

Submission Details

Submitter

Name	Katarzyna Artur Aksamit
Address	11 Springfort Meadows Co.Tipperary Nenagh E45NT73
Note	<p>To: Planning Section From : Katarzyna & Artur Aksamit Tipperary County Council Springfort Meadows Co. Tipperary, Nenagh E45 NT73 Re: Planning Reference 2360047 Dear Sir /Madame We wish to strongly object to the above planning as it is no compliance with the proper planning and sustainable development of the area. Points of objections: Housing Mix The developer of this planning application has already received permission to construct 19 houses in other parts of the estate. This permission has the reference 201453 on the Council website. We now know that the Council has bought these houses from the developer as a turnkey project per the Social Housing Construction Status Report Q2 2022 page 185. We asked an architect to look at the house plans for both the approved 19 houses and the proposed 18 houses. He told us that the layouts for both schemes are aimed towards the requirements of social houses. The main giveaway being that there are no en-suites in any of the houses. Our architect told us that the government will not build en-suites into houses. The last development, other than Springfort Meadows, that we can see on the Council website where Singland Homes received planning permission from Tipperary County Council was to construct 14 houses in Newport. This has the reference 20573 on the Council website. These houses appear to be for a private estate and all of the houses include en-suites. The site layout drawing (201) in the approved 201453 application showed the location of the 19 houses, but also pointed to the site of this application as "Phase 2". It looks to us that the developer was waiting to see if he could sell the first 19 houses before deciding whether he would develop "Phase 2". The Council then bought the houses off the plans, and we believe it is obvious that the 18 houses proposed under this application have been designed to be attractive to Tipperary County Council, and that the developer intends to sell these to the Council. We would not be surprised if the deal is already in place. We have reviewed the Planning Act and the Planning Regulations. Our understanding is that when a developer receives permission for private houses, he has to give 10% of the houses as social houses and 10% as affordable houses. There are currently 102 houses in Springfort Meadows. The 19 houses already granted permission will bring this number to 121. If this application is granted the number of houses will be 139, increasing the size of the estate by over a third. We know the first 19 houses are for the Council and it is fairly obvious that the 18 houses in "Phase 2" are for the Council too. The 19 houses already approved will account for 16% of the houses in the estate once they are built. We believe it is likely that the Council own a number of houses in the estate already and probably are renting others. We have asked for this information from the Council but have not received an answer yet. If these houses are granted permission, it is likely that the Council will own at least 37 out of 139 houses in the estate. This will be 27% of the houses in the estate. Attempts have been made over the last few years to develop the Stereame site, which is literally across the road from Springfort Meadows. We found the proposals to develop Stereame on the national "eTenders" website. The Stereame site can hold over 100 houses and the only mention of social housing is that Part V obligations are to be satisfied, i.e. 10% social housing and 10% affordable housing. At the moment, the Council website states that "Affordable housing schemes have been discontinued." We cannot understand how the Council believes it is okay to shoehorn a large number of social houses, well above the government requirements, into a settled private estate when they will not even use their own undeveloped land to provide social housing. If planning is granted and the Council purchase these houses, which seems quite obvious to be the plan then it will own at least 27% of the houses in the estate, all of which would be social. The planning regulations only look for 10% social. We assume that the government decided on the 10% level after much consideration as to the correct mix of social housing which should be included in a private housing development. If the Council applied for permission to convert over a quarter of any private estate to social housing we believe there would be many objections. You only have to look at the trouble the Council had in building more social houses in Cormack Drive to see that. We strongly believe that the approach the Council is taking to put nearly 40 social houses into a private estate with absolutely no public consultation is a huge abuse of the planning process. Finally, we want to refer the Council to the report "Social Housing in Mixed Tenure Communities". This report was published in December 2021 by the Housing Agency and the Irish Council for Social Housing.</p>

In relation to application

File Number	2360047
Name	Singland Homes Limited.
Address	Springfort Meadows Nenagh Co. Tipperary

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