

Colm Quigley

Cornode

Portroe

Nenagh

Co. Tipperary

Re: Case Ref. ACP-323824-25

Application for Substitute Consent – Cornode, Portroe

Dear Sir/Madam,

I refer to the Planning Authority report dated 30th March 2026 and associated documentation submitted in respect of the above application. This submission responds to the concerns raised and demonstrates that the proposed development is consistent with proper planning and sustainable development, having regard to national, regional and local planning policy.

1. Impact on Lough Derg SPA and pNHA

The Planning Authority has raised concerns regarding potential impacts on the Lough Derg (Shannon) Special Protection Area and associated habitats. However, a detailed Remedial Natura Impact Statement prepared by a qualified ecologist concludes that the development will not adversely affect the integrity of any European site. The assessment was undertaken in accordance with Article 6(3) of the Habitats Directive and relevant national guidance.

The report confirms that the site is of moderate ecological value and does not contain protected habitats or species. The limited vegetation clearance undertaken was minor in scale, restricted to previously disturbed areas, and does not constitute significant habitat loss or fragmentation. Furthermore, no hydrological pathway exists that would result in deterioration of water quality within the SPA.

In terms of disturbance, the development comprises two modest units only, operating at low intensity. Lighting is minimal and controlled, and measures are in place to ensure that noise and human activity are limited. The Planning Authority has not provided any empirical evidence to demonstrate that significant disturbance would arise.

Policy 11-2 and 11-3 of the Tipperary County Development Plan require protection of European sites and prohibit developments that would adversely affect their integrity. The submitted Natura Impact Statement clearly demonstrates compliance with these requirements.

2. Traffic Safety and Sightlines

The Planning Authority has indicated that sightlines are substandard. However, a detailed speed survey and sightline assessment demonstrates that the roadway in question operates at significantly lower speeds than the posted limit, due to its narrow rural character.

The Tipperary County Development Plan allows for flexibility in applying sightline standards where actual operating speeds are demonstrably lower. The assessment submitted confirms that appropriate sightlines are available based on real traffic conditions, in accordance with accepted engineering practice.

The development will generate minimal additional traffic, given that it consists of only two short-term rental units. The access already serves an existing dwelling and has operated safely to date. Accordingly, the proposal does not give rise to any material road safety concern.

3. Planning Policy and Rural Tourism

The Planning Authority's conclusion that the development is contrary to proper planning and sustainable development fails to fully consider the relevant policy framework supporting rural tourism.

The National Planning Framework supports the diversification of the rural economy, including tourism development (Objective 21). The Regional Spatial and Economic Strategy similarly promotes sustainable tourism growth, particularly in rural and lakeside locations.

At local level, the Tipperary County Development Plan 2022–2028 supports niche tourism accommodation in rural areas where there is a demonstrated need and where environmental protection is ensured. Section 9 of the Plan recognises the importance of tourism as a key economic driver and encourages appropriate small-scale developments that enhance the tourism offering.

This proposal clearly meets these criteria. There is a documented shortage of tourism accommodation in the area, particularly in lakeside locations. The development is intrinsically linked to its setting at Lough Derg and provides a unique accommodation offering that cannot be replicated within a settlement context.

The scale of the development is modest, consisting of two units only, and it integrates sympathetically into the rural landscape. It is subordinate to the existing dwelling and does not adversely impact on visual or residential amenity.

The development also provides economic benefits by supporting local businesses, increasing visitor numbers, and contributing to the sustainability of the rural economy.

4. Conclusion

The proposed development has been demonstrated to have no significant environmental impact, complies with the Habitats Directive, is acceptable in terms of traffic safety, and aligns with national, regional and local planning policy. The concerns raised by the Planning Authority are not supported by the evidence submitted.

Having regard to the above, it is respectfully requested that An Coimisiún Pleanála grant substitute consent for the development.

Yours faithfully,

Martin Shinnors Architect MRIAI

Laura Grady Lawlor

From: Martin Shinnors <mshinnors@msadesign.ie>
Sent: Wednesday 22 April 2026 16:04
To: Laura Grady Lawlor
Subject: Re: ACP-323824-25 Application for Substitute Consent
Attachments: RFI Letter_Cornode 220426.pdf

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Hello Laura

Re: Case Ref. ACP-323824-25

Application for Substitute Consent – Cornode, Portroe

I hope you are well.

Ahead of today's deadline.

Please find attached a letter in response to the Bords recent request for a submission in relation to the local authority's submission on file.

Regards



Member of The Royal Institute of the Architects of Ireland
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From: Laura Grady Lawlor <laura.gradylawlor@pleanala.ie>
Sent: Sunday 29 March 2026 09:34
To: Martin Shinnors <mshinnors@msadesign.ie>
Subject: RE: ACP-323824-25 Application for Substitute Consent

Dear Martin,

I have been asked by the Commission to respond to your email, dated 26th March 2026. The Commission acknowledges receipt of your submission.

Correspondence will issue to you from the Commission in due course.

Kind regards,

Laura Grady Lawlor

From: Martin Shinnors <mshinnors@msadesign.ie>
Sent: Thursday 26 March 2026 17:09
To: Laura Grady Lawlor <laura.gradylawlor@pleanala.ie>
Cc: Appeals2 <appeals@pleanala.ie>; Colm Quigley <colmquigley14@gmail.com>
Subject: Re: ACP-323824-25 Application for Substitute Consent

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Hello Laura

Good to speak with you earlier.

Please find attached a response to the Bord's request for a submission/observation under section 131.

Let me know if you require anything further.

Regards



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