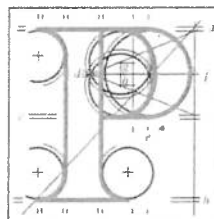


Our Case Number: ACP-323094-25



**An
Coimisiún
Pleanála**

Tipperary County Council
c/o Rosemary Joyce
Civic Offices
Nenagh
Co. Tipperary

Date: 13 October 2025

Re: Proposed development at Garrykennedy Inner Harbour
Garrykennedy Inner Harbour, Garrykennedy, Co. Tipperary

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

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

If you have any queries in relation to the matter 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.

Yours faithfully,



Kevin McGettigan
Executive Officer
Direct Line: 01-8737263

AA02

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

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communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

From: Joyce, Rosemary <rosemary.joyce@tipperarycoco.ie>

Sent: Friday, October 10, 2025 11:25 AM

To: LAPS <laps@pleanala.ie>

Cc: Murphy, Donal <donal.murphy@tipperarycoco.ie>; Crowe, Paul <paul.crowe@tipperarycoco.ie>

Subject: Proposed Development at Garrykennedy Inner Harbour, Garrykennedy, 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.

Case number: **ACP-323094-25**

A chara,

Further to your letter of 15th September 2025 in connection with proposed development at Garrykennedy Inner Harbour please find attached a submission on behalf of Tipperary County Council on the observations received in relation to the application.

Should you have any queries please contact me.

Le dea-ghuí

Rosemary Joyce

District Administrator, Nenagh Municipal District

Tipperary County Council, Civic Offices, Nenagh, Co. Tipperary

t: 052 616 6416; 087 4194543

e: rosemary.joyce@tipperarycoco.ie

w: www.tipperarycoco.ie



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Tipperary County Council,
Civic Offices, Clonmel,
Co. Tipperary

Comhairle Contae
Thiobraid Árann,
Oifigí Cathartha,
An tAonach,
Co. Thiobraid Árann
Tipperary County Council,
Civic Offices, Nenagh,
Co. Tipperary

t 0761 06 5000
e customerservice
@tipperarycoco.ie
tipperarycoco.ie

The Secretary
An Coimisiun Pleanála,
64 Marlborough Street
Dublin 1
D01 V902

10th October 2025

Case number: **ACP-323094-25**

RE: Proposed Development at Garrykennedy Inner Harbour Garrykennedy, Co. Tipperary

A Chara,

Tipperary County Council wish to thank you for the opportunity to make a submission in regards the observations received in relation to the application.

Response to submission by Uisce Eireann

The observation from Uisce Eireann is standard for all developments and as such Tipperary County Council does not wish to make a submission on this observation.

Garrykennedy Tidy Towns / Development Group

In relation to this observation, we wish to make the following submission (observation in *Italics* and our submission in **Bold**)

1. *On February 9th 2025, the above group forwarded a request to Ms Rosemary Joyce, District Administrator, Nenagh Municipal District, to request a meeting with the project design team as early as possible in the design process. Ms Joyce welcomed the request and communicated that our expression of interest and our request would be forwarded to the project manager Paul Crowe. No communication or project briefing took place with the residents groups representatives.*

While there was communication with a number of stakeholders it is acknowledged that the specific representatives of this group were not communicated with directly at that time. A subsequent meeting has taken place with them at which they were given the opportunity to express their views and various elements of the proposals were explained. A commitment was given regarding further engagement with them and other stakeholders should planning be obtained.

2. *The planning notice indicated that the proposal would be available for review at the Nenagh Municipal District Offices from July 16th 2025. Jim Ryan attended at the Nenagh Municipal District offices on July 17th 2025 but the proposal was not to be found.*

The proposal was available for review at the Customer Services Desk in the Civic Offices from the specified date as well as on the Council's website. Mr. Ryan emailed Rosemary Joyce on 21st July stating that he had failed to access the proposals on his visit to the Civic Offices on 17th July. She responded on 22nd July giving a link to where the details were on the Council website and also advised that the proposals were available at the Customer Service Desk. She also indicated that he should contact her if he had any further issues in accessing the documentation. He responded on 22nd July that this was much appreciated.

3. *Ecological Impact assessment Report: We request that ornamental / non-native shrubs identified should be removed. We also request that invasive species listed in table 4.3 & 4.4 should also be removed.*

Ornamental Plants are a large part of the established flora planted around the harbour. These ornamental plants can be removed but this will also include the removal of established shrubs and trees. The majority of the species present are not invasive, and this area is landscaped as public amenity therefore we would expect to see ornamental species.

