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Tipperary County Council

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30th October 2026

Your Ref: **ACP-324601-26**
Development: The proposed demolition and removal of No.85 Mulkear View and the construction of a ground floor side extension for No.86 Mulkear View.

Subject: Responses to submissions received

A Chara,

A total number of 2 submissions were received by the Commission in relation to the above-mentioned development, from the following;

1. DAU (16.10.2026),
2. Uisce Eireann (UE) (25.09.2026).

Tipperary County Council will comply with the recommendations and conditions as requested by DAU and UE.

Please find attached our responses to same;

1. **DAU** (Department of Housing, Local Government & Heritage):

Appropriate Assessment

a. Otter (Qualifying Interest and Annex II species)

i. ***Tipperary County Council (TCC) response:*** *A comprehensive survey of the riparian area for a distance of 150m upstream and downstream of the proposed development site as detailed and requested by DAU will be completed and if any evidence of breeding or resting Otters is found, a Regulation 54 derogation licence will be obtained from the NPWS in advance of any grant of consent. TCC will comply with all recommendations as noted by DAU in relation to this section on Otters.*

b. Invasive Species Management in relation to silt control

i. ***Tipperary County Council (TCC) response:*** *An 'outline' Invasive Species Management Plan (ISMP) was provided with this application. An invasive species specialist be employed to re-survey the site, complete a full ISMP and to control and eradicate any invasive species recorded prior to any works starting (ie – site clearance, demolition, construction works). This specialist will compile a more detailed, site-specific ISMP which will ensure silt runoff arising from invasive species management measures, will be prevented.*

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Note on the berm as queried by DAU: this can be constructed in the rear back garden along the northern edge (beside the river), but cannot be done along the northern gable of the house until that block wall gable is removed (as the gable is on the edge of the riverbank). When the gable is removed, a berm can be constructed there (as noted in the NIS report).

c. Proposed public link walkway

i. ***Tipperary County Council (TCC) response:*** *No public lighting is proposed as part of this development. The 'proposed public link walkway' is being left as a buffer zone between no.86 and the river bank which is proposed to be used as a future public link walkway for the local residents of Newport (an idea muted by local councillors and community members).*

Ecological Impact Assessment

d. Bat Species

i. ***Tipperary County Council (TCC) response:*** *TCC will engage a bat specialist as recommended by DAU. TCC have inspected this property, which is still found to be air-tight with no signs of life inside, but agree a bat specialist is to be engaged. If confirmed a Regulation 54 derogation licence will be obtained from NPWS. TCC will comply with all recommendations as noted by DAU in relation to this section on bat species.*

2. Uisce Eireann (UE):

TCC will comply with UE's conditions as per their submission.

The small-scale nature of this 'development' needs to be factored into these submissions.
The 'development' is small and it simply proposes to carefully demolish an existing semi-detached house, which is adjacent to a river.
The removal of this property will open a wider foraging/flight corridor along the riverbank which will be more beneficial to wildlife (especially bats) in this area.
The proposed extension to the other existing property is small in nature and will be built within the footprint of an existing property (to be demolished).

Any conditions attached to a grant of planning for this development will be strictly complied with by TCC.

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Eoin Delany

Housing Capital,
Tipperary County Council.