

# Submission Details

## Submitter

Name	Sean Fairbrother
Address	54 Grove Street Roscrea Co. Tipperary
Note	

RECEIVED: 29/03/2023

## In relation to application

Application Number	PT8TT3
Applicant Name	Tipperary County Council
Development Address	Grove Street & The Crescent Roscrea

## Ryan, Liam

**From:** [REDACTED]  
**Sent:** 22 February 2023 08:58  
**To:** Ryan, Liam  
**Subject:** [External] Fw: \_\_\_\_\_

**CAUTION FROM TIPPERARY COUNTY COUNCIL IT SECTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from the all new AOL app for iOS

On Wednesday, February 22, 2023, 8:48 AM, Ann Fallon [REDACTED] wrote:

To Liam Ryan:  
Senior Ex.Architect.  
Housing Dept,  
Tipperary Co.Council.

Dear Sir,

I am the owner of property at no.54 Grove St, Roscrea, comprising of front private parking, a house, and a large rear garden. I wish to raise some issues that will affect the value and privacy of my property.

In the event of the development proceeding 'without' the inclusion of my property, I expect the Council to respect and clearly define existing boundaries, using appropriate residential stone/faced materials as opposed to industrial or commercial coatings. Some serious concerns are:

My private parking and front of house parking must remain private and clearly divided from new development by appropriate stone finished wall.

The gable end of my house facing the crescent/adjoining the new development must be replastered and finished.

A new boundary wall must be put in place between my property and the new council development (I do not want my property to have open access to the councils new tenants) from front of Grove St (parking) to the end of development opposite the fire station

All demolition and construction damage to my property and adjoining buildings will be the responsibility of the Council to make good and repair to the highest standard. No doubt, the demolition and construction will cause upheaval and disturbance to the residents in my house.

All boundary walls facing my property must be finished in stone material, a fitting finish for a private residential area, and in keeping with stone walls in the backyard.

I must be kept current and fully updated of all Council Plans regarding demolition and construction timelines as this development will affect life on my home street, Grove St, Roscrea.

I am not sure if the Council are aware of the ongoing water infrastructure problems on Grove St, especially the overloaded sewer system; this development will make this already bad situation even more acute.

Relocation of any first floor windows overlooking onto my property including garden, yard, and house.

Old stone wall at the rear of the house must be retained or replaced as the demolition of old shed buildings on the new development will weaken my buildings as these walls support my downstairs bathroom and fuel shed.

Parking/traffic lights. This intersection is already treacherous to pedestrians and drivers, some redesigning is needed here.

I need to have these concerns addressed.

Yours faithfully,

Sean Fairbrother

Sent from Outlook for iOS

RECEIVED: 29/03/2023

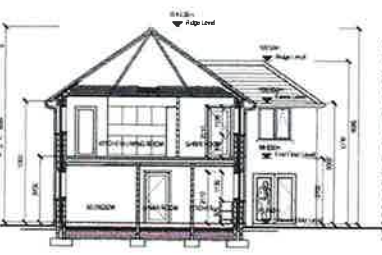


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

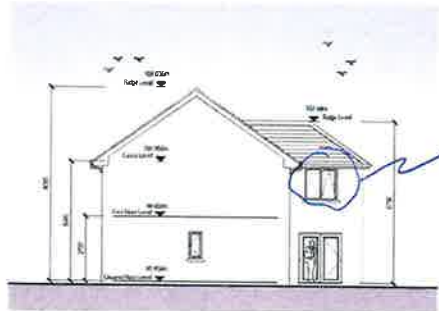
RELOCATE WINDOW



SECTION A-A



SOUTH-EAST ELEVATION

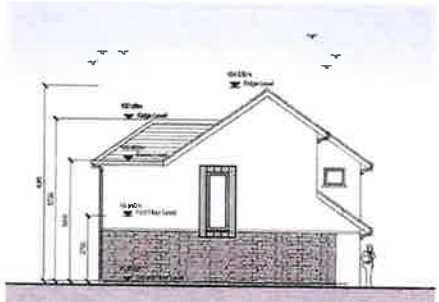


SOUTH-WEST ELEVATION

RELOCATE WINDOW



NORTH-WEST ELEVATION



NORTH-EAST ELEVATION

UNIT 8 - 1 BED 1 BATH (Apartment)		
	Proposed	Approved
Overall Area	45.3sqm	32.3sqm
Nett Lettable Area	35.0sqm	22.4sqm
Storage	3.0sqm	3.2sqm
Room	Size	Approved
Living	13.0m	23.4m
Bedroom / Dining	11.0m	11.4m
Bedroom 1	11.0m	11.4m
Private Open Space	3.0m	3.2m

UNIT 9 - 1 BED 1 BATH (Apartment)		
	Proposed	Approved
Overall Area	45.3sqm	32.3sqm
Nett Lettable Area	35.0sqm	22.4sqm
Storage	3.0sqm	3.2sqm
Room	Size	Approved
Living	13.0m	23.4m
Bedroom / Dining	11.0m	11.4m
Bedroom 1	11.0m	11.4m
Private Open Space	3.0m	3.2m

CJFA ARCHITECTS C.J. Falconer + Associates

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PART 8

TIPPERARY COUNTY COUNCIL

Local Housing Development at  
Cane Street, Roscrea, Co. Tipperary

Proposed 2 Storey - 1 Bed Apartment Units  
Units 8 & 9 The Crescent  
Plans, Section and Elevations

DATE: 2022/10/12 PL-202