Comhairle Chontae Uíbh Fhailí
Offaly County Council

Áras an Chontae, Charleville Road, Tullamore, Co. Offaly, R35 F893.
T. 057 934 6800 | **E.** customerservices@offalycoco.ie | **W.** offaly.ie

AN tACHT UM PLEANÁIL AGUS FORBAIRT, 2000, ARNA LEASÚ (ALT 179)

CUID 8 DE NA RIALACHÁIN UM PLEANÁIL & FORBAIRT, 2001 (ARNA LEASÚ)

Tugtar fógra leis seo go bhfuil sé beartaithe ag Comhairle Contae Uíbh Fhailí forbairt a dhéanamh ar Chlochar Naomh Seosamh, An Phríomhshráid, An Féar Bán, Co. Uíbh Fhailí:

Is éard atá sa fhorbairt ná:

Athfhorbairt Chlochar Naomh Seosamh, foirgnimh agus tailte coimhdeacha chun spás ilchuspóireach pobail/fiontair/foghlama a chruthú. Cuimsíonn an fhorbairt athchóiriú ar fhoirgneamh an chlochair agus ar an halla tionóil; tógáil síneadh nua dhá stór le staighre/ardaitheoir trí stór inrochtana nua chuig foirgneamh an chlochair atá ann cheana féin; scartáil struchtúr réamhdhéanta, foirgneamh lasmuigh dhá stór, seomraí ranga fráma tairseach coincréite agus foirgnimh stórála; siúlóid líneach abhann a chruthú; bealach isteach nua d'fheithiclí ó Bhóthar Bhéal Átha Chomair, carrchlós agus na hoibreacha suímh go léir a bhaineann leis.

Tá Tuarascáil Scagthástála EIA ullmhaithe ag Comhairle Contae Uíbh Fhailí de réir cheanglais na Rialachán um Pleanáil agus Forbairt, 2001 (arna leasú). Ar bhonn na Tuarascála Scagtha seo, tá cinneadh déanta ag Comhairle Contae Uíbh Fhailí nach bhfuil aon dóchúlacht ann go mbeidh éifeachtaí suntasacha ar an gcomhshaol. Dá réir sin, socraíodh nach bhfuil EIA ag teastáil maidir leis an bhforbairt bheartaithe seo.

Is féidir le duine ar bith, laistigh de 4 (ceithre) seachtaine ó **thús Dé Chéadaoin 14ú Bealtaine 2025,** iarratas a dhéanamh chuig an mBord Pleanála ar chinneadh scagthástála maidir le cibé an mbeadh tionchar suntasach ag an bhforbairt bheartaithe seo ar an gcomhshaol nó nach mbeadh.

Bhí an fhorbairt faoi réir ag scagadh Measúnaithe Chuí de réir Threoir an AE maidir le Gnáthóga agus an tAcht um Pleanáil agus Forbairt, 2000 (arna leasú). Tháinig an Scagadh Measúnaithe Cuí ar an gconclúid nach dócha go mbeadh éifeachtaí suntasacha ag an bhforbairt atá beartaithe ar aon láithreán Eorpach.

Ar feadh tréimhse **4 (ceithre) seachtaine ag tosú Dé Chéadaoin 14ú Bealtaine 2025,** beidh pleananna agus sonraí na forbartha beartaithe ar fáil lena n-iniúchadh nó lena gceannach ar tháille nach mó ná an costas réasúnach a bhaineann le cóip a dhéanamh le linn gnáthuaireanta oscailte poiblí, ag na háiteanna seo a leanas:

- **Ceantar Bardasach Bhiorra, Oifigí Cathartha Bhiorra, Bóthar Wilmer, Páirceanna an Bhaile, Biorra, Co. Uíbh Fhailí, R42 X271**
- **Leabharlann an Fhéir Bháin, An Phríomhshráid Íochtarach, An Féar Bán, Co. Uíbh Fhailí, R42 WF59**
- **Comhairle Contae Uíbh Fhailí, Áras an Chontae, Bóthar Bhaile an Bhóthair, Tulach Mhór, Co. Uíbh Fhailí, R35 F893**

