

Submission Details

Submitter

Name	Lee Jeary
Address	51 Springfort Meadows Nenagh Nenagh
Note	<p>51 Springfort Meadows, Nenagh, Co. Tipperary, E45AW60 28th February 2023. Planning Department, Tipperary County Council, Nenagh, Co. Tipperary. Re: Planning Application Ref 2360047 We, Sarah Boland and Lee Jeary, express our concerns with the proposed development under the planning reference 2360047 for Springfort Meadows, Nenagh. In our opinion, the proposed development does not comply with the proper planning and is contrary to sustainable development of the area. Our objections to the proposed development are for the following reasons: 1. In 2004 the Springfort Meadows estate was developed under An Board Pleanala decision (PL.74.131281), planning N32/3000. The zoning map of that plan illustrates the site was zoned as RL-Residential Low Density. RL density is classified as 15-20 houses per hectare. The proposed development is for additional housing exceeds this by 60%. 2. This proposed development is not compliant with the density guidelines, infill development guidelines and public open space guidelines set out in the Nenagh Town and Environment Development Plan as published in August 2022 which states Urban Fringe density guidelines of 20-25 units per hectare and this plan sits at 32 units in 1 hectare exceeding the guideline by over 28% 3. The proposed development deviates from the current layout of the estate, as it comprises six terraced properties grouped together. This contradicts the recommendation made by An Board Pleanala (ABP-303620-19) that any revised planning application for housing should respect the existing estate layout. Springfort Meadows consists mostly of detached and semi-detached properties, and therefore the proposed development is not in keeping with the current estate layout. In conclusion, the proposed development of six terraced properties in Springfort Meadows faces several objections due to non-compliance with density guidelines, zoning regulations, and public open space guidelines. Based on the above objections, we feel that the proposed development is not suitable for the area and would not be in the best interest of the residents or the wider community. Yours Sincerely, _____ Lee Jeary Sarah Boland</p>

In relation to application

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

51 Springfort Meadows,
Nenagh,
Co. Tipperary,
E45AW60

28th February 2023

Planning Department,
Tipperary County Council,
Nenagh,
Co. Tipperary.

Re: Planning Application Ref 2360047

We, Sarah Boland and Lee Jeary, express our concerns with the proposed development under the planning reference 2360047 for Springfort Meadows, Nenagh.

In our opinion, the proposed development does not comply with the proper planning and is contrary to sustainable development of the area.


Our objections to the proposed development are for the following reasons:

1. In 2004 the Springfort Meadows estate was developed under An Board Pleanala decision (PL.74.131281), planning N32/3000. The zoning map of that plan illustrates the site was zoned as RL-Residential Low Density. RL density is classified as 15-20 houses per hectare. The proposed development is for additional housing exceeds this by 60%.
2. This proposed development is not compliant with the density guidelines, infill development guidelines and public open space guidelines set out in the Nenagh Town and Environment Development Plan as published in August 2022 which states Urban Fringe density guidelines of 20-25 units per hectare and this plan sits at 32 units in 1 hectare exceeding the guideline by over 28%

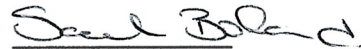
3. The proposed development deviates from the current layout of the estate, as it comprises six terraced properties grouped together. This contradicts the recommendation made by An Board Pleanála (ABP-303620-19) that any revised planning application for housing should respect the existing estate layout. Springfort Meadows consists mostly of detached and semi-detached properties, and therefore the proposed development is not in keeping with the current estate layout.

In conclusion, the proposed development of six terraced properties in Springfort Meadows faces several objections due to non-compliance with density guidelines, zoning regulations, and public open space guidelines. Based on the above objections, we feel that the proposed development is not suitable for the area and would not be in the best interest of the residents or the wider community.

Yours Sincerely,



Lee Jeary



Sarah Boland