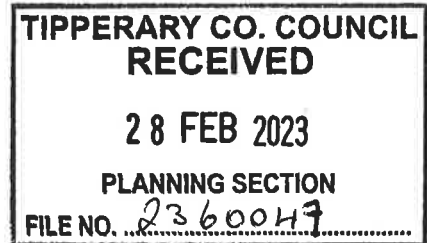


The Planning Section,  
Tipperary County Council,  
Civic Offices,  
Nenagh,  
Co. Tipperary.



Date: 27/02/2023.

Re: Planning Permission Objection - Reference #2360047 by Signland Homes at Springfort Meadows, Limerick Road Nenagh.

To whom it may concern.

I wish to strongly object to planning application # 2360047 on the following grounds.

1. This proposed development under # 2360047 is in direct contravention with the density guidelines, infill development guidelines and public open space guidelines as set down in the Nenagh Town and Environs Development Plan 2013-2019.

**Recreational Space:** - The Nenagh Town Development Plan includes a requirement in Chapter 9 that a minimum of 15% of the gross site area of the development is kept as useable open space. The map below shows the existing open space, the table shows how the open space requirement is met. The planning submission intends to develop 18 houses on the site of Area 7. If this is permitted to happen, the open space in the estate will drop to 13.4%. Also, Area 6 was originally meant to be a site for a creche and was never intended to be open space. If the proposed houses are constructed and the intended creche is constructed at some point in the future, the open space will fall to 12.2%, well below the 15% required by the Council. I also believe that the small size of Areas 4 and 5 at the entrance road to the estate makes it difficult to consider them as "useable open space" that the Nenagh Development Plan looks for, this further reinforces the fact that these plans as proposed simply do not comply with Chapter 9 of the Nenagh Town Development Plan (2013) It is my opinion that the only way to ensure that the estate remains compliant with the Council's own Development Plan for Nenagh is to reject this planning application.

The site in Area 7 has been used by the residents as open space since the estate was constructed, especially by the families including my own in the back road of the estate who are not comfortable in letting our children play on the front green where we cannot see them. If the Council does permit this application, it will mean that the Council ignores its own Development Plan and allow developers to build on open space.



Total Estate Area (m2) (Purple outline)	62,137
15% Open Space Requirement (m2)	9,320
Area 1 (m2)	4,010
Area 2 (m2)	2,415
Area 3 (m2)	515
Area 4 & 5 (m2)	607
Area 6 (m2) (Site reserved for creche)	788
Area 7 (m2) (Site of planning permission)	3,764
Total of Areas 1 to 7 (m2)	12,099 (19.5% open space)
Total of Areas 1 to 6 (m2)	8,335 (13.4% open space)
Total of Areas 1 to 5 (m2)	7,547 (12.2% open space)

**2. Housing Mix:-** The 19 houses already approved and that are purchased by the council for social allocation will account for 16% of the houses in the estate once they are built. I believe it is likely that the Council own a number of houses in the estate already and probably are renting others.

I 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 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. The social aspect for this estate has been satisfied over and above by Nenagh Construction in an Estate at Ballygraique Court Estate, Ballygraique Road Nenagh.

I strongly believe that the approach the Council is taking to put nearly 40 social houses into a private estate with no public consultation is a huge abuse of the planning process.

I 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. The report discusses the best way to ensure that social housing is mixed in well in private housing estates. It must be said that Tipperary County Council are not following its guidance in the way it is treating the residents of Springfort Meadows.

The fact that the same government body is ruling over planning and buying the houses it has made planning decisions on is a total conflict of interest and a gross abuse of powers and public capital.

3. The proposed development would damage the character of the original housing layout and should be refused. This development is ill-thought and appears based on the quest for density alone with scant other consideration. It is not appropriate for the area and is not compatible with established properties.

4. The Springfort Meadows Housing estate was originally developed under An Bord Pleanala decision (PL.74.131281) on planning reference N32/3000 in 2004. The site fell within the Nenagh Town Council administrative area wherein the provisions of the Nenagh Development Plan 2000 were applicable. On the Zoning Map of that Plan the site was zoned 'RL - Residential (Low Density)'. Under this proposed development, the extra housing is all within the same site area (7 on map) and it will greatly exceed these density guidelines.

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.

5. A number of other An Bord Pleanala decisions relating to this site area and estate should also be considered.

6. This proposal will result in a significant increase in extra traffic into the estate and create parking issues. This will create conflicts between pedestrians, cyclists and vehicular movements thereby creating a safety hazard. The proposal could lead to vehicles overhanging the estate roads to the detriment of other road users.

7. The density of the proposed development will have a detrimental impact on the enjoyment of my property and the estate.

8. The proposed development will cause future anti-social issues and will negatively impact existing residents.

9. We are entitled to quiet enjoyment of our property which we have occupied for 15 years, and this proposed development will have a negative impact on our quality of life & enjoyment of the estate and property.

10. A proposal such as this one will be vehemently opposed by resident of Springfort Meadows.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Corbett', with a stylized flourish at the end.

Mr Daniel Corbett.

66 Springfort Meadows,  
Limerick Road,  
Nenagh,  
Co. Tipperary.  
E45K098