

Submission Details

Submitter

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| Name | Thomas O'Connor |
| Address | 81 Springfort Meadows Nenagh Co Tipperary E45DX77 |
| Note | <p>Tom & Deirdre O'Connor 81 Springfort Meadows, Nenagh, Co. Tipperary. 27 February 2023 Planning Department, Tipperary County Council, Civic Offices, Limerick Road, Nenagh. Re: Planning Application Reference Number 2360047 filed by Singland Homes Ltd -Springfort Meadows, Limerick Road, Nenagh To whom it may concern, We, Tom & Deirdre O'Connor, wish to object to the planning permission sought by Singland Homes for planning permission to develop 18 two-story residential units organised into six terraces consisting of one four-bed, eleven three-bed and six two-bed dwellings, and all ancillary site work, carparking, site boundary, drainage, and site services on the site opposite our home, No. 81 Springfort Meadows. Our objection to the proposed development is based on the points outlined below:</p> <p>A 16-Year Legacy of Poor Site Management Having lived at No. 81 since May 2007, we have put up with the eyesore of an undeveloped site for nearly sixteen years! A reasonable expectation at the end of this lengthy period, and failed proposals for planning permission, would be that a green area should be created on a site that has been dormant for so long.</p> <p>Density of Proposed Development We strongly object to the proposed layout and density of houses in the planned development. This proposal in breach of the density guidelines, infill development guidelines and public open space guidelines as set down in the Nenagh town and environs development plans specifically the minimum requirement that 15% of the overall site areas should be open space.</p> <p>Aesthetics The proposed plan is out of line with existing design and character of our estate. It does not mirror the existing houses or the houses that were originally planned, nor does it align with the existing aesthetic of the well-established properties in the estate. The proposal, especially in relation to the clustering of terraced houses is not in keeping with the existing nature of the estate while it also raises issues about refuse management.</p> <p>Request for Transparency and Consultation We are cognisant and supportive of the needs for Housing for All. However, after years of no provision and action on the part of Tipperary Council to meet demands for social and affordable housing, the intensity of the proposed development in our estate appears like a kneejerk reaction, or indeed a quick fix solution to meeting local government targets. We request transparency in relation to the Council's proposed plans in relation to this request for planning permission. Rather than a burst of intense terraced development, the alternative might be an incremental and dispersed approach, but most especially an approach that is agreed in consultation with residents settled in Springfort Meadows since 2007. We respectfully seek an opportunity for real engaged discussion around a sustainable model of housing provision that could be co-designed to meet the requirements of private residents, those in need of housing provision support and other stakeholders in Nenagh and our community.</p> <p>Environmental, Well-being & Safety Impact This site has been idle for 16 years. The proposed development will therefore dramatically change our quality of life and the quiet neighbourhood of SpringFort Meadows. It will disturb what has become a natural re-wilding section at the top end of the area where Irish native hedgerows, ash saplings, birds and insects thrive and are enjoyed by residents. It will also remove a well-established play area for children and families at the other end of the site. Finally, we are also concerned with how the applicant plans to gain access to building sites with a large amount of machinery while ensuring the safety of all 100+ children living in the estate during the extensive construction activity. We request strong consideration of the above objections in relation Planning Application Reference Number 2360047, and proof of receipt of this correspondence please. Le meas Tom & Deirdre O'Connor</p> |

In relation to application

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

Tom & Deirdre O'Connor
81 Springfort Meadows,
Nenagh,
Co. Tipperary.

27 February 2023

Planning Department,
Tipperary County Council,
Civic Offices,
Limerick Road, Nenagh.

Re: Planning Application Reference Number 2360047 filed by Singland Homes Ltd – Springfort Meadows, Limerick Road, Nenagh

To whom it may concern,

We, Tom & Deirdre O'Connor, wish to object to the planning permission sought by Singland Homes for planning permission to develop 18 two-story residential units organised into six terraces consisting of one four-bed, eleven three-bed and six two-bed dwellings, and all ancillary site work, carparking, site boundary, drainage, and site services on the site opposite our home, No. 81 Springfort Meadows.

Our objection to the proposed development is based on the points outlined below:

A 16-Year Legacy of Poor Site Management

Having lived at No. 81 since May 2007, we have put up with the eyesore of an undeveloped site for nearly sixteen years! A reasonable expectation at the end of this lengthy period, and failed proposals for planning permission, would be that a green area should be created on a site that has been dormant for so long.

Density of Proposed Development

We strongly object to the proposed layout and density of houses in the planned development. This proposal is in breach of the density guidelines, infill development guidelines and public open space guidelines as set down in the Nenagh town and environs development plans specifically the minimum requirement that 15% of the overall site areas should be open space.

Aesthetics

The proposed plan is out of line with existing design and character of our estate. It does not mirror the existing houses or the houses that were originally planned, nor does it align with the existing aesthetic of the well-established properties in the estate. The proposal, especially in relation to the clustering of

terraced houses is not in keeping with the existing nature of the estate while it also raises issues about refuse management.

Request for Transparency and Consultation

We are cognisant and supportive of the needs for Housing for All. However, after years of no provision and action on the part of Tipperary Council to meet demands for social and affordable housing, the intensity of the proposed development in our estate appears like a kneejerk reaction, or indeed a quick fix solution to meeting local government targets. We request transparency in relation to the Council's proposed plans in relation to this request for planning permission. Rather than a burst of intense terraced development, the alternative might be an incremental and dispersed approach, but most especially an approach that is agreed in consultation with residents settled in Springfort Meadows since 2007. We respectfully seek an opportunity for real engaged discussion around a sustainable model of housing provision that could be **co-designed** to meet the requirements of private residents, those in need of housing provision support and other stakeholders in Nenagh and our community.

Environmental, Well-being & Safety Impact

This site has been idle for 16 years. The proposed development will therefore dramatically change our quality of life and the quiet neighbourhood of SpringFort Meadows. It will disturb what has become a natural re-wilding section at the top end of the area where Irish native hedgerows, ash saplings, birds and insects thrive and are enjoyed by residents. It will also remove a well-established play area for children and families at the other end of the site. Finally, we are also concerned with how the applicant plans to gain access to building sites with a large amount of machinery while ensuring the safety of all 100+ children living in the estate during the extensive construction activity.

We request strong consideration of the above objections in relation **Planning Application Reference Number** 2360047, and proof of receipt of this correspondence please.

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