



An Coimisiún Pleanála,
64 Marlborough Street
Dublin 1
D01 V902

16th July 2025

RE: Application for Approval made under section 177 (AE) of the Planning Development Act 2000 (as amended) for the proposed development at Garrykennedy Inner Harbour, Garrykennedy, Co. Tipperary.

A Chara,

Tipperary County Council wish to apply for approval under section 177AE of the Planning and Development Act 2000 (as amended) for the development at Garrykennedy Inner Harbour, Garrykennedy, Co. Tipperary.

The proposed development consists of clearance of the Inner Harbour including removal of abandoned boats, addressing safety concerns in relation to the existing boardwalk by removal of existing and replacement with new floating pontoons for 47 No. small boat berths that include facilities to enable wheelchair users to access the water, extension to existing welfare building to provide “changing places” facility, alterations to existing parking to facilitate 4 No. recreational vehicle parking spaces with power and water points, updated accessible parking and provision of bike parking / charging facilities. The footprint of the proposed project is within the Lough Derg (Shannon) SPA (Site Code 004058).

A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

An Environmental Impact Assessment (EIA) screening determination has been completed by Tipperary County Council in support of this application. The EIA screening determination has been informed by the Natura Impact Statement prepared by Ross Swift Ecology Ltd which is included as part of the plans and particulars forming this submission.

I enclose herewith the following documentation in accordance with Article 249 of the planning & Development Regulations 2001 (as amended) in support of the Applications.

- A) 2 Copies of the plans and Particulars of the proposed development.
- B) 2 copies of the Natural Impact statement (NIS) consisting of Stage 1 screening for the Appropriate assessment and Stage 2 Appropriate screening assessment for the proposed development.
- C) A copy of the notice published under section 177 (AE) (4) (a),

- D) A list of the prescribed Bodies to which the notice was sent under section 177 (AE) (4)(b) and a copy of each notice and date which the notice was sent,
- E) A soft copy in the form of a Compact Disc (CD) of all the above documents in items (a) to (d) in .pdf format.

Register of Particulars:

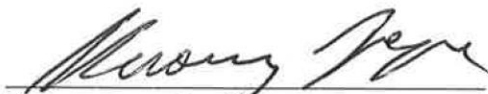
- 1) Cove Letter to An Coimisiún Pleanála,
- 2) Newspaper Notice, published in the Nenagh Guardian as enclosed,
- 3) Copy of Site Notice, erected on the 14th July 2025,
- 4) Letters to Prescribed Bodies
- 5) List of Documents submitted.

Document Number	Document
J24-73-Garrykennedy-Inner-Harbour-Upgrade	Desk-Based Archaeological Assessment Report
250311_Architects Planning Report	Planning Application Architects Report – Changing Places Bathroom
20250714_Ecological Impact Assessment_ Garrykennedy Inner Harbour	Ecological Impact Assessment Garrykennedy Inner Harbour
20250714_Natura Impact Statement_ Garrykennedy Inner Harbour	Natura Impact Statement Garrykennedy Inner Harbour
24152-Planning Report-3	Planning Report
24152-Prelim CEMP-3	Preliminary Construction Environmental Management Plan
24152-000-2	Site Location Plan
24152-100-1	Existing site plan
24152-101-2	Existing Water Services
24152-140-2	Proposed Site Plan
24152-150-2	Proposed Water Services
24152-155-2	Contiguous Elevation of Existing and Proposed Layout
24038-AA-XX-A-P-1000-P01	Proposed site plan
24038-AA-XX-A-P-2000-P01	Proposed elevations and sections
24038-AA-XX-A-P-1001-P01	Proposed Site Plan
24.2887 E100_Site Lighting Levels-A1	Electrical Installation Approx Lighting Levels Site Plan
24.2887 E100_Site Lighting-A1	Electrical installation Lighting Services Site Plan

The Following prescribed bodies have been notified with respect to the proposed planning application under section 177AE (4) (b) of the planning & Development Act 2000 as amended:

- The Heritage Council
- Department of Housing and Local Government and Heritage
- Department of the Environment, Climate and Communications
- Department of Tourism, Culture, Arts, Gaeltacht, Sports and Media
- Department of Rural and Community Development.
- Tipperary County Council
 - Planning & Development Section
 - Chief Fire Officer
 - Roads, Transportation & Infrastructure Section
 - Environment and Climate Action, Corporate and Human Resources Section
- Uisce Eireann (Formally Irish Water)
- An Taisce
- Failte Ireland
- The Arts Council.
- Inland Fisheries Ireland
- National Parks and Wildlife Services
- Waterways Ireland

Yours Faithfully,



Rosemary Joyce
District Administrator
Nenagh Municipal District

Tel 0818 06 5000/6000

email: rosemary.joyce@tipperarycoco.ie