

Existing Condition Photos – Grove Street, Roscrea, Co. Tipperary

Supplementary photographic information to explain how this application qualifies under; Regulation 54(2) of the European Communities (Birds and Natural Habitats) Regulations:

“(c) In the interests of public health and public safety, or for other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment”



Photo 1: Front view (public footpath directly underneath, roof sagging, roof tiles slipping, vegetation growing within soffit, gutters removed previously for safety)

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Photos 2: Side view (development is at a main junction along the N62. New build to be separated from neighbouring house, to be offset further back from the public footpath which will provide a safety buffer between the public road and footpath and better visibility at the traffic junction). New building will be further away from existing overhead ESB cables).

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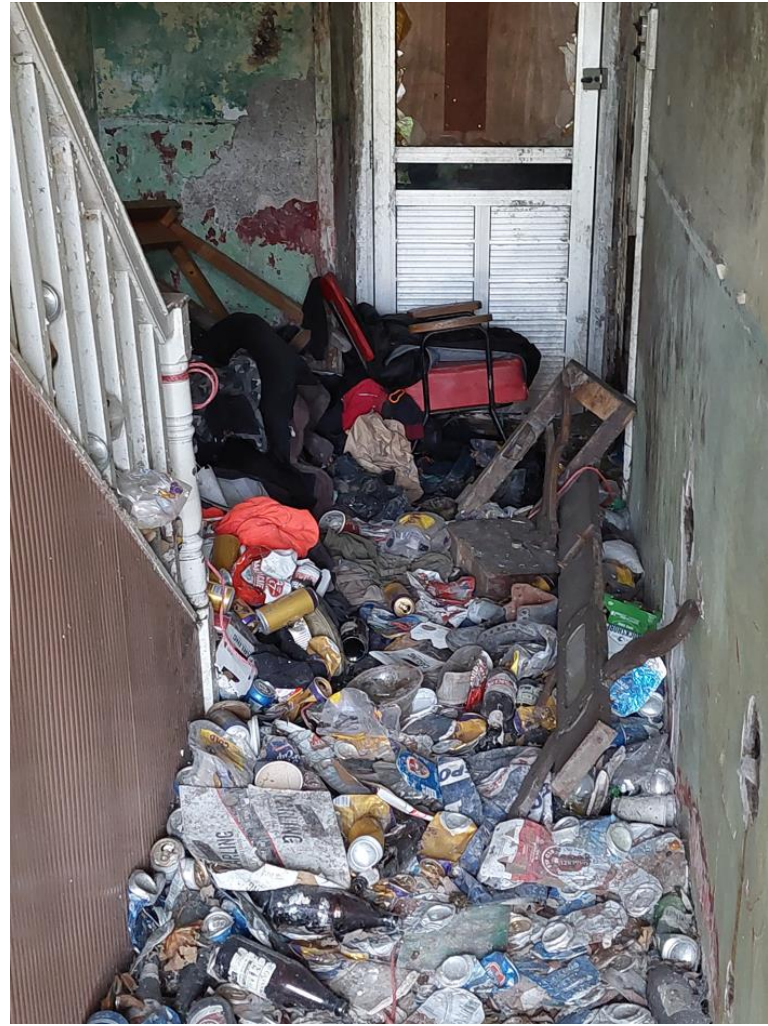
Photo 3: Rear view (roof is sagging, rotting and will eventually collapse. Roof tiles currently slipping off roof. This structure is joined with an inhabited private house which will be affected the more this building deteriorates over time).

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Photo's 4: Parts of this building has been used by squatters, rough sleepers and is an area known for anti-social behaviour, drug and drink taking.

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Photo's 5: Building known for anti-social behaviour, drug and drink use.

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Photo's 6: View looking from ground floor up to first floor and roof (first floor joists and floors have rotten through and collapsed, roof structure rotting and collapsing in places. Not possible to safely access the first floor).

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Photo 6: View of rear room (vegetation taken over, roof collapsed, rubbish thrown into area)



Photo 7: Stair access to first floor (steps rotten and collapsed)

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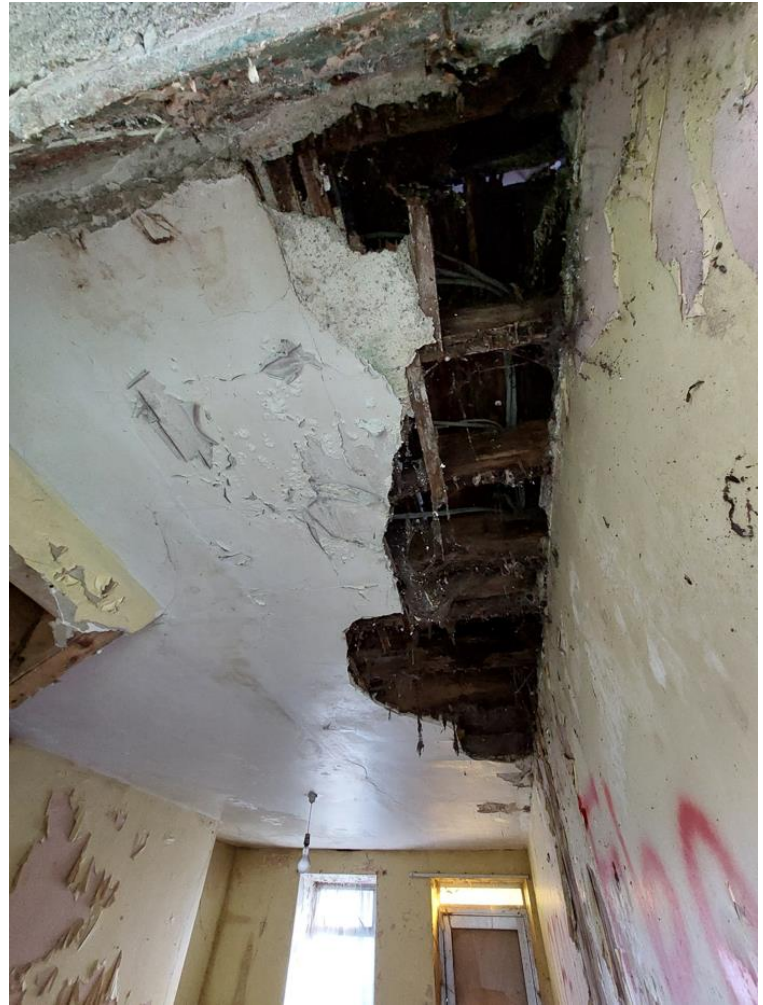


Photo 8: View from ground floor looking up (ceiling collapsing, first floor joists rotting)

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Photo 9: View of rear rooms (roof and first floor joists previously collapsed and removed).

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Photo 10: View from Ground floor looking up (first floor joists rotting and collapsed, roof structure rotting and collapsed in places. Not safe to access first floor. Area used for anti-social activity).

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