

Extract from Minutes of April Pleanary meeting

Item 5.3

Local Authority own development at Grove Street/The Crescent, Roscrea

The Chief Executive report as circulated with the Agenda, noted that the development consists of the construction of a new social housing development of 9 No. dwellings on a 0.09hectare development site at Grove Street & The Crescent, Roscrea, Co. Tipperary.

The development includes 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 development will also include revised footpaths, underground services, attenuation area, car parking spaces, boundary treatments, bin storage, landscaping, open spaces and all associated site works. The site is located on the junction of Grove St. (R461) and The Crescent (N62) just north of the Main St. in Roscrea. Plans and particulars of the proposed development were available for inspection and purchase from Thursday 02.02.2023 to Friday 03/03/2023. 2 no submissions were received during the public consultation period.

The proposed development was considered acceptable in principle. The proposal conforms with the land use zoning objectives for Roscrea's town centre area and will result in the revitalisation of this site area of the town. The Planning Authority are satisfied that the proposals are consistent with the proper planning and sustainable development of the area. Therefore, it was recommended that the proposed development should proceed subject to modifications outlined in the report.

It was proposed by Cllr M. Smith, seconded by Cllr S. Lee and agreed

“That the development as proposed in the Chief Executive's Report be proceeded with subject to the recommended requirements and conditions.”

Cllr MI Smith welcomed the development and the vision of Tipperary County Council to purchase the site. The proposal would result in the removal of derelict buildings and their replacement with dwellings that would significantly contribute to the streetscape of the town centre. It was noted that Uisce Eireann would be carrying out works that would resolve storm water issues in the area.