

No.85 and No.86 Mulkear View, Tullow, Newport, Co. Tipperary

DEVELOPMENT DESCRIPTION

Receiving environment overview

The proposed development is located within an existing housing estate known as Mulkear View, just south of Newport town, County Tipperary. This site is 0.055 ha in area and consists of 2 (no.) Two-story semi-detached, unoccupied residential dwellings, with a small driveway and back garden for each with a small number of trees and patches of amenity grass. The Mulkear River borders the proposed site boundary on its northern edge. The proposed site is not prone to flooding. The R503 road runs to the north (from west to east) and the L2110 road to the south. The site consists of no.85 and no.86 Mulkear View and is located adjacent to a number of existing dwellings within the Mulkear View residential housing estate.

In the wider context, the proposed site is within the environs of the small town of Newport, there are residential developments, roadways and retail centres surrounding the proposed site. Beyond this there is a majority of agricultural lands in all directions.

The Mulkear River, being part of the Lower River Shannon SAC (NPWS site code: 002165), borders the proposed site boundary to the north. This river supports populations of several species for which the SAC is designated that are highly sensitive to changes in hydrology, hydro-morphology and water quality, such as: salmon, lamprey, freshwater pearl mussel and otter. Therefore, the Mulkear River is of high local, national and international importance in terms of its biodiversity value and protection status.

The Proposed Development

The proposed development is composed of a small-scale demolition of one residential house, No.85, Mulkear View, and the construction of a ground floor bedroom and wetroom to the side of No.86 Mulkear View, in its place.

The main components of the works are outlined below:

- The footprint of the area to be demolished is 62m², and the extension to be constructed in its place will be 18m².
- There will be no drainage or services alterations required as all surface drainage, stormwater drainage, and foul sewer drainage will connect to the existing infrastructure on site.
- There will be no change in the site use or site capacity for existing drainage and wastewater infrastructure.
- Waste water will continue to be treated at the local Newport WWTP.
- All earthworks will be contained within the site boundary.

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TIPPERARY COUNTY COUNCIL – INTERNAL REFERRALS

The application was referred to the following internal sections of the Council for their consideration:

- Nenagh District & Roads Engineer – No report received.
- Environment and Climate Action – No report received.
- Fire Officer – No report received.

PURPOSE OF PROPOSAL

The original housing estate of Mulkear View, Newport was constructed by a private developer, with some units left unfinished around the time of the financial recession circa 2011. The developer had completed the construction of houses No.85 and N.86 but house No.85 was constructed too close to the bank of the river. The foundations of No.85 are overhanging the riverbank and the property is not fit for habitation. The foundations of this house are undermined and is causing subsidence and structural cracking between No.85 and No.86.

Both of these properties have been vacant for more than 10years. Tipperary County Council purchased these properties in order to rectify the issues of overhanging with No.85 and to bring No.86 back into circulation as a residential property.

Specific objectives contained within the Tipperary County Development Plan 2022-2028 such as Objective 5-4, which seeks to “*Support and encourage proposals for public and private sector housing involving the reuse and refurbishment of disused and derelict buildings in towns and villages*”, and the proposed development is contributing to this objective for Newport Town. Considering the small-scale and temporary nature of the construction phase, and that the operational phase is consistent with the current site use and the land use zoning of the above plan, and that the above plan has also undergone Appropriate Assessment, it is not foreseen that proposed development will have any significant in-combination effects with the above plan.

These proposals will revitalise an abandoned corner of this nice well established residential development.

Refer to the accompanying Natura Impact Statement (NIS) for more detailed information on the proposals of this application.

