

Karen Byrne

From: LAPS
Sent: Friday 16 January 2026 16:09
To: Appeals2
Subject: FW: ACP Ref: ACP-323824-25
Attachments: ACP-323824-25.pdf

From: Housing Manager DAU <Manager.DAU@npws.gov.ie>
Sent: Friday, January 16, 2026 3:42 PM
To: LAPS <laps@pleanala.ie>
Subject: ACP Ref: ACP-323824-25

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A Chara,

Attached please find the nature conservation observations/recommendations of the Department in relation to the aforementioned Application for Substitute Consent under Section 177E of the Planning and Development Act, 2000, as amended for the retention of 2 no. holiday chalets for short term rental, 2 no. aerated sewerage treatment systems pumped to existing tertiary distribution field, Hot tub, access roadways and all ancillary works at Cornode, Garrykennedy, Portroe, County Tipperary.

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-323824-25
(Please quote in all related correspondence)

16 January 2026

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

Via email to laps@pleanala.ie

Re: Notification under the Planning and Development Act, 2000, as amended.

Re: Application for substitute consent under Section 177E of the Planning and Development Act, 2000, as amended for the retention of 2 no. holiday chalets for short term rental, 2 no. aerated sewerage treatment systems pumped to existing tertiary distribution field, Hot tub, access roadways and all ancillary works at Cornode, Garrykenny, Portroe, County Tipperary

A Chara

I refer to correspondence received in connection with the above.

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

The Natura Impact Statement (NIS) and associated proposed mitigation have not satisfactorily addressed the risk of negative effects on the Lough Derg Special Protection Area (SPA) as a result of the development, particularly in relation to the Conservation Objective for the Qualifying Interest (QI) habitat wetlands (to maintain its favourable conservation condition as a resource for migratory waterbirds – including non-QI species).

Wetland habitat quality and functioning

The removal of riparian woodland and fragmentation of the woodland habitat has reduced the quality of the riparian area as an intact buffer for the adjacent shoreline and inshore area of the SPA. The loss of buffering and shelter has been compounded by the introduction of potential disturbance from lighting, noise and human activity (including machine/vehicular activity, as well as enhanced access for aquatic recreational activity) associated with the development. Winter use of the chalets has not been ruled out, while the maintenance requirements of wastewater treatment units and the need for compressors/pumps to run constantly means that human/mechanical disturbance may not necessarily be limited to the periods when the chalets are occupied.



The Manager
Development Applications Unit (DAU)
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Newtown Road
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Is mise, le meas

Sinéad O' Brien
Development Applications Unit
Administration