



Ref: 21-092

Project Proposed Housing at Springfort, Nenagh, Co. Tipperary

Date: 14<sup>th</sup> March 2023

Re; DESIGN STATEMENT

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### Site Location

The subject site is located in an unfinished estate identified as Springfort Meadows, which is located 2km west of Nenagh town centre. The site is identified as 'Plot D' in previous planning documentation for the wider site. The site extends to approximately 0.38ha. Within this estate, the site is bounded to the east, south, and west by roads within the Springfort Meadows estate. To the north, the site is bounded by the rear gardens of two-storey houses. This boundary is made up of a 2.2m high wall which is capped but not plastered. The site is currently overgrown on the western end, but some attempts have been made to keep the grass in order at the eastern end.

### Site Zoning and Policy

Within the extant Nenagh Town and Environs Development Plan 2013-2019 (as varied) the site is zoned as Existing Residential, the development objective of which is to protect and enhance residential areas. The Development Plan indicates that the application site is located within the 'Urban Fringe' area where the recommended density is 20-25 units per hectare.

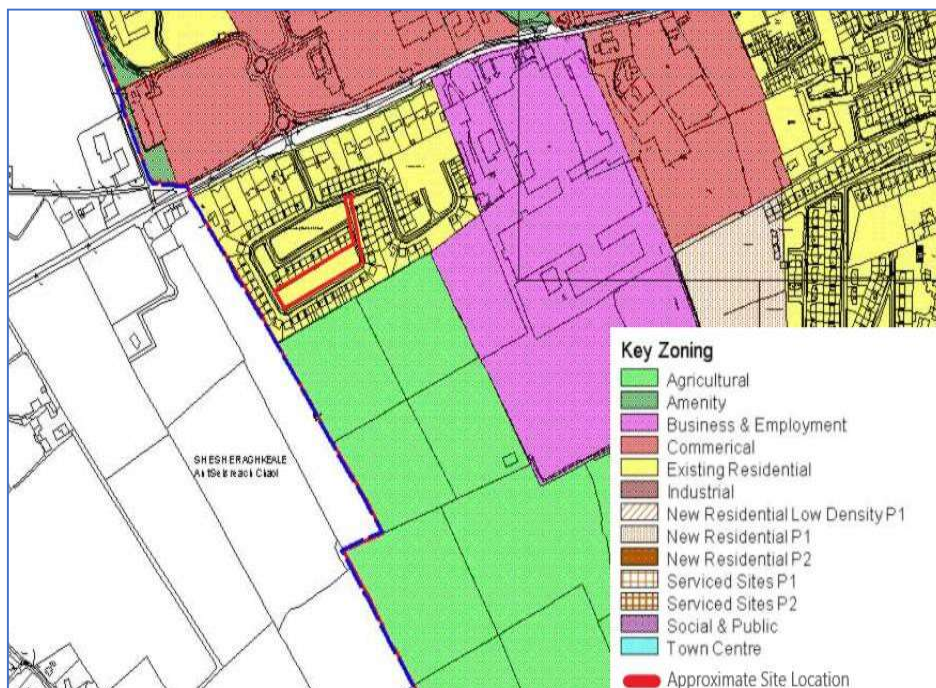


Figure 2: Site Location and zoning map for the proposed development. Source: Nenagh Town & Environs Development Plan 2013-2019

## Site Zoning and Policy cont...

The key policies of the Nenagh and Environs Development Plan 2013-2019 (as varied) are considered to be:

- New Development/design
- Infill Development

The following objectives of the Development Plan are relevant regarding the proposed development application.

**Strategic Objective 2:** *“To ensure balanced spatial residential growth in Nenagh, whereby residential developments create communities, which have access to key social, educational and community facilities”.*

**Strategic Objective 3:** *“To ensure that future residential developments are designed and developed in a manner which achieves communities and neighbourhoods which are sustainable, attractive, safe and harmonious places to live in”.*

There are a number of guidelines to be met with regard to infill development. These are:

