



An
Coimisiún
Pleanála

Commission Order
ACP-323662M-25

Planning and Development Act 2000, as amended

Amendment of Commission Order

Planning Authority: Tipperary County Council

Planning Register Reference Number: 2560154

Development Concerned: Permission for a recreational shared cycle and walkway to connect into the existing Loch Dhoire Bhile Loop, (a) the delivery of a shared cycle and walkway on Bord na Móna lands. This will include the repurposing of 602 meters of existing former rail bed, 2859 meters along existing bog headlands / former high fields, and 721 meters along pre-existing machine access routes; (b) the construction of car and / or bicycle parking facilities at a number of gateway locations along the proposed route and the provision of EV charging spaces at the gateway locations. This will include; (i) two number type 2 Gateways, (ii) one number type 4 Gateway; (iii) one number Minor Rest Points; (c) Upgrade works to one number local access road crossing and four number agricultural access crossings; (d) the erection of wayfinding and interpretative signage at Gateway locations along the route, (e) the implementation of Sustainable Drainage Systems (SuDS) nature-based drainage proposals at the Gateway locations to cater for surface water drainage at car park locations; (f) fencing and screening will be erected where required for health and safety and biodiversity reasons which will include 2250 meters of screening and 1925 meters of boundary treatment fencing; (g) all

other ancillary and associated site work, on Bord Na Móna lands, within the townlands of Ballybeg Derryvella and Lanespark, in County Tipperary.

WHEREAS the Commission made a decision to grant permission with conditions to Bord Na Mona Energy Limited, in relation to the above-mentioned development by Order dated the 27th day of January 2026.

AND WHEREAS it has come to the attention of the Commission that, due to an administrative error, condition 3(b) of the Commission Order contained an incorrect reference code.

AND WHEREAS the Commission decided to exercise its powers under section 146A(1)(b) of the Planning and Development Act 2000, as amended, to amend its Order of 27th day of January 2026 by amending the wording of condition 3 attached to the Commission grant of permission in accordance with the provisions of section 146A(1) of the Planning and Development Act, 2000.

AND WHEREAS the Commission considered that the correction of the above-mentioned error would not result in a material alteration of the terms of the development, the subject of this decision.

AND WHEREAS having regard to the nature of the issue involved, the Commission decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the appeal, the subject of this amendment,

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Commission hereby amends the above-mentioned decision so that condition 3 of its Order and the reason therefor shall be as follows:

3. The proposed development shall be amended as follows:
 - (a) No more than 16 number car parking spaces at Proposed Gateway TY-02-01, inclusive of accessible parking and EV parking spaces.
 - (b) No more than 16 number car parking spaces at proposed Gateway TY-02-03, inclusive of accessible parking and EV parking spaces.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.



Tom Rabbette

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this 20th day of Feb 2026.