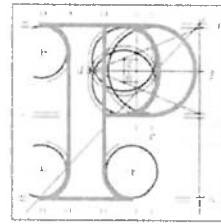


Our Case Number: ACP-324719-26



An
Coimisiún
Pleanála

Tipperary County Council
c/o Eoin Delaney
Civic Offices
Nenagh
Co. Tipperary

Date: 15 October 2026

Re: Proposed housing development of 28no. new dwellings
Glean Caoin, Cappanilly, Borrisoleigh, Co. Tipperary

Dear Sir / Madam,

An Coimisiún Pleanála has received your application for approval of the above-mentioned proposed development in accordance with Section 177AE(1) of the Planning and Development Act 2000, as amended.

The matter is receiving attention.

In order to assist An Coimisiún Pleanála in maintaining a record of your application in spatial data format, please submit the "red line" site boundary, as shown in the Site Location Maps which accompanied the application, as an ESRI Shapefile referenced to the ITM (IRENET 95) co-ordinate reference system in metres. If a shapefile is not available, please submit a CAD file in .dwg format. All other geometry and annotation should be removed. Guidelines on submitting ESRI Shapefiles or CAD drawings to An Coimisiún Pleanála are available from the An Coimisiún Pleanála Website at <https://www.pleanala.ie/en-ie/applications-sid>. Please ignore this paragraph if this has already been received by the Commission.

Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

Any submissions received by the Commission will be forwarded to you by email for your information.

The Commission will revert to you in due course in respect of this matter. If you have any queries in the meantime, please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above-mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

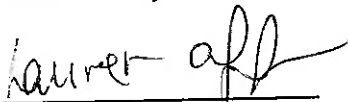
Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email
(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,



Lauren Griffin
Executive Officer
Direct Line: 01-8737244

AA01

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64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Lauren Griffin

From: Delaney, Eoin <eoin.delaney@tipperarycoco.ie>
Sent: Thursday 15 October 2026 13:14
To: Lauren Griffin
Subject: Re: [External] RE: Local Authority Application (to An Coimisiún Pleanála) - Glean Caoin, Cappanilly, Borrisoleigh, Co. Tipperary

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Hi Lauren,

Sent you a separate email now from OneDrive.
Link below also, hopefully they work.

 [02. Planning pack \(issue 14.10.2026\)](#)

Regards,
Eoin Delaney

Eoin Delaney BE PgDip MIEI
Executive Engineer
Housing Section
Tipperary County Council
Tel: 0818 06 5000 Mob: 087-095 5979
eoin.delaney@tipperarycoco.ie

From: Lauren Griffin <lauren.griffin@pleanala.ie>
Sent: Thursday 15 October 2026 11:37 am
To: Delaney, Eoin <eoin.delaney@tipperarycoco.ie>
Subject: [External] RE: Local Authority Application (to An Coimisiún Pleanála) - Glean Caoin, Cappanilly, Borrisoleigh, Co. Tipperary

Hi Eoin,

The Commission acknowledges receipt of your email.

I do not have permission to open the link below or the one drive folder you issued in the other email.

My email is Lauren.griffin@pleanala.ie

Kind regards,
Lauren

From: Delaney, Eoin <eoin.delaney@tipperarycoco.ie>
Sent: Monday 12 October 2026 12:53
To: LAPS <laps@pleanala.ie>
Cc: Ryan, Stephen <Stephen.Ryan@tipperarycoco.ie>; Kiely, Teresa <teresa.kiely@tipperarycoco.ie>; Ryan, Liam <liam.ryan@tipperarycoco.ie>; Crowley, Paddy <paddy.crowley@tipperarycoco.ie>; Power, Richard <richard.power@tipperarycoco.ie>
Subject: Local Authority Application (to An Coimisiún Pleanála) - Glean Caoin, Cappanilly, Borrisoleigh, Co. Tipperary

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

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 \(issue 14.10.2026\)](#)

3no. X hard copies of this application are being sent, in the post, to An Coimisiún Pleanála offices today.

Referrals to relevant prescribed bodies are attached with this email also.

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

Eoin Delaney BE PgDip MIEI
Executive Engineer | Housing
Tipperary County Council, Civic Offices, Nenagh, Co. Tipperary
T: 0818 06 5000 Extn: 6948
M: 087-095 5979
E: eoin.delaney@tipperarycoco.ie
W: www.tipperarycoco.ie



Tipperary County Council Disclaimer <https://www.tipperarycoco.ie/governance-and-administration/data-access-request/disclaimer-email>

Lauren Griffin
Executive Officer
Strategic Infrastructure Development
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902
Teil: 01-8737244

Má fhaigheann tú an ríomhphost seo lasmuigh de na gnáthuaireanta oibre, ní bheidh mé ag súil le freagra ná gníomh lasmuigh de d'uaireanta oibre féin.

If you receive this email outside of normal working hours, I do not expect a response or action outside of your own working hours

Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil.

Please consider the environment before printing this mail.
Tipperary County Council Disclaimer <https://www.tipperarycoco.ie/governance-and-administration/data-access-request/disclaimer-email>