



**An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902.**

14th October 2026

**Re: Approval application – Housing Development of 28no. x new dwellings at
Glean Caoin, Cappanilly, Borrisoleigh, Co. Tipperary**

A Chara,

Pursuant to the requirements of Section 177AE(4)(a) of the Planning and Development Act 2000 (as amended) **Tipperary County Council proposes to seek approval of An Coimisiún Pleanála** to carry out a development at Glean Caoin, Cappanilly, Borrisoleigh, Co. Tipperary.

Please find enclosed drawings, Natura Impact Statement and associated documents in relation to the approval application for this proposed development for your attention and report.

‘*Glean Caoin*’ is the agreed new housing estate name for this proposed development.

Document attached with this application are the following;

- 00. Cover Letter_(this letter)
- 01. Site Notice_Glean Caoin, Borrisoleigh
- 02. Design Statement (Borrisoleigh)
- 03. Newspaper Notice_Glean Caoin, Borrisoleigh
- 04. AA Screening & NIS June 2026
- 05. EIA Screening - June 2026
- 06. Bat Survey & Report – Borrisoleigh
- 07. Flood Risk Assessment
- 08. Uisce Eireann_Confirmation Of Feasibility
- 09. Architect_Doc & Drawing Schedule
- 10. Site Location Plan
- 11. Architect_Site Plan (Overall Plan)
- 12. Architect_Site Plan
- 13. Architect_Site Landscape Plan
- 14. Architect_Existing & Demo Plan
- 15. Architect_3D Site Image 01
- 16. Architect_3D Site Image 02
- 17. Architect_Boundary walls plan
- 18. Architect_Boundary wall detail 01
- 19. Architect_Boundary wall detail 02
- 20. Architect_Boundary wall detail 03
- 21. Architect_Contiguous Elev 01&02
- 22. Architect_Contiguous Elev 03&04
- 23. Architect_Contiguous Elev 05



- 24. Architect_Contiguous Elev 06
- 25. Architect_Block A (unit 1-4)
- 26. Architect_Block B (unit 5-7)
- 27. Architect_Block C (unit 8-10)
- 28. Architect_Block D (unit 11-13)
- 29. Architect_Block E (unit 14-15)
- 30. Architect_Block F (unit 16)
- 31. Architect_Block G (unit 17-20)
- 32. Architect_Block H (unit 21-28)
- 33. Architect_Outline specification
- 34. C&S_HardstandingRoadsGAsLayout
- 35. C&S_HardstandingAndRoadDetails
- 36. C&S_RoadLongitudinalSections
- 37. C&S_SweptPathAnalysis
- 38. C&S_ProposedDrainageLayout
- 39. C&S_ManholeSchedules
- 40. C&S_DrainageDetailsSheet01
- 41. C&S_DrainageDetailsSheet02
- 42. C&S_DrainageDetailsSheet03
- 43. C&S_DrainageLongitudinalSectionsSh1
- 44. C&S_DrainageLongitudinalSectionsSh2
- 45. C&S_ProposedWatermainLayout
- 46. C&S_WatermainDetailsSheet01
- 47. C&S_WatermainDetailsSheet02
- 48. C&S_WatermainDetailsSheet03
- 49. C&S_WatermainDetailsSheet04
- 50. C&S_Doc Reg & Transmittal Sheet
- 51. M&E_Lighting Layout
- 52. M&E_Site Services Layout
- 53. M&E_Outdoor Lighting Illuminance Drawing
- 54. M&E_Outdoor Lighting Report

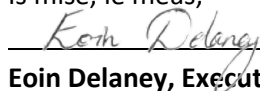
Tipperary County Council – Internal Referrals

This application was referred to the following internal sections of the Council for their consideration;

- Thurles District & Roads Engineer – No report received.
- Environmental and Climate Action – No report received.
- Fire Officer – No report received.

If you have any queries please do not hesitate to contact this office.

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**Eoin Delaney, Executive Engineer,
Housing Section.**