

Planning Section,
Tipperary County Council,
Civic Offices,
Emmett Street,
Clonmel,
Co. Tipperary

21/5/2026

Development/Exempted Development regarding Tipperary ETB – Western Road

A Dhaoine Uaisle,

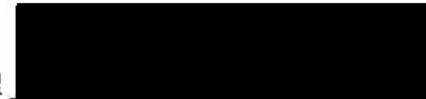
Please find attached:

1. Application for a Section 5 Declaration
2. Two copies of the OSI Site Location Map
3. Two copies of the proposed signage

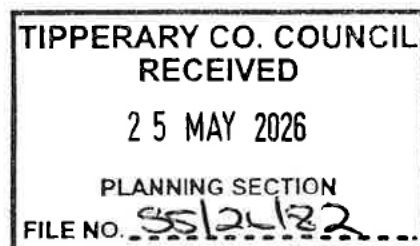
Payment has been made online on the 21st May 2026.

Is mise, le meas

Signed

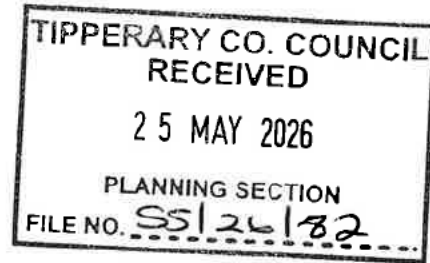


Fiona Campbell
APO Capital Buildings, Climate and Estate Management
Tipperary Education and Training Board (ETB)





Comhairle Contae Thiobraid Árann
Tipperary County Council



PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

1. Applicant's address/contact details:

<i>Applicant</i>	Tipperary Education and Training Board
<i>Address</i>	Unit 20, Tyone, Nenagh, Co. Tipperary
<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 [] Agent []	

3. Location of Proposed Development:

<i>Postal Address or Townland or Location (as may best identify the land or structure in question)</i>	Tipperary ETB Western Road, Clonmel, Co. Tipperary, E91 CH73
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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.)

Proposed 2 no. 2.5mm aluminium signs mounted back-to-back with full colour print supported by 3 no. 89mm galvanised poles.
Pictures of the proposed sign attached.
Proposed floor area of proposed works/uses: 6 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	B. Occupier <input checked="" type="checkbox"/>
	C. Other	<input type="checkbox"/>
<i>Where legal interest is 'Other', please expand further on your interest in the land or structure</i>		
<i>If you are not the legal owner, please state the name and address of the owner</i>	Name: Jerome Ryan Address: Boulic, Clonmel, Co. Tipperary	

Signature of Applicant(s) 

Date: 21/5/2026

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.

