

From: Delaney, Eoin <eoin.delaney@tipperarycoco.ie>
Sent: 26 August 2026 15:11
To: Eplanning@waterwaysireland.org
Cc: Ryan, Stephen
Subject: Waterways Ireland - Notification of An Coimisiún Pleanála Application - 85-86 Mulkear View, Newport, Co. Tipperary
Attachments: 00. Cover Letter_An Coimisiún Pleanála.pdf; 01. Development Description.pdf; 02. Site Notice_85-86 Mulkear View.pdf; 03. Newspaper Notice_17x4 TS (Proof).pdf; 04. NIS (incl AASR) Mulkear View r1.pdf; 05. Site Location Map.pdf; 06. Site Layout.pdf; 07. Existing Building.pdf; 08. Proposed Extension.pdf; 09. Contiguous Elevation.pdf; Criteria for Referral Form (DHLGH).pdf

To whom it concerns,

Please see attached documents in relation to the below proposed development application to An Coimisiún Pleanála.

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: No.85/86 Mulkear View, Tullow, Newport, Co. Tipperary:
Description:

1. The Demolition and removal of No.85 Mulkear View (footprint of 62m2), and the Construction of a ground floor side extension of 18m2, for No.86 Mulkear View, in its place.
2. There will be no drainage or service alterations required as all surface drainage, stormwater drainage and foul sewer drainage will connect to the existing infrastructure onsite.
3. There will be no change in the site use or site capacity for existing drainage and wastewater infrastructure.
4. Wastewater will continue to be treated at the local Newport WWTP.
5. All earthworks will be contained within the site boundary.

The development proposed partially encroaches into a Special Area of Conservation, namely SAC 002165 Lower River Shannon.
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 2nd September 2026 to Friday the 16th October 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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