In relation to the invasive species listed in the EIA report, we note:

- Table 4.3

This table is shown to indicate the Third Schedule Invasive Species that are in the wider area. Control of aquatic invasive species in this Table is covered in the NIS and EclA mitigation measures section for operational and construction phase. Terrestrial invasive species are not present at the harbour. It is outside the scope of the proposed development to remove all invasive aquatic species from the Harbour and Lough Derg.

- Table 4.4

- Sycamore is well established in the area - removing mature trees will likely impact on birds and bats.
- Butterfly bush can be removed if required, however, it is likely in the wider area and gardens and as such the removed of butterfly bush as encountered will have a negligible ecological benefit.

4. *We object to the development of 4 RV parking areas as this will adversely affect the availability of parking for cars. Currently if warm weather is forecast there can be up to 10 RV's in the existing car parks. This greatly reduces car parking for day trippers. Furthermore, this does lead to traffic congestion, and this may cause delayed access for emergency vehicles, should they be required. The provision of these facilities will only increase the numbers of RV's' descending on Garrykennedy and causes a further reduction of car parking spaces for day trippers.*

The intention of the proposed 4 RV parking is to cater for the existing RV traffic with designated suitably sized parking spaces. The provision of suitable RV parking is intended to reduce the impact of RV of the existing car park and to reduce the risk of emergency access being blocked.

5. *There is no statement contained in the proposals in relation to the management of the proposals facility in order to prevent dumping/abandoning of the boats in the near future. It is fair and reasonable to expect that a statement of the policy, by the named responsible bodies should be included as part of the planning process.*

It is premature at this stage to specify the future management arrangements for this facility. This was discussed at the meeting with representatives of the Residents' Committee and Tipperary County Council is committed to engaging further with them in the event of the development proceeding. The future arrangements for management of the proposed facility will be developed in consultation with the appropriate stakeholders and will seek to ensure that there is a fit for purpose harbour in Garrykennedy that is regulated to deter long term 'boat hogging' or abandonment of boats.

6. *There is no statement in the proposal in relation to the planned timeline for the project. Garrykennedy is a busy harbour from May through Mid-September and as such the project should be started and finished outside of these months. It is fair and reasonable to expect that a statement to this effect should be included in the planning application.*

It is premature to specify a planned timeline for the project. The project can only proceed once planning and funding has been secured. If permission is granted for the development Tipperary County Council will then apply for funding for delivery of the project when an appropriate funding call is open. As the timeline for this is uncertain it would not be possible to specify this in the application. Tipperary County Council is aware of the importance of ensuring that as little disruption as possible takes place during the tourist season in such lakeside locations.

7. *We would ask that CCTV cameras should be included within the scope of the project as a deterrent to anti-social behaviour and theft from boats.*

Proposals for provision of CCTV cameras are not considered as appropriate for inclusion in this planning application. Any such proposals will need to be considered in the context of the Council's countywide policy on provision of new systems and require compliance with regulatory requirements in relation to Data Protection/GDPR and approval by the Garda Commissioner as well as securing funding.

Response to submission by Development Application Unit

The observation from the Development Application Unit is broadly in line with the recommendation of our Archaeological Impact Assessment and as such we do not wish to make a submission on this observation.

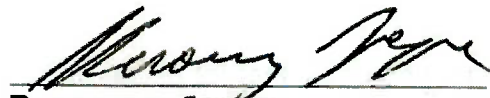
Commodore Garrykennedy Sailing Club:

In relation to this observation, we wish to make the following submission (observation in Italics and our submission in Bold)

As per our submission dated October 2024 and conversations with Paul Crowe, Tipperary Co. Co., we wish to remind you of our need for 12 berths in the redevelopment of Garrykennedy Inner Harbour for use by Garrykennedy sailing club. Our club and members have used and depended on the Garrykennedy Inner Harbour since the establishment of Garrykennedy Sailing Club in 1985.

We note that Garrykennedy Sailing Club along with others (Garrykennedy Powerboat Club, Garrykennedy Fishing Club and local users) have indicated to TCC that they would have the need for a number of berths. TCC are committed to liaising with all users of the existing harbour to ensure their needs are met.

Is mise le meas,

A handwritten signature in black ink, appearing to read 'Rosemary Joyce', written over a horizontal line.

Rosemary Joyce
District Administrator
Nenagh Municipal District

Tel 052 616 6416; 087 4194543

email: rosemary.joyce@tipperarycoco.ie