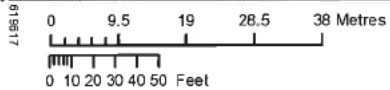
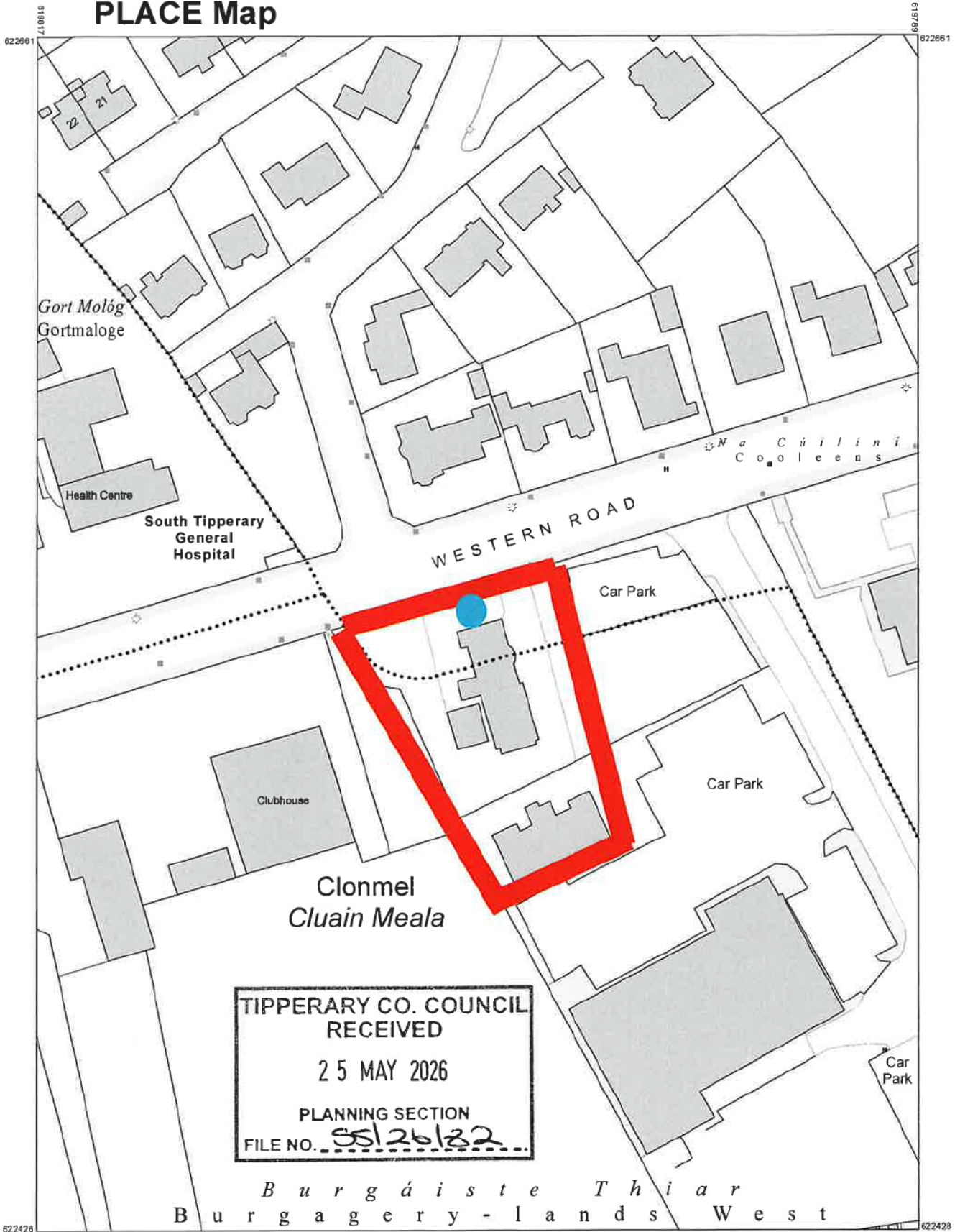
This application form and relevant fee should be submitted to:

Planning Section, Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary	OR	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

<p>Fee Recd. € <u>20.00</u></p> <p>Receipt No. <u>paid EFT</u></p> <p>Date <u>21.05.2026</u></p> <p>Received by <u>EFT</u></p>	<div style="border: 1px solid black; padding: 5px;"><p>DATE STAMP TIPPERARY CO. COUNCIL RECEIVED 25 MAY 2026 PLANNING SECTION FILE NO. <u>55/26/82</u></p></div>
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PLACE Map