Is féidir líníochtaí agus sonraí na forbartha atá beartaithe a fheiceáil ar líne freisin ag: www.offaly.ie/c/public-consultation/

Ar feadh tréimhse **6 (sé) seachtaine, ag tosú Dé Chéadaoin 14ú Bealtaine 2025,** féadfar aighneachtaí nó tuairimí maidir leis an bhforbairt bheartaithe, ag déileáil le pleanáil chuí agus forbairt inbhuanaithe an cheantair ina mbeadh an fhorbairt suite, a dhéanamh i scríbhinn chuig: **An Rannóg Athnuachana, Comhairle Contae Uíbh Fhailí, Áras an Chontae, Bóthar Bhaile an Bhóthair, Tulach Mhór, Co. Uíbh Fhailí** nó trí ríomhphost chuig: part8ferbaneconvent@offalycoco.ie

Is é an dáta deiridh le haghaidh aighneachtaí nó tuairimí ná **Dé Déardaoin 26ú Meitheamh 2025 ag 12:00 i.n.**

Ba cheart an ceannteideal seo a leanas a bheith ar na haighneachtaí **"Cuid 8 – Clochar Naomh Seosamh, An Fear Bán".**

Mr. Andrew Murray,
Stiúrthóir Seirbhísí,
Comhairle Contae Uíbh Fhailí.

14ú Bealtaine 2025.

PLANNING & DEVELOPMENT ACT 2000, AS AMENDED (SECTION 179)

PART 8 OF THE PLANNING & DEVELOPMENT REGULATIONS 2001 (AS AMENDED)

Notice is hereby given that Offaly County Council, proposes to carry out development, at St. Joseph's Convent, Main Street, Ferbane, Co. Offaly:

The development consists of:

The redevelopment of St. Joseph's Convent, ancillary buildings and grounds to incorporate a multi-purpose community/enterprise/learning space. The development consists of the refurbishment of the convent building and assembly hall; the construction of a new two-storey extension with a new accessible three-storey staircase/lift to the existing convent building; the demolition of a prefabricated structure, two-storey outbuilding, concrete portal frame classrooms and storage buildings; creation of a linear River walk amenity; a new vehicular access from the Ballycumber Road, parking provision and all associated site works.

Offaly County Council has prepared an EIA Screening Report in accordance with the requirements of the Planning and Development Regulations 2001 (as amended). On the basis of this Screening Report, Offaly County Council has determined that there is no real likelihood of significant effects on the environment. Accordingly, it has been determined that EIA is not required in respect of this proposed development.

Any person may within **4 (four) weeks from beginning on Wednesday 14th May 2025,** apply to An Bord Pleanála for a screening determination as to whether this proposed development would be likely to have significant effects on the environment.

The development has been the subject of an Appropriate Assessment screening in accordance with the EU Habitats Directive and the Planning and Development Act 2000 as amended. The Appropriate Assessment Screening concluded that the proposed development would not be likely to give rise to significant effects on any European site.

For a period of **4 (four) weeks beginning on Wednesday 14th May 2025,** 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 during normal public opening hours, at the offices of:

- **Birr Municipal District, Birr Civic Offices, Wilmer Rd, Townparks, Birr, Co. Offaly, R42 X271**
- **Ferbane Library, Lower Main Street, Ferbane, Co. Offaly, R42 WF59**
- **Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, Co. Offaly, R35 F893**

The drawings and particulars of the proposed development are also available to view online at: www.offaly.ie/c/public-consultation/

For a period of **6 (six) weeks, beginning on Wednesday 14th May 2025,** submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated may be made in writing to: **Regeneration Section, Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, Co. Offaly** or by email to part8ferbaneconvent@offalycoco.ie

Closing date for submissions or observations is **Thursday 26th June 2025 at 12:00 p.m.**

Submissions should be headed **"Part 8 – St. Joseph's Convent, Ferbane".**

Mr. Andrew Murray,
Director of Services,
Offaly County Council.

14th May 2025.

Midland/Tullamore Tribune 26x7 (231.5mm)
Offaly Independent 26x5 (211mm)
AC