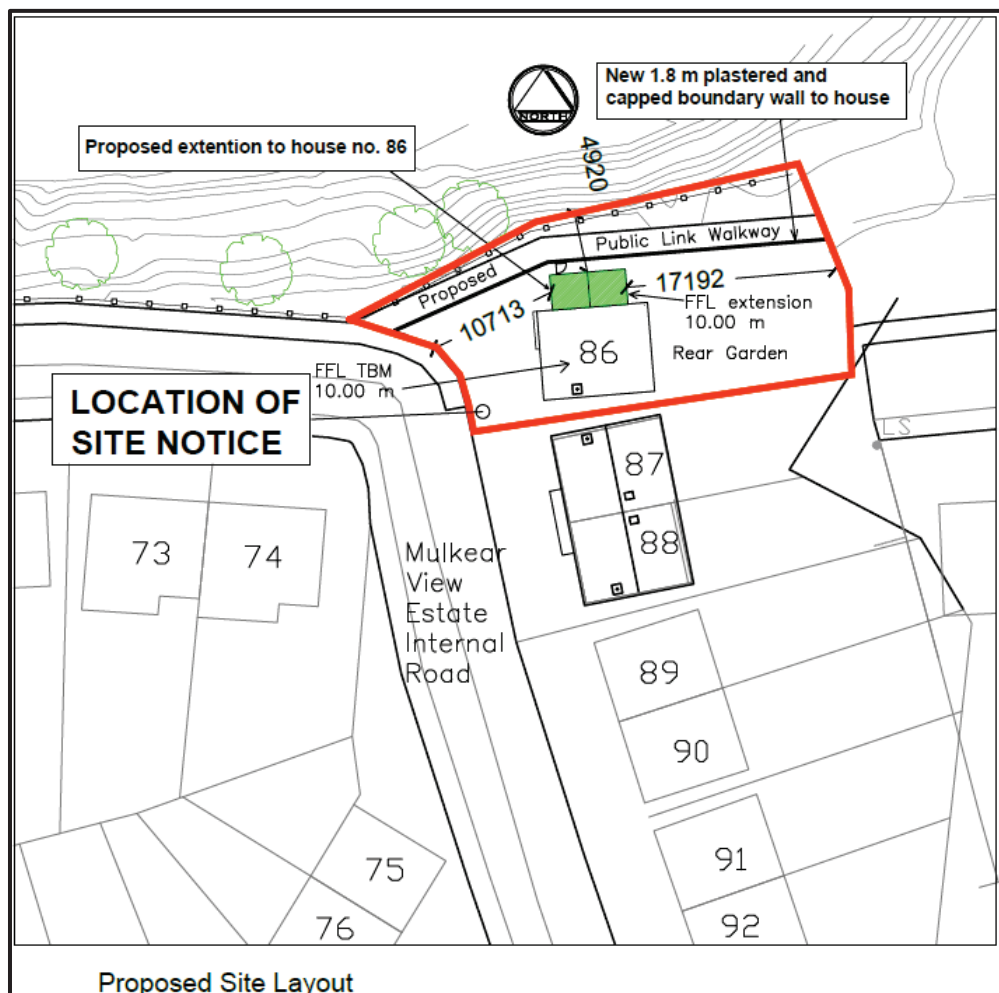
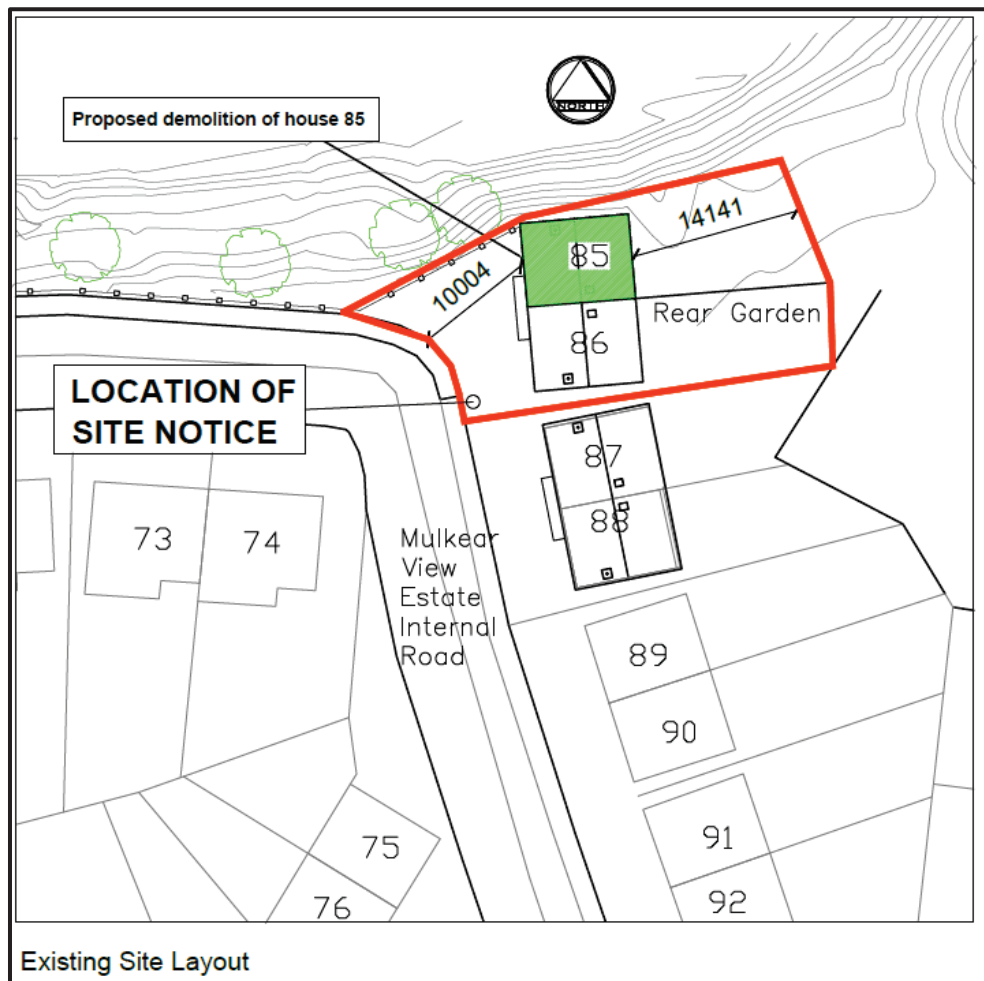
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Photos: No.85 (LHS property) to be demolished, small extension to be constructed in its place, for the benefit of No.86 (RHS property).



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No.85 and No.86 Mulkear View, Tullow, Newport, Co. Tipperary

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