

Tipperary County Council
Report of NMD District Engineer

Planning Ref.:	2360047
Applicant:	Singland Homes Ltd
Application Type:	Permission
Development Address:	Springfort Meadows, Nenagh
Proposed Development:	18 no. 2 storey residential units, organized 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
Date of Site Visit:	16/02/23

Item	Detail	Comment
Road Schedule Reference	L5544-2 L5444	
Sightlines¹ & entrance arrangements²		Ok
Forward Stopping sight lines		OK
Surface Water		OK
Road Drainage³		OK
History of Flooding⁴	N/A	
Lighting⁵	n/a	OK

¹ As per County Development Plan Requirements

- Roads with 100 kph Speed Limits 215 m
- Regional Roads 160 m
- Local Roads Greater than 4.25m wide 90m
- Local Roads 4.25m or less and all local tertiary roads 70m

² 2.4 m setback for domestic rural access. 4.5m if shared, commercial or agricultural.

³ If in existence advise of measures required to retain/improve functionality.

⁴ Local knowledge that may not be reflected in CFRAM/OPW mapping

Footpaths	n/a	OK
Road/traffic Safety	n/a	OK
Car Parking⁶	n/a	
Truck Turning	n/a	
Other Issues –		

Recommendation

Nenagh MD Roads have reviewed this submission and would condition as follows;

As the Condition of the existing estate roads is rated a 10 on the PSCI there is a requirement to reinstate the existing estate roads to lane width in accordance with submitted road construction details where excavations are required to facilitate service / utility connection in footpaths and roads.

Existing estate roads between 23-31 to be completed in accordance with submitted road construction details.



Paul Keane, CEng MIEI
Area Engineer

Date: 16/02/2023

⁵ Impact on existing or requirement for additional

⁶ As per relevant Development Plan standards.