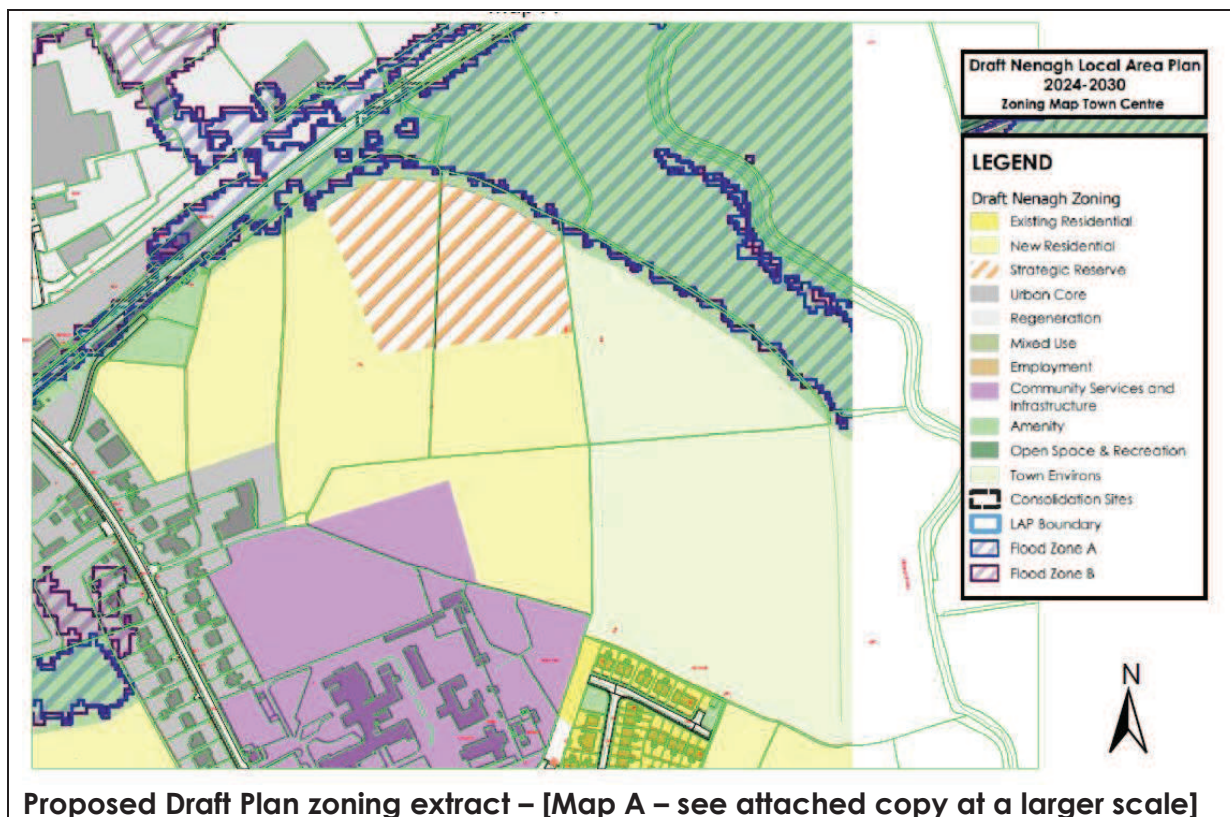
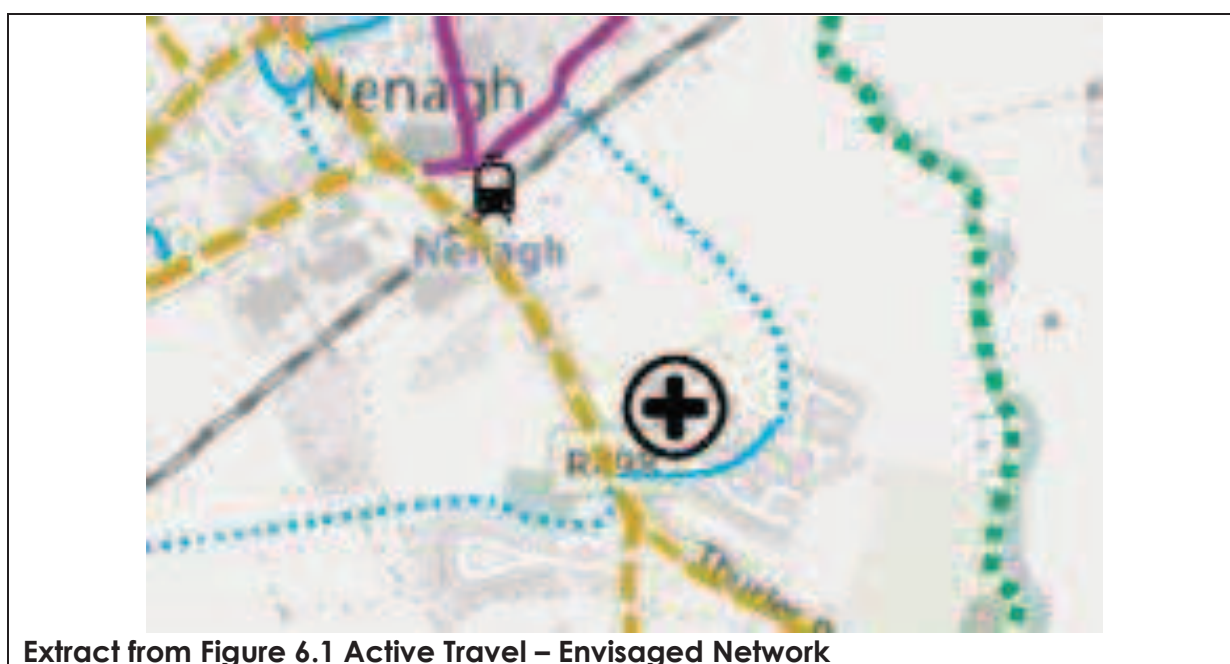


