



**PLANNING & DEVELOPMENT ACT 2000 (as amended)**  
**PLANNING & DEVELOPMENT REGULATIONS, 2001 (as amended)**  
**ARTICLE 81 OF PART 8 OF THE PLANNING & DEVELOPMENT REGULATIONS**  
**2001 (as amended)**

## **S I T E   N O T I C E**

Pursuant to the requirements of Article 81 of Part 8 of the Planning Development Regulations 2001 (as amended) notice is hereby given that Tipperary County Council proposes to carry out the following development:

Location: **Grove Street & The Crescent, Roscrea, Co. Tipperary**

Description:

**The development consists of the construction of a new social housing development of 9 No. dwellings on a 0.09 hectare development site at Grove Street & The Crescent, Roscrea, Co. Tipperary.**

Nature and extent of the proposed development is as follows:

**The demolition of a terrace of 3 No. existing two storey dilapidated buildings, clearance of vegetation and the construction of 9 No. new dwelling units. The units will comprise 3 No. new two bedroom, two storey terraced houses on Grove Street and 6 No. one bedroom apartments in two separate two storey blocks on The Crescent with revised footpaths, underground services, attenuation area, car parking spaces, boundary treatments, bin storage, landscaping, open spaces and all associated site works.**

The development has been the subject of an **Appropriate Assessment (AA) Screening** in accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and article 250(1) of the Planning and Development Regulations 2000 as amended. The Appropriate Assessment screening concluded that the proposed development would not be likely to give rise to significant or indeterminate impacts on any Natura 2000 site.

In accordance with article 120(1)(a) of the Planning and Development Regulations 2001, as amended, the proposed development has been screened to determine whether an **Environmental Impact Assessment (EIA)** is required and it has been concluded that from the nature, size and location of the proposal, there will be no real likelihood of significant effects on the environment arising from the proposed development and that an **EIA** is not required.

Plans and particulars of the proposed development, including the Appropriate Assessment and Environmental Impact Assessment Screening Reports, will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from **Thursday 2<sup>nd</sup> February 2023 to Friday 3<sup>rd</sup> March 2023** inclusive at -

- **Tipperary County Council, Civic Offices, Thurles, Co. Tipperary.**
- **Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary.**

- **Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary.**

from 9:30 a.m. and 4.30 p.m., Monday to Friday (excluding weekends and Bank Holidays).

Details of the proposed development can also be viewed at [www.tipperarycoco.ie](http://www.tipperarycoco.ie)

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development will be situated, may be made

- Online at [www.tipperarycoco.ie](http://www.tipperarycoco.ie)
- In writing to Tipperary County Council, at Civic Offices, Emmet Street, Clonmel' Co. Tipperary, with the envelope to be marked '**Sinead Carr, Director of Services, Housing Section, – Part 8 Submission for Grove Street & The Crescent Housing**'

The latest time and date for receipt of hard copy submissions on the development is 4.30 pm on **Monday, March 20<sup>th</sup> 2023** and online submissions no later than midnight **Monday, March 20<sup>th</sup> 2023**

Any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

**Signed: Sinead Carr, Director of Services, Housing,  
Civic Offices, Clonmel, Co. Tipperary**

**Date: February 2<sup>nd</sup> 2023**