



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: **Monaraheen, Twomileborris, Thurles, Co. Tipperary**

Description:

The development consists of the demolition of an existing defective 4-bedroom single storey dwelling and shed and the construction of a new 5-bedroom single storey dwelling in its place on a total existing site of 0.167 Ha. at Monaraheen, Twomileborris, Thurles, Co. Tipperary

Nature and extent of the proposed development is as follows:

The demolition of an existing defective 4-bedroom dwelling and shed and the construction of a new 5-bedroom single storey dwelling in its place including new kitchen, living room, store, wet room, entrance hall, five bedrooms and new drainage treatment unit, new footpaths, yard area, underground services, landscaping 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 2001 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 29th February 2024** to **Friday 29th March 2024** 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

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
- 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 Monaraheen, Twomileborris, Thurles, Co. Tipperary**'
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The latest time and date for receipt of hard copy submissions on the development is 4.30 pm on **Wednesday, April 17th 2024** and online submissions no later than midnight **April 27th 2024**

Any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanala 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 29th 2024