- Site density, coverage and open space will be considered on a site specific basis to permit development to integrate with the existing adjoining development. The development management standards set out in Section 9.2 may be relaxed depending on the site specific circumstances. These standards include guidelines for development of residential estates. Here, it is also stated that residential density will be assessed on a case by case basis, having regard to the Sustainable Residential Development in Urban Areas, 2008.
- Schemes with more than 5 dwellings will require the accompaniment of a design statement where a number of design features will have to be taken into account.
- Design, height, scale, materials and finishes should be compatible with existing adjacent properties.
- Boundary treatment should ensure an effective screen between proposed and existing development. In general, the Councils' will require a separation distance of 22m between first floor rear opposing windows. The Councils' may consider accepting a reduced standard subject to innovative design measures for window design, orientation of building and habitable spaces.
- Private open space should provide for bin and fuel storage areas. Private open space shall also be designed for maximum privacy and orientated for maximum sunshine and shelter.
- Regarding public open space, the Council's require that a development proposing four or more dwellings incorporates a minimum of 15% of the gross site area as usable public open space.
- Car parking provisions shall be in accordance with standards outlined in this chapter. This includes 1 space per dwelling unit where the dwelling has up to 3-bedrooms, 2 spaces per unit are required where the dwelling unit has 4-bedrooms or more.

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## Planning History

As noted earlier the site forms part of the wider Springfort Meadows residential estate and as such has a lengthy planning history. This planning history for Plot D can be summarised as follows:

- Ref. 18/601348 Permission granted on 10<sup>th</sup> January 2019 for construction of 22 houses. 10 of these homes were proposed for Plot D which comprised of 2no. single-storey, semi-detached houses at the western end, and then 8 no. detached houses on the remainder of the site. On appeal to An Bord Pleanála (PL 303620-19) by two Third Parties, the 8 detached houses were omitted from the grant of permission given by the Bord.
- Ref. 14/600503: Permission refused on 12th March 2015, to extend permission ref. 09/520029.
- Ref. 09/520029: Permission granted on 14th December 2009, to construct 27 houses within the Springfort Meadows estate – 11 of which were within Plot D. These 11 units consisted of 8 no. two-storey semi-detached dwellings in 4 terraces, and 3 no. two-storey detached dwellings.
- Ref. N32/3000: Permission granted by Nenagh Town Council for housing development of 131 houses. Following an appeal to An Bord Pleanála (PL 74.131281) by a Third Party, permission was granted on 22nd January 2004.

## Proposed Development

The proposed development currently being considered includes development of Phase 2/Plot D which is for 18 dwelling units in 6 terraces. Each terrace is made up of 2 & 3 bed units, with a single 4bed unit on the west end gable of the site.

The principle of residential development on this site is considered to be accepted and established by way of the previous grants of planning permission on the site (as referred to above at Planning History). In addition, the site remains zoned for residential development in the extant Development Plan.

The terraces are 2-storey, with a mix of 10 x 3 bed units , 7 x 2 bed units and 1no x 4 bed unit. The terraces are each separated by four metres provide access to rear gardens .

The rear private gardens for the units are 11m in depth with car parking for 1 or 2no. cars to located to the front of each proposed dwelling.

The proposed houses will make no alteration to the road layout in the estate, and the existing road layout will be used to access the main road.



