



Your Ref: **ACP-323824-25**

24 April 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.

Colm Quigley: 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.: Cornode, Garrykennedy, Portroe, Co. Tipperary.

A chara

I refer to correspondence in connection with the above following further information received. Outlined below are heritage-related observations/recommendations coordinated by the Development Applications Unit under the stated headings.

Nature Conservation

The further information has not addressed the concerns previously outlined by the Department, in relation to the impacts of riparian woodland removal associated with the development on the quality and function of the wetland habitat of Lough Derg (including the riparian areas), which has implications for both the Lough Derg SPA and the integrity of the riparian woodland corridor itself.

In particular, the loss of buffering capacity against noise and lighting disturbance, and enhanced access for aquatic recreational activities (a further potential source of disturbance) and the wider implications of this, including the cumulative impact of progressive development-related habitat fragmentation around the shores of Lough Derg have not been addressed; neither has appropriate mitigation been proposed for loss of riparian habitat area and connectivity.