

Submission Details

Submitter

Name	Department of Housing Local Government and Heritage
Address	Development Applications Unit admin
Note	Department

In relation to application

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

RECEIVED: 23/03/2023



RECEIVED: 21/03/2023

Planning Ref: **Part 8 Grove Street**
(Please quote in all related correspondence)

20 March 2023

Director of Services – Planning
Tipperary County Council
Civic Offices
Nenagh
Co Tipperary
E45 TE81

Via email: planning@tipperarycoco.ie

Re: Notification under Article 28 (Part 4) or Article 82 (Part 8) of the Planning and Development Regulations, 2001, as amended.

Proposed Development: Tipperary County Council: Planning permission is being sought for a new social housing development of 9 housing units on a 0.09 hectare site at the junction of Grove St. and The Crescent, Roscrea, Co. Tipperary. The development will involve the demolition of a terrace of 3 no. existing derelict two storey buildings on Grove Street, and the construction of a terrace of 3 No. Two Bedroom, two storey, houses in their place. And the clearance of existing vegetation and trees on the in-fill site behind and the construction of 6 No. One Bedroom apartments, in two separate blocks, on The Crescent: Grove St. (R461) and The Crescent (N62) just north of the Main St. in Roscrea.

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I refer to correspondence received in connection with the above.

Outlined below are heritage-related observations/recommendations co-ordinated by the Development Applications Unit under the stated headings

Nature Conservation

The following observations are made in the context of this Department's role in relation to nature conservation, including as a prescribed authority under planning legislation. The observations are not exhaustive and are offered to assist the Council in meeting the nature conservation obligations that arise in respect of this proposed development, and the screening for appropriate assessment and the appropriate assessment, if necessary, which have yet to be carried out.



RECEIVED: 21/03/2023

The proposed development site is located approximately 4.2 km from the Slieve Bloom Mountains SPA (Site Code 004160). The site has bat roost potential.

The Department recommends the following;

1. Bats may be present in the derelict buildings and ivy covered trees. All bat species are protected by the Wildlife Acts of 1976-2010 and are listed on annex IV of the Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora). Therefore a bat survey should be carried out by a suitably qualified ecologist prior to a decision being made on planning. A copy of the survey report must be forwarded by the Council to the Department for comment before any decision is made on planning. If bat species are found to be roosting in the buildings a derogation license will need to be applied for from the National Parks and Wildlife Service of this Department.
2. The buildings on site also have high potential to be used as nest sites by swifts and other bird species. Swifts have declined in Ireland due to the loss of nesting sites in the crevices and roof spaces of old buildings due to renovations and are now amber listed (medium conservation concern). If demolition works are to be carried out during the bird nesting season (March 1st to August 31st) then the Council should consider getting a qualified ornithologist to undertake a survey to identify nest sites. If nests are identified, then works in proximity to nest sites should be postponed until the end of the breeding season. If the site is identified as a swift breeding site, then the new building should incorporate the provision of swift nest boxes into the design of the building under the supervision of a suitably qualified ornithologist. A caller may also be required under license from National Parks and Wildlife Service.
3. The clearance of vegetation, including within any buildings, in preparation for works should take place outside of the bird-nesting season March 1st to August 31st.

You are requested to send further communications to the Development Applications Unit (DAU) at manager.dau@npws.gov.ie, or to the address below.

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Diarmuid Buttimer
Development Applications Unit
Administration