



**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:

**Location: Garryshane, Donohill, Co. Tipperary**

**Description:**

The development consists of the construction of a new social housing development of 8 dwellings on a 0.27 hectare development site at Donohill, Co. Tipperary.

**Nature and extent of the proposed development is as follows:**

The construction of 8 No. new dwelling houses comprising 7 No. Three Bedroom, two storey houses 1 No. Three Bedroom, single storey house, roads, footpaths, underground services, drainage systems, car parking, boundary treatments, and all associated site works. The new houses are an in-fill development in the existing Cuil Greine estate and will be accessed off the existing estate road and connect to the existing services.

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 at: -

- Tipperary County Council, Civic Offices, Tipperary Town, Co. Tipperary.
- Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary.
- Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary.

between 9:30 a.m. and 4.30 p.m., Monday to Friday from **Thursday 6th August 2020 to Friday 4th September 2020** on all days the Offices of Tipperary County Council are open to the public within this period.

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 Donohill**' to be received no later than **4.30 pm on Monday, September 21st 2020**.

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: August 6th 2020**