OUTPUT SCALE: 1:1,000



CENTRE COORDINATES:
ITM 619703,622545

PUBLISHED: 08/04/2026
MAP SERIES: 1:1,000

ORDER NO.: 50528655_2
MAP SHEETS: 5429-15

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**Tailte
Éireann**

Date: 22/07/25

Order No: 13167

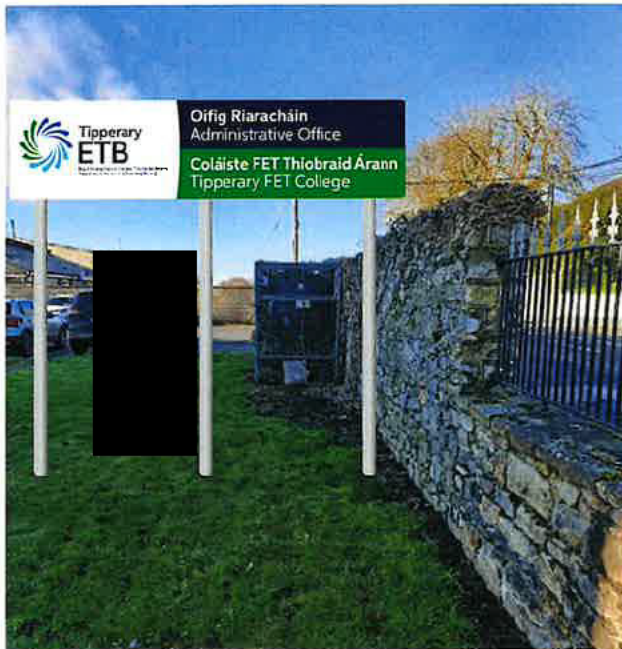
Location: Tipperary ETB Training Services Admin Office - Clonmel

Sign Type: 2 no. 2.5mm aluminium signs mounted back-to-back (rail & brackets)

Sign ref: 5

with full colour print supported by 3 no. 89mm galvanised poles

Please note: This sign may require planning



Remove (unstable)

Remove (ineffective)



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telephone 056 7766648 email info@signiatec.ie web www.signiatec.ie



ISO 9001: 2015
I.S. EN 1090-1:2009 + A1:2011
(EXC 1, EXC 2)

Drawn by: D.M.



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: 25th May 2026 Our Ref: S5/26/82 Civic Offices, Clonmel

**Fiona Campbell,
Tipperary ETB,
Unit 1,
Tyone,
Nenagh,
Co. Tipperary.**


Re: Application for a Section 5 Declaration – Two aluminum signs mounted back to back with full colour print supported by three galvanised poles at Tipperary ETB, Western Road, Clonmel, Co. Tipperary, E91 CH73.

Dear Ms. Campbell,

I acknowledge receipt of your application for a Section 5 Declaration received on 25th 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

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

Planning Ref.: S5/26/82

Applicant: Tipperary Education and Training Board C/O Fiona Campbell.

Development Address: Tipperary ETB, Western Road, Clonmel, Co. Tipperary

Proposed Development: The erection of two aluminium signs mounted back to back with full colour print supported by three galvanised poles.

1. GENERAL

A request was made for a declaration under Section 5 of the Planning and Development Act, 2000 (as amended) as to whether the following is development and exempted development:

The erection of two aluminium signs mounted back to back with full colour print supported by three galvanised poles.

The signs are to be located at Tipperary ETB, Western Road, Clonmel, Co. Tipperary.

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 the following;

“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.

“advertisement” as:-

‘any word, letter, model, balloon, inflatable structure, kite, poster, notice, device or representation employed for the purpose of advertisement, announcement or direction’

“advertisement structure” as

any structure which is a hoarding, scaffold, framework, pole, standard, device or sign (whether illuminated or not) and which is used or intended for use for exhibiting advertisements or any attachment to a building or structure used for advertising purposes’

“structure” as

‘any building, structure, excavation or other thing constructed or made on, in or under any land, a part of any structure so defined and (a) where the context so admits, includes the land on, in or under which the structure is situate and (b) in relation to a protected structure or proposed protected structure includes (i) the interior of the structure, (ii) the land lying within the curtilage of the structure, (iii) any other structures lying within that curtilage and their interiors and (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraphs (i) or (iii)’

Section 3(1) of the Planning and Development Act 2000, as amended, states 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 conveys power on the Minister to make regulations to provide for any class of development to be exempted development for the purposes of the Act.

Section 57 states as follows

(1) Notwithstanding section 4 (1)(h), the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of—

(a) the structure, or

(b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Planning and development Regulations 2001 (as amended).

Article 6(2) sets out the exemptions provided for advertisements and states:

“(a) Subject to article 9, development consisting of the use of a structure or other land for the exhibition of advertisements of a class specified in column 1 of Part 2 of Schedule 2 shall be exempted development for the purposes of the Act, provided that

(i) such development complies with the conditions and limitations specified in column 2 of the said Part 2 opposite the mention of that class in the said column 1, and

(ii) the structure or other land shall not be used for the exhibition of any advertisement other than an advertisement of a class which is specified in column 1 of the said Part 2 and which complies with the conditions and limitations specified in column 2 of the said Part 2 opposite the mention of that class in the said column 1.

