



Comhairle Contae Thiobraid Árann
Tipperary County Council

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 proposes to carry out the following development in accordance with Part 8 of the Planning and Development Regulations 2001, as amended, for the following works in Cahir, Co Tipperary:

Description: Provision of a new carpark and associated siteworks

Location: The proposed development will be carried out on properties in Church Street, Cahir and Old Church Street, Cahir, Co. Tipperary, Eircodes E21 WK44 and E21 WD89 and adjacent lands in the townland of Townparks, Cahir, Co. Tipperary.

Nature and Extent of Proposed Development

- I. The demolition of an existing structure (the former Castle Court Hotel), associated outbuildings and boundary walls.
- II. Demolition and reconfiguration works to outbuildings to the rear of the Market House Building (Protected Structure S241).
- III. The construction of a new carpark, access road and junction onto Church Street including all site accommodation works. Vehicular and pedestrian access is to be provided off Church Street with a provision provided for an additional future pedestrian link through the adjacent Market House Building site onto Old Church Street.
- IV. The carpark will comprise of 91 spaces in total including 86 no. car parking spaces (including 3 no. disabled spaces and 4 no. Electric parking spaces), 3 no. standard bus and 2 no. minibus parking spaces and bicycle parking facilities.
- V. The provision of 2 no. twin electric charging points to accommodate 4 no. electric car charging spaces onsite.
- VI. All ancillary site works including retaining walls, bicycle parking, public lighting, bollards, landscaping, surface water drainage, connections to public services, signage, etc.
- VII. The provision of electric parking capacity signage at the main entrance to the carpark.
- VIII. Alterations to Church Street, including the provision of a raised table section of carriageway, provision of paved pedestrian areas and the relocation / removal of street furniture, road markings and street parking and all associated siteworks.

The proposed development is located within Cahir Town Architectural Conservation Area and is located adjacent to Protected Structure No. S241 and S246.

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.

An Environmental Impact Assessment (EIA) screening determination has been made under the EIA Directive 2014/52/EU, and the Planning Authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development. Any person may, within 4 weeks from the date of the 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 and an EIA is not required.

Plans and particulars of the proposed development, 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, Emmet Street., Clonmel, Co. Tipperary, E91N512**
- **Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary, E45 A099**
- **Tipperary-Cahir-Cashel Municipal District Offices, Rosanna Road, Tipperary Town, Co. Tipperary, E34 WD51**

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 from the 30th of September to the 3rd of November 2021.

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 and addressed to **Pat Slattery, Director of Services, Tipperary-Cahir-Cashel Municipal District, Rosanna Road, Tipperary Town, Co. Tipperary**, should be clearly marked 'Part 8 in respect of proposed Cahir Carpark' no later than 4.30 pm on Thursday 18th of November, 2021.

**Signed: Pat Slattery,
Director of Services
Tipperary-Cashel-Cahir Municipal District, Rosanna Road,
Tipperary Town, Co. Tipperary,**