From: Delaney, Eoin <eoin.delaney@tipperarycoco.ie>
Sent on: Monday, 12 October 2026 11:37:55 UTC
To: planning <planning@water.ie>
CC: Ryan, Stephen <Stephen.Ryan@tipperarycoco.ie>
Subject: Uisce Eireann - Notification of An Coimisiún Pleanála Application - Glean Caoin, Cappanilly, Borrisoleigh, Co. Tipperary

To whom it concerns,

Please see below link to documents in relation to the below proposed development application to An Coimisiún Pleanála (file is too big to email as an attachment).
You should also receive a separate email for access to OneDrive to view the files.

02. Planning pack (issue 14.10.2026)

SITE NOTICE

PLANNING & DEVELOPMENT ACT 2000 (as amended)

Notice of Proposed Development

Pursuant to the requirements of Section 177AE(4)(a) of the Planning and Development Act 2000 (as amended) notice is hereby given that **Tipperary County Council proposes to seek approval of An Coimisiún Pleanála to carry out a proposed development** at:
Location: Glean Caoin, Cappanilly, Borrisoleigh, Co. Tipperary
Description:
The construction of 28 no. new dwellings consisting of 8 No. 1-Bed apartments in 2 No. two-storey blocks (4 No. at Ground level & 4 No. at First Level), 8 No. 1-Bed single storey houses, 4 No. 2-Bed two storey houses, 6 No. 3-Bed two storey houses and 2 No. 4-Bed two storey houses and new entrance, access roadway, bin storage, car-parking, pedestrian routes, landscaping, boundary treatments, drainage connection, related ancillary services and all associated site works.

The development proposed is not within a Special Area of Conservation (SAC). A potential hydrological connection exists between the site and SAC 002137 Lower River Suir, via the Borrisoleigh Stream and the downstream Fishmoyne Stream.
A Natura Impact Statement has been prepared in respect of the proposed development. An Coimisiún Pleanála may give approval for the development with or without conditions, or may refuse the application for development.

Plans and particulars of the proposed development together with the Natura Impact Statement will be available for inspection, free of charge, at Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary between 9:30 a.m and 4.30 p.m., Monday to Friday (excluding Public Holidays) for a period from **Wednesday the 14th October 2026 to Friday the 27th November 2026**. A copy may be purchased at a fee not exceeding the reasonable cost of making a copy.

Submissions and observations with respect to the proposed development, if carried out, relating to:
I. The implications of the proposed development for proper planning and sustainable development in the area concerned,
II. The likely effects on the environment of the proposed development, and
III. The likely significant effects of the proposed development on a European site.

May be made within the period specified above;
online at http://www.pleanala.ie/en-ie/observations

Or
In writing to An Coimisiún Pleanála at the following address:

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

Link to Tipperary County Council website to view documents is also below;
Link for when it goes live: https://yoursay.tipperarycoco.ie/en/browse

Regards,
Eoin Delaney

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TIPPERARY THE PLACE, THE TIME