

Lauren Griffin

From: Lauren Griffin
Sent: Monday 19 October 2026 11:54
To: Housing Manager DAU
Subject: RE: Your Ref: ACP-324601-26 DAU Ref: 85/86 Mulkear View, Newport, Co. Tipperary

A Chara,

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.

Kind regards,
Lauren

From: Housing Manager DAU <Manager.DAU@npws.gov.ie>
Sent: Friday, October 16, 2026 2:01 PM
To: LAPS <laps@pleanala.ie>
Subject: Your Ref: ACP-324601-26 DAU Ref: 85/86 Mulkear View, Newport, 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.

A Chara,

Attached please find the nature conservation observations/recommendations of the Department in relation to the aforementioned.

Can you please confirm receipt of same?

Kind Regards,
Sinéad

—
Sinéad O' Brien
Executive Officer

—
Aonad na nIarratas ar Fhorbairt
Development Applications Unit
Oifigí an Rialtais
Government Offices
Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman Y35 AP90
Newtown Road, Wexford, County Wexford Y35 AP90
—



Your Ref: ACP-324601-26

DAU Ref: 85/86 Mulkear View, Newport, Co. Tipperary

(Please quote in all related correspondence)

16 October 2026

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Via email to laps@pleanala.ie

Re: Notification under Section 177(AE) of the Planning Development Act 2000 (as amended)

Proposed Development: a) 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. b) 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. c) There will be no change in the site use or site capacity for existing drainage and wastewater infrastructure. d) Wastewater will continue to be treated at the local Newport WWTP. e) 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 at No.85/86 Mulkear View, Tullow, Newport, Co. Tipperary.

A Chara,

I refer to correspondence received in connection with the above.

Outlined below are nature conservation observations/recommendations of the Department coordinated by the Development Applications Unit.

Appropriate Assessment

The Department considers that the Natura Impact Statement (NIS) contains insufficient detail to rule out the potential for adverse effects on the Lower River Shannon Special Area of Conservation (SAC) (Site Code: 002165) as a result of the proposed development. In particular, Further Information is required in relation to the following:

Otter (Qualifying Interest and Annex II species)

The banks of the Mulkear River adjoining the proposed development site (part of the Lower River Shannon SAC) provide a well-developed riparian woodland corridor and contain suitable Otter breeding habitat; however, no information has been provided on Otter activity



in the vicinity. The potential for disturbance to breeding or resting Otters in the riparian area (if present) from construction/demolition-related noise (including from the proposed con-saw), and any removal of screening vegetation from the adjacent site, has not been addressed in the NIS.

An assessment of potential impacts on Otters will require a comprehensive survey of the riparian area for a distance of 150 metres upstream and downstream of the proposed development site, taking into account the level of ground vegetation cover and the need for thorough survey coverage. If evidence of breeding or resting Otters is found, a Regulation 54 derogation licence must be obtained from the National Parks and Wildlife Service of the Department in advance of any grant of consent.

Invasive Species Management in relation to silt control

The Invasive Species Management Plan (ISMP) provided is an outline plan only and describes different management options rather than site-specific proposals. The options include containment on site, involving deep excavation; however, the berm proposed as mitigation for silt runoff during construction will only be constructed after demolition (and therefore presumably after site clearance including invasive species management). No mitigation has been proposed against the possibility of runoff arising from invasive species management measures, which have as yet not been defined. Since the ISMP has not been finalised, potential impacts on the Lower River Shannon SAC from silt runoff arising from invasive species management measures cannot be ruled out.

Proposed public link walkway

The proposed public link walkway (NIS Fig 3.2) is likely to lead to increased usage of this area, including at night, with consequent risk of disturbance to Otters (including when foraging). There is also the potential for lighting disturbance, if lighting is proposed. The potential impacts on the SAC from the inclusion of the walkway in the proposed development plan have not been addressed in the NIS.

Ecological Impact Assessment

Bat species

Due to the extreme proximity of the proposed development site to high-quality bat foraging and commuting habitat in the riparian zone, there is potential for the house to be demolished to contain bat roosts, particularly where suitable spaces occur under roof tiles or flashing, for example. It is recommended that the building is inspected by a bat specialist, who should determine the requirement for an emergence survey if suitable potential roosting locations are identified. If a bat roost is confirmed, a Regulation 54 derogation licence will need to be obtained from the National Parks and Wildlife Service of the Department and it is recommended that, if relevant, this is submitted with the bat survey report as Further Information.

The potential impacts on bat species using the riparian area from the proposed pedestrian link walkway will also need to be assessed, particularly in relation to any proposed vegetation



clearance or lighting. Any such assessment should include a comprehensive bat activity survey using static detectors, appropriately situated. It should be noted that the site is within the currently known range of Lesser Horseshoe Bats (Annex II) and it is crucial to maintain the availability and quality of the Mulkear River as a commuting corridor for Lesser Horseshoes and other bat species.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at manager.dau@npws.gov.ie or to the following address:

The Manager
Development Applications Unit (DAU)
Government Offices
Newtown Road
Wexford
Y35 AP90

Is mise, le meas

A handwritten signature in cursive script, appearing to read 'Amy Thornton'.

Development Applications Unit
Administration