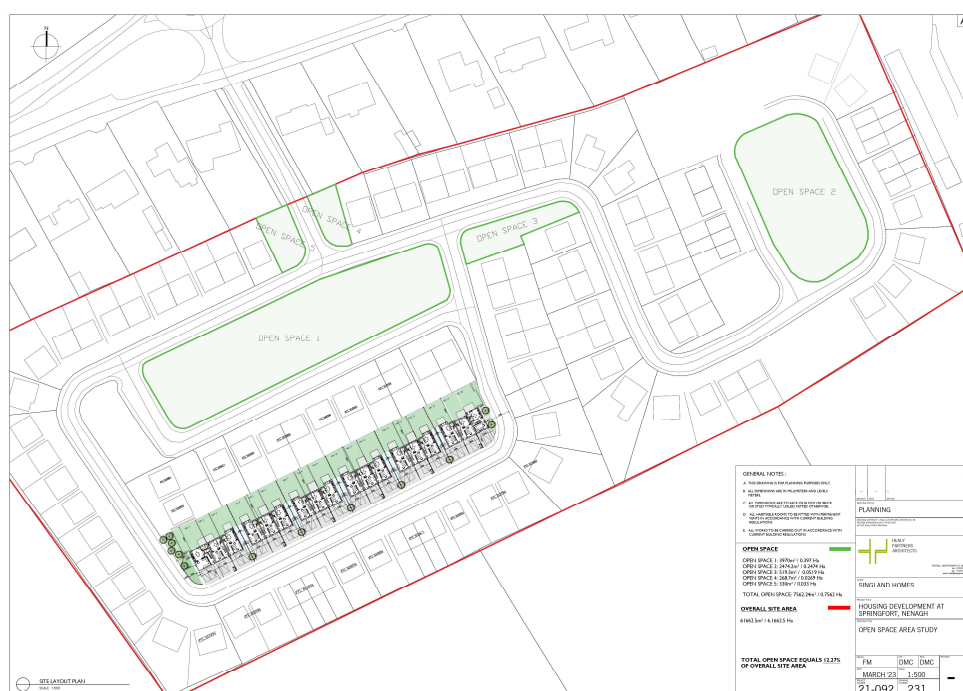


There is a wide mix of house types across the estate and therefore it is held that the proposed units would respect the form and scale of the wider estate. These include two-storey semi-detached dwellings, two-storey detached dwellings, and two-storey semi-detached dwellings with a single storey element. These dwellings generally vary between 3 and 4-bedrooms which accommodates with different family types. This is also in line with the development management standards of the plan. Furthermore, with the sensitive use of materials and finishes, the proposed units would be considered to respect the character of the existing estate and would ultimately be absorbed into their surroundings.

Given that houses are expected to be of a similar scale to surrounding dwellings, it is considered that the proposed houses would respect the form and scale of the dwellings in the existing estate. The new houses will integrate with existing houses in terms of height, scale and finish.

As previous appeals (PL 310265-21) have claimed that the approach to bin storage at the front of units is not in keeping with the existing layout, Bins on the end of terrace unit will be accommodate at the side or rear of the houses . The mid terrace units will be provided with bin storage in accordance with the Urban Design Manual .

## OPEN SPACE



In a previous appeal to An Bord Pleanála (PL303620-19), the Inspectors findings were aligned with the Planners Report from the Local Authority ref no. 18/601348 where it was considered that the already existing two larger areas and three smaller areas of public open space was considered to be satisfactory and did not request the provision of extra space, stating that these areas were already taken into consideration when the open space layout of the overall site was planned. It is expected that this approach will be continued in terms of public open space. Furthermore, all proposed house types have the minimum private open space requirements to the rear of the dwellings .

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## Site Layout

The existing houses are laid out with 'open' front boundaries with private car parking, and private rear gardens. The public open space is located centrally in existing two larger areas and three smaller areas of public open space was considered to be satisfactory in previous applications. It is intended to use existing roadways, pathways and site services.

## CAR PARKING ,

Provision for 2 no. car parking spaces per 3 & 4 bed unit & 1 space per 2 bed units are proposed and located to the front of the dwellings . This would be in keeping with the existing pattern of development for car parking within the wider estate. On this basis, the car parking arrangement proposed would be in accordance with the Parking Standards of the Development Plan.



## HOUSE ORIENTATION

It is noted in considering planning application ref: 18/601348 the Inspector was not supportive of the east-west orientation of the majority of the buildings on this site. Accordingly the orientation has been changed and the revised proposals subject application are orientated north-south and reflecting the competent authority requirements .

## HOUSE TYPES

The existing estate is made up of a mixture of two storey Semi-Detached and Detached dwelling with a single storey element to the side. The houses generally have a pitched roof, with some with a dormer style 1<sup>st</sup> floor. The finishes are predominately a red/brown brick, a painted render with a brown flat roof tile. The window are generally a 'white' UPVC with some house with 'brown' UPVC windows.

The proposed new houses seek to respect the form, scale and materials of the existing houses and the layout considers the building line, building heights and roof pitches of the adjacent properties.



The house plans are developed around maximising daylight and flexibility in the floor plans. The living room at the front of the house connects with the kitchen/ dining room at the rear which overlook the garden. This will accommodate the various site orientations of the units proposed within the development. This house type has a similar massing to the existing houses with the main volume of the house expressed as a full two storey volume.





Elevations showing the complimenting relationship between the existing and proposed dwellings.

### Finishes

The proposed external material will complement the existing houses, but with subtle contrasts.

To avoid mismatching of bricks due to the passage of time since the existing houses were constructed, a render finish is proposed, which will be in an 'off white' colour. A dark flat roof tile is proposed and the windows frames will also be darker in colour.

### PRE PLANNING MEETING

A pre planning meeting was held on the 14<sup>th</sup> July 2021 with Carmel Daly and Marie Ryan in attendance.

To conclude, given that Nenagh is identified as a key town in the RSES, the increasing population in the County which is expected to reach 6 million people by 2040, as well as having regard for the zoning of the site for residential development within the Nenagh Town and Environs Development Plan 2013-2019 & County Development Plan 2022-2028. Respectfully, it is considered that the proposed development would be considered to be in accordance with planning policy.

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