



Comhairle Contae Thiobraid Árann
Tipperary County Council

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Oifigi Cathartha,
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2360047

13/03/2023

Singland Homes Limited,
Donough McCrann
Healy Partners Architects
The Mill,
Glentworth Street,
Limerick
V94 F3X9

RE: PERMISSION for 18 no. 2 storey residential units, organised into 6 no. terraces, consisting of; 1 no. 4 bed dwelling, 10 no. 3 bed dwellings and 7 no. 2 bed dwellings; and all ancillary siteworks including car parking, site boundary, drainage and site services at Springfort Meadows, Nenagh, Co. Tipperary

A Chara,

With reference to the above application, I am to inform you that the information submitted is not adequate to enable a decision to be made.

In accordance with the provisions of Article 33 of the Planning and Development Regulations, 2001, as amended, you are hereby required to submit the additional information as set out on the attached Schedule.

Your application will not be further processed until confirmation of the above is received. A complete response should be submitted. Please note that the planning portal will now allow you to upload your response <https://planning.localgov.ie>

As a result of this Request, the appropriate period for making a decision on your application is now the period of 4 weeks from the date upon which you comply with this Request. Should you fail to comply with this Request, your planning application shall be declared withdrawn after a period of six months from date of this Request.

Please note that in accordance with the provisions of Article 35 of the Planning & Development Regulations 2001, as amended, you may be required to give notice in an approved newspaper and erect a new site notice following the submission of the further information or revised plans if it is considered that the information, evidence, revised drawings, plans or particulars received, as appropriate, contain significant additional data, including information in relation to effects on the environment. You will be informed of any requirements regarding publication of a newspaper notice following inspection of the information submitted. Your response in this regard will be required within a very short timeframe. The period for determining the application will run from the date of receipt by the Planning Authority of the revised notices.

Mise le meas,


For Director of Services

TIPPERARY COUNTY COUNCIL

REF: 23/60047

SCHEDULE OF FURTHER INFORMATION REQUIRED

1. The applicant is requested to provide details in relation to the quantum of public open space in the overall development. The applicant is advised of the requirement to provide 15% open space within residential development as per the Nenagh Town and Environs Development Plan 2013, as varied.
2. It is the policy of the Council to require that proposed residential developments of 5 units or more are accompanied by a detailed design statement. The applicant is requested to submit a design statement which shall present a coherent concept for the development, taking into account the existing housing development and the standards and guidance contained in Chapter 9 'Development Management and Design Standards' the Nenagh Town and Environs Development Plan 2013, as varied.