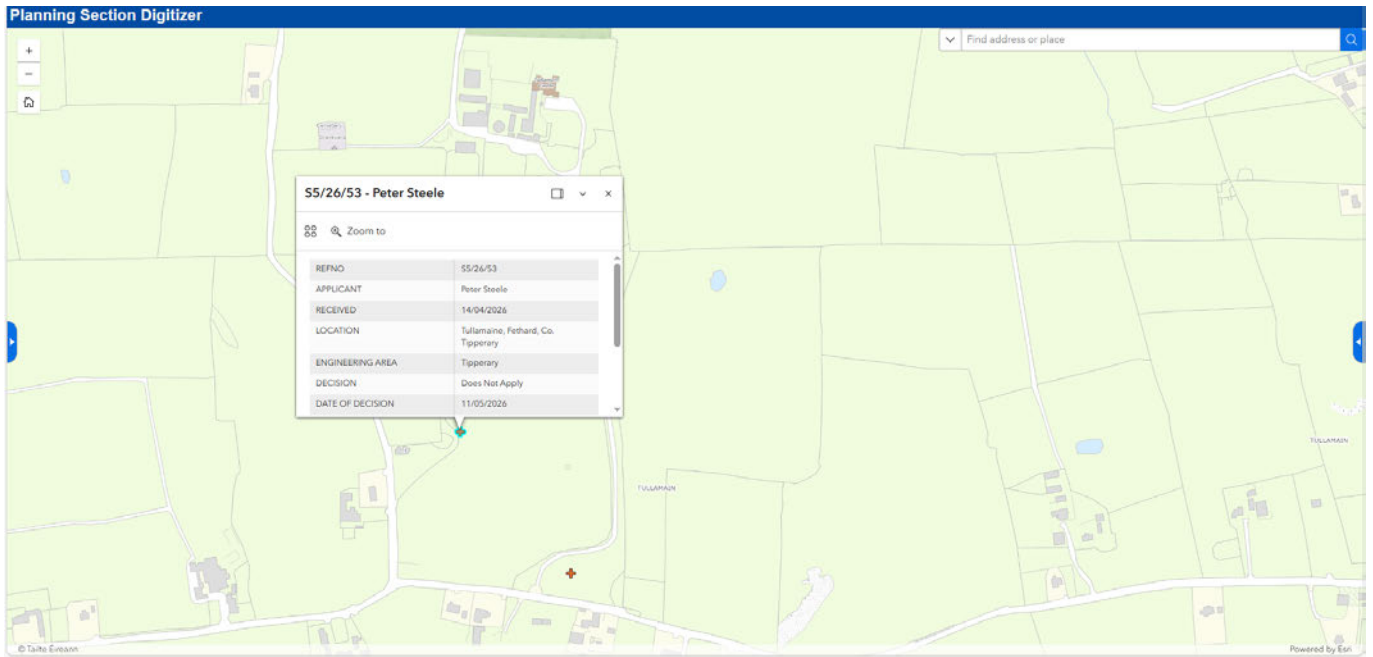


Figure 4 Planning Register

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/26/53** **Delegated Employee's Order No:** _____

SUBJECT: Section 5 Declaration

I, Brian Beck, Director of Services, Tipperary County Council, by virtue of the powers delegated to me in accordance with the provisions of Section 154 of the Local Government Act 2001, as amended by Schedule 1, Part 1 of the Local Government Reform Act 2014 under Chief Executive's Order No. 44188 dated 3rd October, 2025, hereby order that pursuant to the provisions of the Planning and Development Act 2000, as amended, that an application under Section 5 from Peter Steele, Rose Cottage, Tullamaine, Fethard, Co. Tipperary, Construction of a Stable Building (200sq.m) at Tullamaine, Fethard, Co. Tipperary is development and is exempted development.

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

- Sections 2, 3 and 4 of the Planning and Development Act, 2000 as amended,
- Article 6 and Article 9 of the Planning and Development Regulations, 2001, as amended,
- Class 6 of Part 3 of Schedule 2 of the Planning and Development Regulations, 2001, as amended
- The details as submitted with the application on 14th April 2026 & 13th May 2026

AND WHEREAS Tipperary County Council has concluded the construction of a Stable Building (200sq.m) at Tullamaine, Fethard, Co. Tipperary constitutes "development" within the meaning of the Planning and Development Act 2000, as amended and **IS "exempted development"**.

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

Signed: 

Brian Beck
Director of Services

Date: 28/05/2026



Date: 28th May 2026

Our Ref: S5/26/53

Civic Offices, Nenagh

Peter Steele
Rose Cottage
Tullamaine
Fethard
Co. Tipperary

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

Dear Mr Steel,

I refer to your application for a Section 5 Declaration received on 14th April, 2026, and Further Information received on 8th May, 2026 and 13th May, 2026 in relation to the following proposed works:

Construction of a Stable Building (200sq.m) at Tullamaine, 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 –

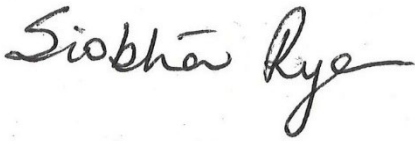
- Sections 2, 3 and 4 of the Planning and Development Act, 2000 as amended,
- Article 6 and Article 9 of the Planning and Development Regulations, 2001, as amended,
- Class 6 of Part 3 of Schedule 2 of the Planning and Development Regulations, 2001, as amended
- The details as submitted with the application on 14th April 2026 & 13th May 2026

AND WHEREAS Tipperary County Council has concluded the construction of a Stable Building (200sq.m) at Tullamaine, Fethard, Co. Tipperary constitutes “development” within the meaning of the Planning and Development Act 2000, as amended and **IS “exempted development”**.

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

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 that reads "Siobhán Rye". The signature is written in a cursive style with a long, sweeping tail on the letter 'y'.

for **Director of Services**