(b) Subject to article 9, development consisting of the erection of any advertisement structure for the exhibition of an advertisement of any one of the classes specified in column 1 of Part 2 of Schedule 2 shall be exempted development for the purposes of the Act, provided that:

(i) the area of such advertisement structure which is used for the exhibition of an advertisement does not exceed the area, if any, specified in column 2 of the said Part 2 opposite the mention of that class in the said column 1

(ii) the advertisement structure is not used for the exhibition of advertisements other than advertisements of the class to which the exemption relates

(iii) further to section 57 of the Act, the advertisement structure is not erected on a protected structure or a proposed protected structure save an advertisement structure referred to in Classes 5, 9 or 15 of column 1 of Part 2 of Schedule 2

(iv) further to section 82 of the Act, the advertisement structure is not located on the exterior of a structure where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft development plan, so as to materially affect the character of the area, save an advertisement structure referred to in Classes 5, 9 or 15 of column 1 of Part 2 of Schedule 2, and

(v) where the advertisement structure is within a Gaeltacht area, any advertisement exhibited is (I) in Irish, or (II) in Irish and other languages, with prominence given to the Irish text, and identical content in all versions of the text.”

Article 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— (i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act, (iii) endanger public safety by reason of traffic hazard or obstruction of road users, (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, (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

Schedule 2 Part 2 – Exempted Development – Advertisements

Description of Development

Class 6

Advertisements relating to any institution of a religious, **educational**, cultural, recreational or medical or similar character, any guesthouse or other premises (other than a hotel) providing overnight guest accommodation or any public house, block of flats, club, boarding house or hostel, situated on the land on which any such advertisement is exhibited.

Conditions and Limitations

1. No such advertisement shall exceed 0.6 square metres in area.
2. No part of any such advertisement or an advertisement structure on which it is exhibited shall be more than 2.5 metres in height above ground level.

3. Not more than one such advertisement or, in the case of premises with entrances on different road frontages, one such advertisement for each such frontage, shall be exhibited in respect of any such premises.

CLASS 13

Advertisements for the purposes of identification, direction or warning with respect to the land or structures on which they are exhibited.

Conditions and Limitations

1. No such advertisement shall exceed 0.3 square metres in area.

3. ASSESSMENT

a. Site Location

The application site is at the Tipperary ETB, Western Road, Clonmel, Co. Tipperary.

The querist is proposing to erect a free standing structure comprising of two aluminium signs mounted back to back with full colour print supported by three galvanised poles. The structure will be within the curtilage of the building in an area of amenity space.

