Submission Details

Submitter

		<u>O.</u>
Name	Lee Jeary	
Address	51 Springfort Meadows Nenagh Nenagh	05
Note	51 Springfort Meadows, Nenagh, Co. Tipperary, E45AW60 28t Department, Tipperary County Council, Nenagh, Co. Tipperary 2360047 We, Sarah Boland and Lee Jeary, express our concerdevelopment under the planning reference 2360047 for Sprin opinion, the proposed development does not comply with the contrary to sustainable development of the area. Our objectic development are for the following reasons: 1. In 2004 the Sprideveloped under An Board Pleanala decision (PL.74.131281), map of that plan illustrates the site was zoned as RL-Resident classified as 15-20 houses per hectare. The proposed develop exceeds this by 60%. 2. This proposed development is not conguidelines, infill development guidelines and public open space Nenagh Town and Environment Development Plan as published Urban Fringe density guidelines of 20-25 units per hectare and hectare exceeding the guideline by over 28% 3. The proposed the current layout of the estate, as it comprises six terraced proposed development is not in keeping with the current estaproposed development is not in keeping with the current estaproposed development of six terraced properties in Springfor objections due to non-compliance with density guidelines, zor open space guidelines. Based on the above objections, we fee development is not suitable for the area and would not be in residents or the wider community. Yours Sincerely,	y. Re: Planning Application Ref rns with the proposed agfort Meadows, Nenagh. In our proper planning and is ons to the proposed ringfort Meadows estate was planning N32/3000. The zoning tial Low Density. RL density is ment is for additional housing mpliant with the density ce guidelines set out in the ed in August 2022 which states and this plan sits at 32 units in 1 sed development deviates from properties grouped together. In ala (ABP-303620-19) that any existing estate layout. Springfort operties, and therefore the layout. In conclusion, the the Meadows faces several ning regulations, and publiced that the proposed

In relation to application

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

51 Springfort Meadows,
Nenagh,
Tipperary,

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:

- 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