In the Draft Nenagh Local Area Plan 2024 – 2030 (“the Draft Plan”), the landholding is zoned for a mix of “New Residential”, “Urban Core”, “Community Services and Infrastructure”, “Town Environs” and “Amenity”.



In the current Plan, there is also a road objective to deliver a new link road through the landholding which is not shown on the zoning map in the Draft Plan. However, it is shown indicatively on maps contained in Appendix 2 of the Draft Plan (Local Transport Plan).



Planning history of the landholding/ subject site

Planning Application [REDACTED] – Permission was granted for 61 houses and associated works, including a section of access road from Tyone Road.

The permitted layout was presented in the context of a masterplan, which extended over the entire landholding now under the control of [REDACTED]. Most of the permitted housing was to the south of the permitted access road and has since been sold to [REDACTED] and developed as a 50-bed nursing care unit for [REDACTED] adjacent to Nenagh General Hospital (see application ref; [REDACTED] below).

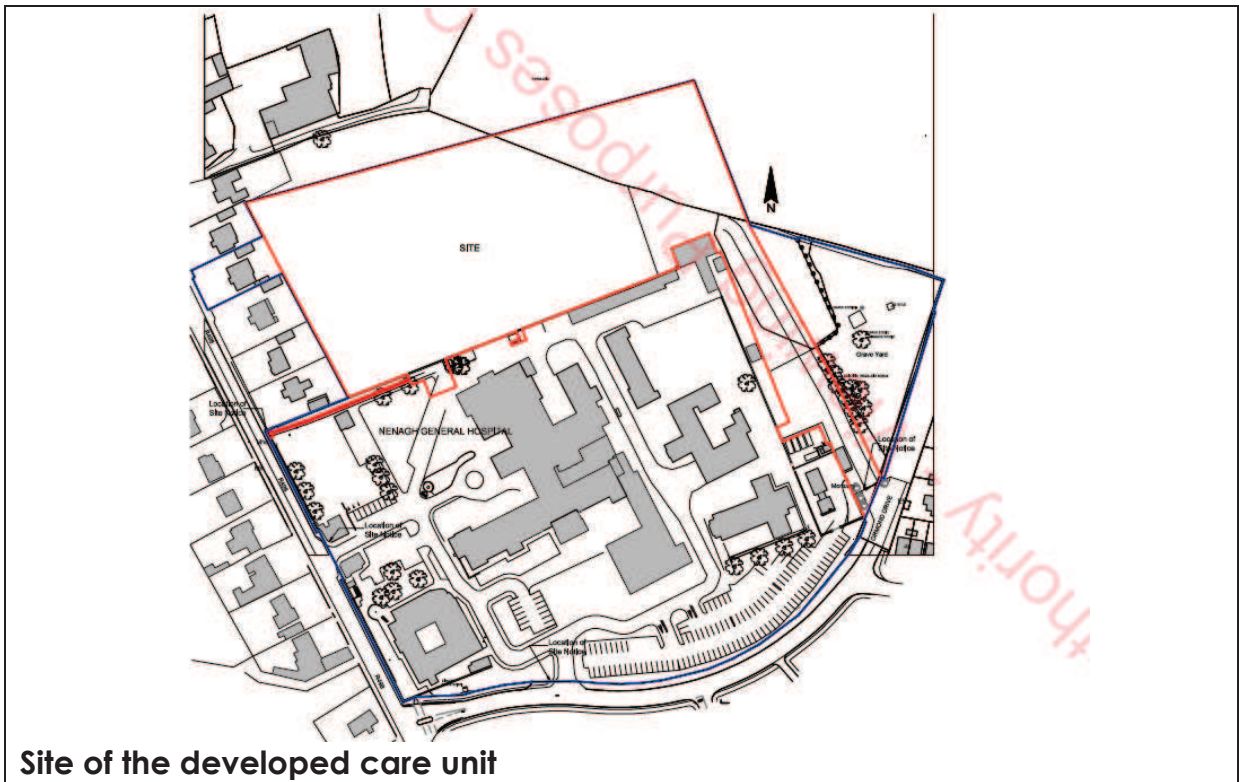
Permission [REDACTED] was extended to October 2013 but never implemented (Extension of Duration application ref: [REDACTED]).