Figure 1 Location of Signs

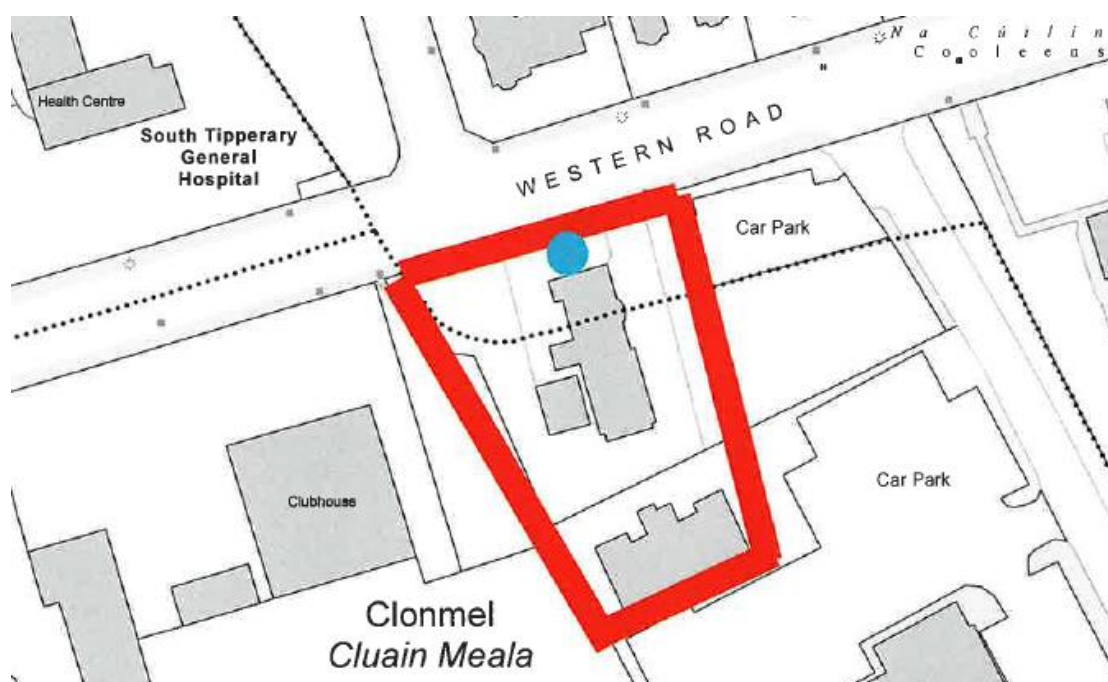


Figure 2 Proposed Sign



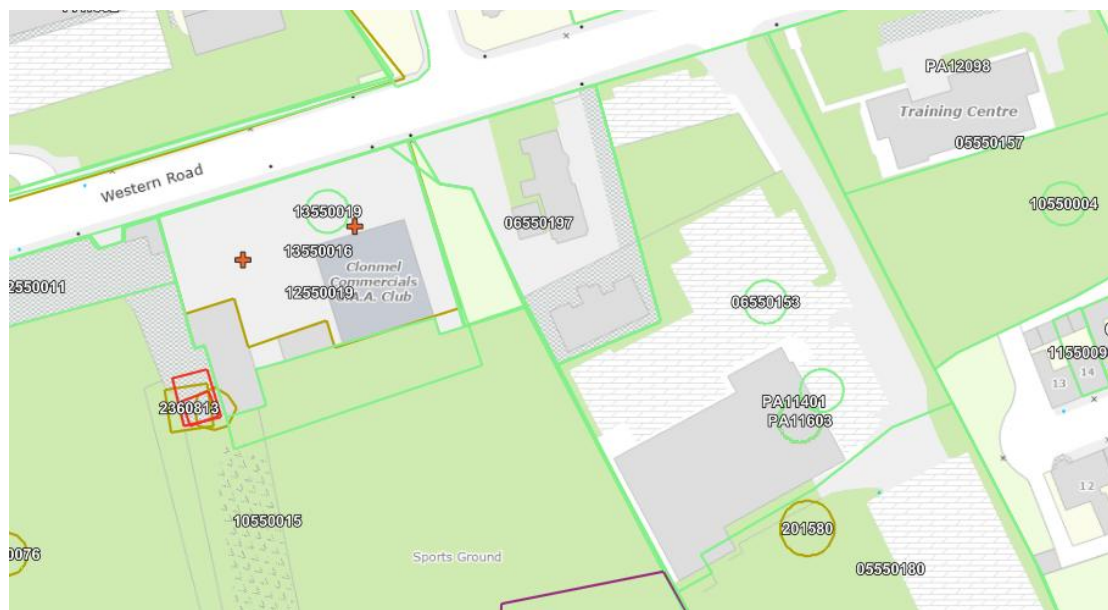
b. Relevant Planning History

PA2799 Office development – Granted

PA3297 extension, alterations and change of use from residence to office accommodation - granted

06/550197 to build a two storey office building – Granted

Figure 3 Planning history



c. Assessment

The applicant has sought a declaration from the Planning Authority as to whether the erection of two aluminium signs mounted back to back with full colour print supported by three galvanised poles on the grounds of Tipperary ETB, Western Road, Clonmel, Co. Tipperary can be considered exempted development.

i) Is or is not Development

The placing of an advertising structure on the grounds of Tipperary FET Administrative Building on the Western Road constitutes works and development as defined within the Planning and Development Act 2000, as amended, as the lands would be used for the exhibition of advertisements. As such, the use of land would materially change.

ii) Is or is not Exempted Development

Section 4(1) of the Act sets out provisions in relation to exempted development. It is not considered that the information signage complies with any of these provisions.

