

21/8/2023

Property at Riverston, Nenagh.  
Re- Draft Nenagh local area plan.

To whom it may concern

I purchased the above property [REDACTED] for residence & agricultural use. The area in question is referenced to as plot 10 (tier 2) on draft Nenagh plan. I wish to state that it is not my intention, to proceed with any plans to develop the zoned lands in the foreseeable future. (At least 10 years)

While I appreciate the land is in close proximity to town centre, & is servicable, I feel that development in this area is premature, & the area to be designated as tier 2, could be designated as strategic reserve. (Similar to plot no. 11 on draft plan)

The land is presently being used as a working & viable organic farm, & there appears to be plenty of land plots in the town which are overgrown & disused. I am of the opinion that these areas, should be tackled first, as priority, & when completed can then move to the reserve plots.

It would be a great pity to disturb this farm, especially in view of global emissions, etc as this land is used for growing grain & for beef cattle on a sustainable level.

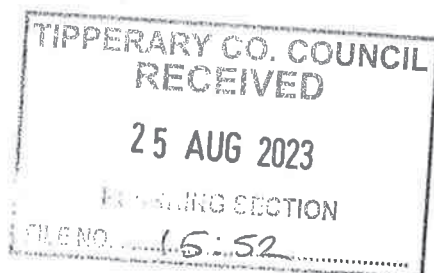
I would also be concerned that the proposed access to the land is not ideal, & sightlines may prove difficult to achieve. The access is beside a busy petrol station & opposite a busy hotel/pool entrance, which will mean a lot of traffic conflict in the area.

It is also beside the old historic entrance [REDACTED] (Riverston house) & future entrance will adversely affect this historic entrance, which would be contrary to good planning.

Also, the entrance area contains a lot of natural habitats & mature trees which enhance the approach to the town, also there is a large drain to be crossed to gain access. Development in this area will negatively affect the landscape around Riverston house which would be a great shame, as it is one of the few remaining "period style" houses left, & it is in a good state of repair, which I intend to maintain to a high standard.

For the above reasons, I would appreciate if this area could be redesignated to the strategic reserve category, as I feel this is not an unreasonable request.

Signed  
Dr. Mary Ryan



vc  
25/8/23