

APPLICATION FOR DEROGATION LICENCE IN RELATION TO PROPOSED HOUSING DEVELOPMENT AT TUBBERCURRY, CO. SLIGO

From NPWS (12/01/26) *“The applicant has selected IROPI as the reason for the derogation. However, more detail and clarity should be provided in the accompanying report as to how the proposed works fall into IROPP”.*

Response –

Test 1 – Reason for the Derogation

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

Currently, there is a severe housing shortage throughout Ireland. The large dwelling house on site has been derelict for several years. It is no longer in a habitable condition. It would be very expensive to retrofit the building to bring it in line with modern standards. The stone granary at the rear of the house has not been in use for many years and no repair works have been conducted. If left as it is, the roof of the building will continue to deteriorate and in time it will become unsuitable for roosting bats.

This development will provide 15 much-needed new homes in Tubbercurry, Co. Sligo. This development is in the public interest. The development will include an element of social housing as follows - Two No. 1 Bedroom bungalow houses (house No 07 & 08) and 1 No 2 Bedroom house (House No 11) to meet part V requirements. The bungalow houses are provided for elderly people and people with disabilities.

The current waiting list for houses in Co. Sligo stands at approximately 1,500 households.

The conservation status of the Brown long-eared bats and Soprano pipistrelle bats on site will not be negatively impacted. Bats on site will be accommodated in a new purpose-built bat house (drawings provided). Additional surveys will be conducted to assess the colonisation of the new bat house by bats.

(3-31) Firstly, only public interests, promoted by either public or private bodies, can be balanced against the conservation aims of the Directive. Thus, projects that are entirely in the interest of companies or individuals are not typically considered as being in the public interest.

(3-32) Secondly, the overriding nature of this public interest must be underlined. It is reasonable to assume that in most cases, the public interest is likely to be overriding only if it is a long-term interest. Short term interests that only yield short-term benefits would not be sufficient to outweigh the long-term interest of species conservation - ie it supports economic or social development – including housing.