Article 6(2) of the Planning and Development Regulations 2001, as amended makes provision for exemptions relating to advertisements subject to any provisions of Article 9. The development complies with the conditions and limitations stipulated under Article 6(2). It is noted that the advertisement structure is not located within an Architectural Conservation Area, is not within a Gaeltacht Area and is not erected on a protected structure.

Class 6 of Schedule 2 part 2 states that advertisements relating to any institution of an educational character situated on the land on which any such advertisement is exhibited is exempt subject to condition.

The size of the signs proposed, 4.5 sqm in total, exceed the 0.6 sqm size threshold. At 3.05 metres in height, the sign exceeds the 2.5 metre height threshold.

iii) Is the exemption restricted under Article 9

The restrictions set out under Article 9 are not relevant in this instance.

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

The subject site is located c. 310 ms from the Lower River Suir SAC, 10.2 kms from the Nier Valley SAC and 11.5 Kms from the Comeragh mountains SAC.

The proposed development is located within an urban area and comprises of the erection of four signs.

Having regard to:

- the small scale nature of the development,
- the location of the site is a serviced urban centre,
- the location of the development relevant to the closest European site (lower River Suir,
- The intervening land uses between the subject site and the SAC

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

The proposed development has been subject to a preliminary examination to determine the requirement for EIA. EIA is not required in respect of the development. See attached.

The proposed development has been subject to a preliminary examination to determine the requirement for EIA. EIA is not required in respect of the development. See attached.

4. RECOMMENDATION

A question has arisen as to whether the erection of two aluminium signs mounted back to back with full colour print supported by three galvanised poles on the grounds of Tipperary ETB, Western Road, Clonmel, Co. Tipperary is development and if so, is it or is it not exempted development.

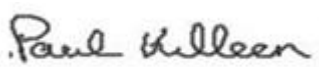
Tipperary County Council, in considering this referral, had regard particularly to -

- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended),
- (c) Class 6 of Part 2 of Schedule 2 of the said Regulations 2001;
- (d) the planning history of the site
- (e) and documentation submitted to the Planning Authority.

The Planning Authority has determined that the placing of the information signage on lands associated with an educational institution constitute development, in accordance with the Planning and Development Act 2000 (as amended).

The placing of the signage advertising the ETB building does not come within the exempted development provisions of Class 6, Schedule 2, Part 2 of the Planning and Development Regulations 2001 as the sign proposed exceeds both the size and height threshold set out under Class 6.

Accordingly, the Planning Authority has decided that the works proposed constitute “development” and are not “exempted development”.

Signed: 

