



**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)**

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:

**Description:** The development consists of the construction of a new social housing development of 9 dwellings on a 0.12 hectare development site at Grove St., Roscrea, Tipperary.

Location	Nature and Extent of Proposed Development
Grove St., Roscrea, Co. Tipperary	The demolition of a terrace of 3 No. existing two storey buildings, clearance of vegetation and the construction of 9 no. new dwelling houses comprising 3 No. two bedroom, two storey terraced houses, and 6 No. one bedroom apartments contained in a terrace of 3 two storey units, roads, footpaths, underground services, car parking, boundary treatments, landscaping, open spaces and all associated site works.

The development has been the subject of an Appropriate Assessment 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 Planning Authority has carried out a preliminary examination nature, size and location of the proposal, and has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development, and an EIA is not required.

Plans and particulars of the proposed development, including the A.A. and EIA Screening Reports, will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from **Thursday 28h October 2021 to Friday 26th November 2021** 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) by appointment only. To make an appointment please contact 0761 06 5000 or email [customerservices@tipperarycoco.ie](mailto:customerservices@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 in writing and addressed to Sinead Carr, Director of Services, Housing, Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary, the outer envelope to be marked '**Private and Confidential – Part 8 Submission Housing Section**' and submission to indicate '**Part 8 in respect of proposed development at Grove St., Roscrea**' to be received no later than **4.30 pm on Monday, December 13th 2021**.

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: October 28th 2021