



**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 Part 8 of the Planning and Development Regulations 2001, as amended, Tipperary County Council hereby gives notice that it intends to carry out the following development:

Description: The conversion of the ground floor and first floor of the Craft Granary building from a retail space into a Public Library

Nature and extent of the proposed development is as follows:

Location	Nature and Extent of Proposed Development
Craft Granary, Church Street, Cahir, County Tipperary E21 TE26	The development will consist of: (a) The Change of Use of the Ground Floor and First Floor of the existing building from Retail to a Library. (b) Alterations to the existing entrance and external signage. (c) Alterations to internal layout of the Ground Floor and First Floor. The Craft Granary is a protected structure (RPS reference S248a and S248b) and the proposals would materially affect the character of same. The site is within an Architectural Conservation Area and the proposals would materially affect the character of the area concerned.

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 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.

And

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 of 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 AA and EIA Screening Reports, will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at: -

Library Service, Tipperary County Council, Civic Offices, Nenagh & Clonmel from 9.30 am – 4.30 pm Monday to Friday and Cahir Library, The Square, Cahir, Co. Tipperary from 11am – 2pm on Tuesdays and from 10am – 2pm on Fridays for a period of 6 weeks beginning 11th of December 2020 to 21st January, 2021 (excluding bank holidays).

Details of the proposed development are also available online 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 in writing to Damien Dullaghan, County Librarian, Tipperary County Council Library Service, Castle Avenue, Thurles, Co. Tipperary, E41 KA44: no later than **4.30 pm on 4th February 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: Karl Cashen, Director of Services