Paul Killeen District Planner

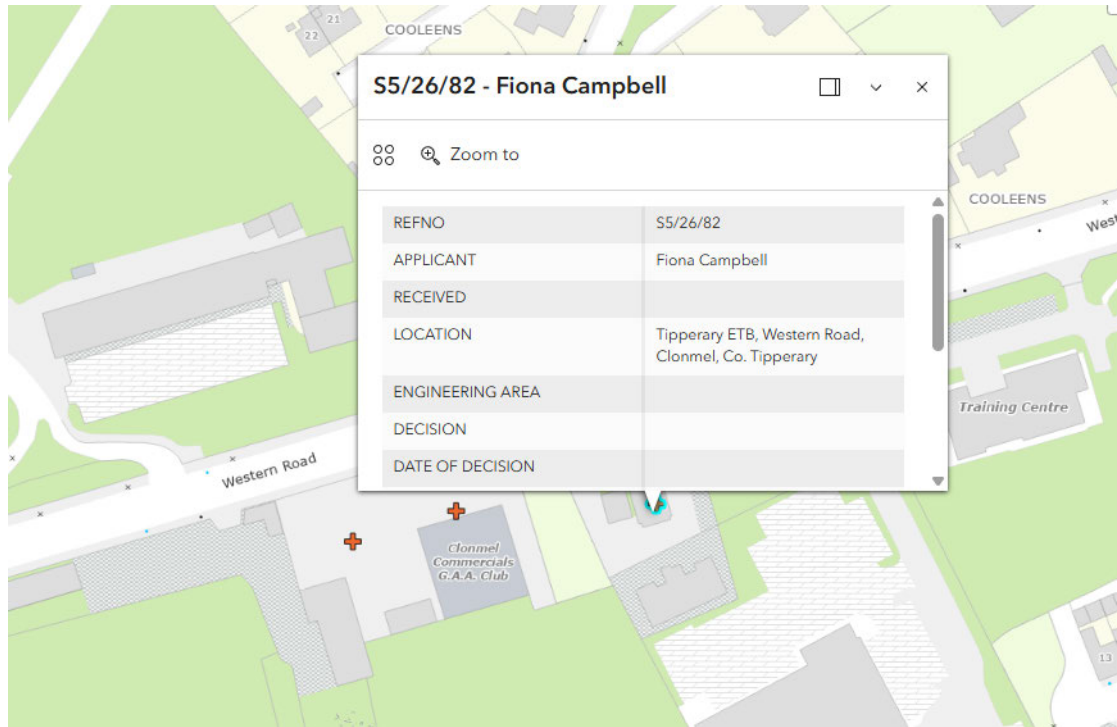
Date: 12/06/26


Signed: _____

Caroline Conway, Senior Executive Planner

Date: 15.6.2026

Figure 4: S5/26/82 digitised



EIA Pre-Screening Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	S5/26/82
Development Summary:	Signage
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): <u> [specify class & threshold here] </u>	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

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/26/82** **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 Tipperary ETB, C/O Fiona Campbell, Unit 1, Tyone, Nenagh, Co. Tipperary, re: The erection of two aluminium signs mounted back to back with full colour print supported by three galvanised poles at Tipperary ETB, Western Road, Clonmel, Co. Tipperary is development and is exempted development.

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

- a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended
- b) Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended),
- c) Class 6 of Part 2 of Schedule 2 of the said Regulations 2001;
- d) the planning history of the site
- e) and documentation submitted to the Planning Authority.

The Planning Authority has determined that the placing of the information signage on lands associated with an educational institution constitute development, in accordance with the Planning and Development Act 2000 (as amended).

The placing of the signage advertising the ETB building does not come within the exempted development provisions of Class 6, Schedule 2, Part 2 of the Planning and Development Regulations 2001 as the sign proposed exceeds both the size and height threshold set out under Class 6.

Accordingly, the Planning Authority has decided that the works proposed constitute "development" and are **not "exempted development"**.

Signed: 

Brian Beck
Director of Services

Date: 16/06/2026



Date: 16th June 2026

Our Ref: S5/26/82

Civic Offices, Nenagh

**Tipperary ETB
C/O Fiona Campbell
Unit 1
Tyone
Nenagh
Co. Tipperary**

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

Dear Sir/Madam,

I refer to your application for a Section 5 Declaration received on 25th May 2026 in relation to the following proposed works:

The erection of two aluminium signs mounted back to back with full colour print supported by three galvanised poles at Tipperary ETB, Western Road, Clonmel, 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 –

- a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended
- b) Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended),
- c) Class 6 of Part 2 of Schedule 2 of the said Regulations 2001;
- d) the planning history of the site
- e) and documentation submitted to the Planning Authority.

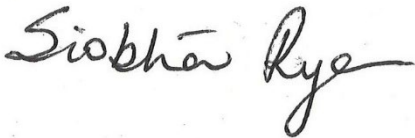
The Planning Authority has determined that the placing of the information signage on lands associated with an educational institution constitute development, in accordance with the Planning and Development Act 2000 (as amended).

The placing of the signage advertising the ETB building does not come within the exempted development provisions of Class 6, Schedule 2, Part 2 of the Planning and Development Regulations 2001 as the sign proposed exceeds both the size and height threshold set out under Class 6.

Accordingly, the Planning Authority has decided that the works proposed constitute "development" and are **not "exempted development"**.

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 underline.

for **Director of Services**