

File Note: Response to An Coimisiún Pleanála Further Request for information Case No: ABP-322646-25 Received 19/12/2025:

- The submitted documentation included contradictory referenced to the number and type of trees to be felled to facilitate the development. The Natura Impact Statement (NIS) and the site layout plans indicate that one tree would be felled, whereas the response to the submission of the Development Applications Units (DAU) of the Department of Housing Local Government and Heritage refers to at least eight trees to be felled. Reference is made to an Arboricultural report, but the report does not form part of the application. The application also lacks a landscaping/planting plan which is contrary to the Policy 11-4 of the Tipperary County Development Plan.

The number of trees to be felled is as per the Natura Impact Statement and the Site Layout and is noted as one tree which was storm damaged at the time of this application.

The number of trees to be cut has been greatly reduced to a single tree, noted on Drawing 25.0102-WMA-02-ZZ-DR-A-0012-Site Layout Zone 02 & 25.0102-WMA-XX-ZZ-DR-A-1006 – Mid Viewing Platform, following the design development employed by Tipperary County Council. The initial scheme design intent, (noted below) included significant work within the Clare Glen's SAC. This work required the felling of a substantial number of both later plated conifer and protected trees to allow for the formation of new path and vehicular access way inside the boundary of the SAC. An arboriculture report was required to determine the impact of this assessment.

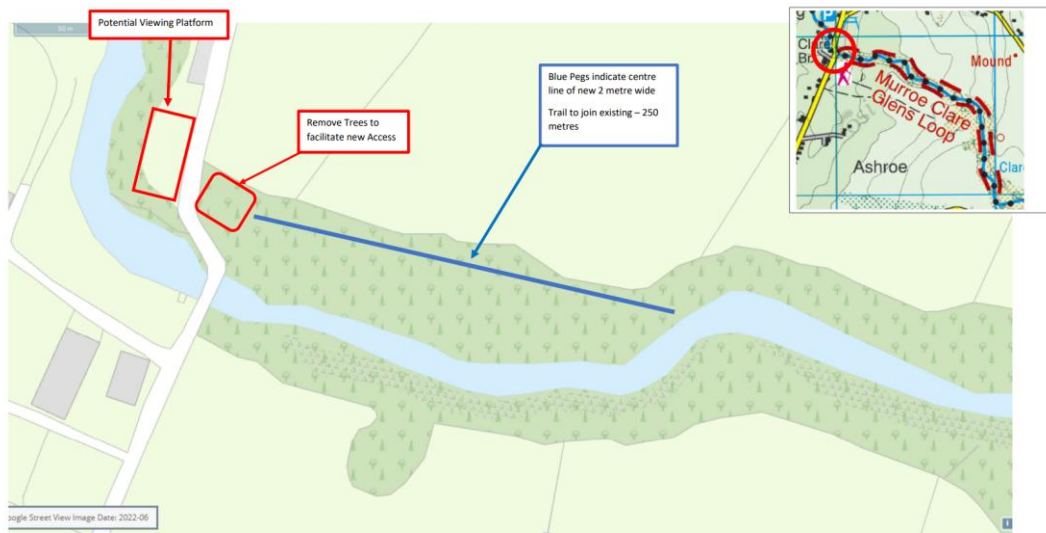


Figure 1: Initial Clare Glens Scheme

Client Tipperary County Council – Clare Glens Arboricultural File note

Date 05/02/2026

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Ref: 25.0102

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Following the design development to move this work outside that of Clare Glens SAC and strategically align the path to limit any impact on the trees and subsequent root systems, the findings and recommendation in the report were no longer applicable save for the initial findings and survey work which informed the type, category of protection and base information for ecological works.

With no impact on the mature trees within the Clare Glen SAC and the design development to limit the impact on the SAC sought by Tipperary County Council, the report and its findings are no longer applicable the survey work and indication of tree types have been referenced in the ecology reports later carried out to the current design intent.

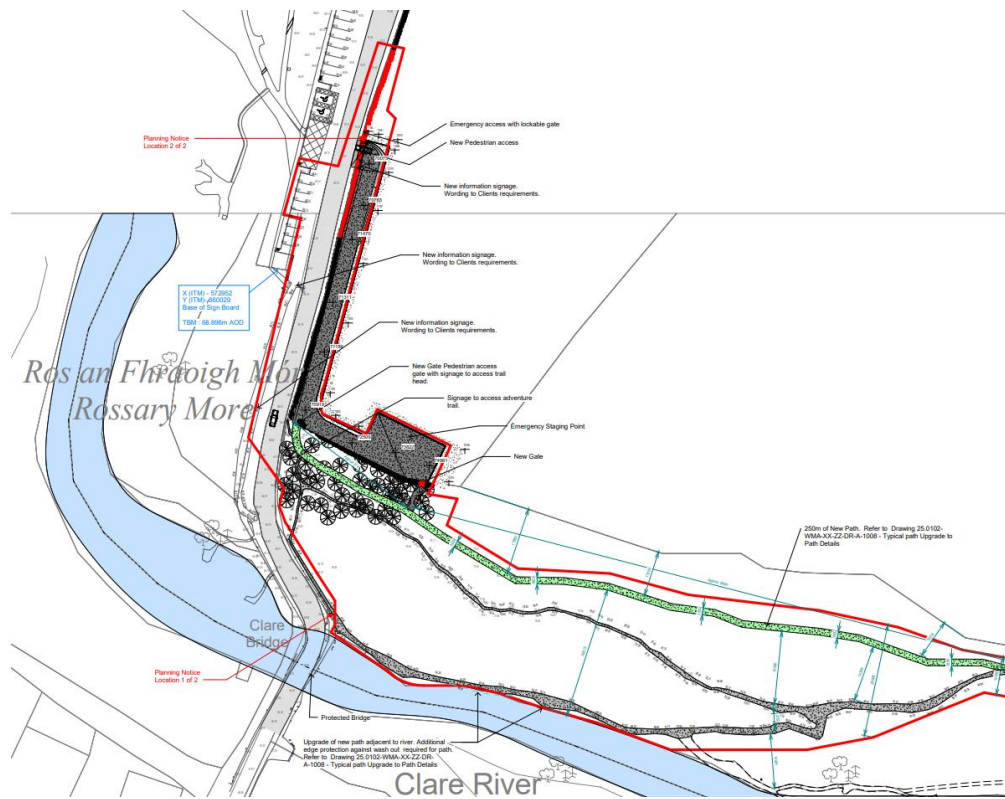


Figure 2: Current Clare Glens Scheme

As the area is an SAC no foreign planting external nature is proposed, and no landscaping is proposed save the proposed widening of the path. The Proposed Viewing platforms will have no natural landscaping, rather making safe existing sites which have formed.