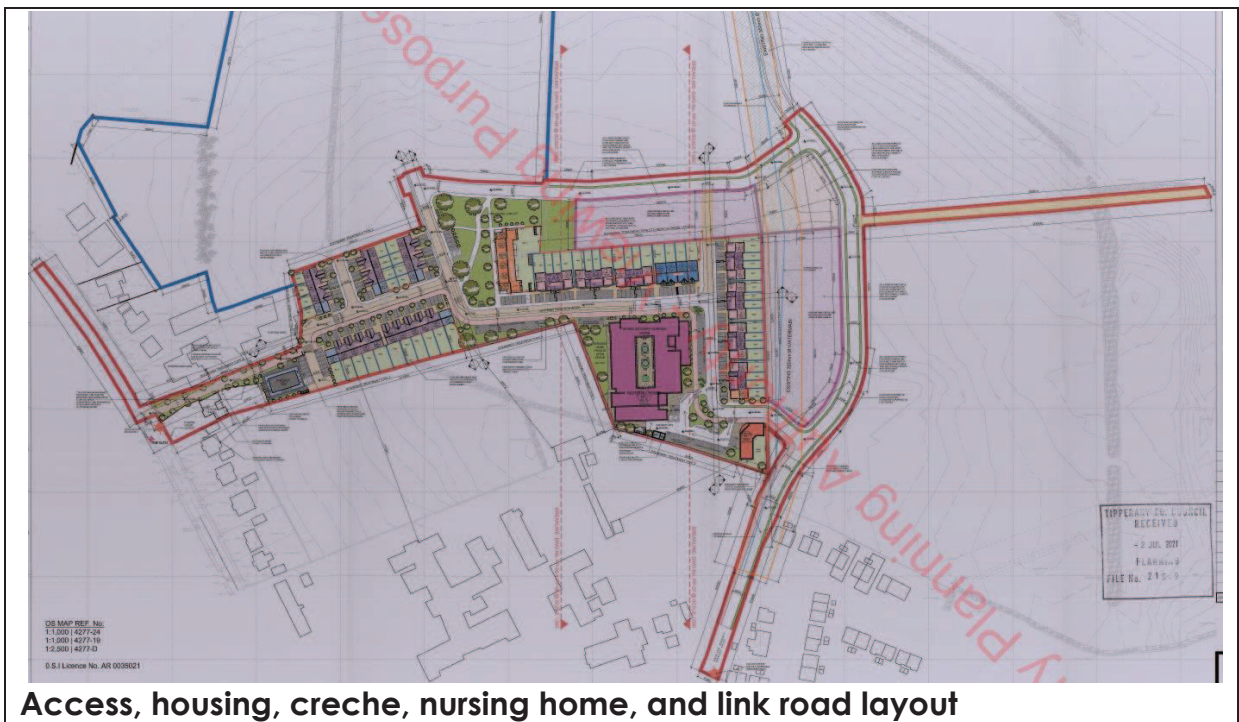
Site of [REDACTED] in the context of the masterplan)

Planning Application [REDACTED] – Permission was granted for a 50-bed nursing care unit for [REDACTED] adjacent to Nenagh General Hospital on 30 January 2020. Access to the site is from Ormond Drive to the south. The development is nearing completion.

This community care unit was developed on land zoned for “New Residential P2 (c1.45ha)” and “Social and Public” (c0.59ha).



Planning Application [REDACTED] – Permission was granted for 67 residential units, creche, and a 90-bed nursing home with pedestrian/ cycle access off Tyone Road and main access off Ormond Drive to the south. Permission was also granted for a section of the link road line provided for in the current Plan.



The proposed houses to the north and east of the nursing home were on lands zoned for "Social and Public" and deemed acceptable as they were social house units for community use to be developed for Respond Housing Association.

Development of this permission by the applicant, [REDACTED], had been scheduled to commence in Quarter 2 2023 with a completion date of Q2 2025. However, this had to be revised to a commence date in early 2024 due to a revised tender arrangement by [REDACTED] which the appointed contractor could not stand over. A new contractor is in the process of being appointed. [REDACTED] is still the client for the housing.

Planning Application [REDACTED] – Permission was granted for 92 residential units on 13 February 2023 to the north of [REDACTED]. This permission also included the development of a section of the link road identified in the current Plan and identified as an objective in Appendix 2 of the Draft Plan.



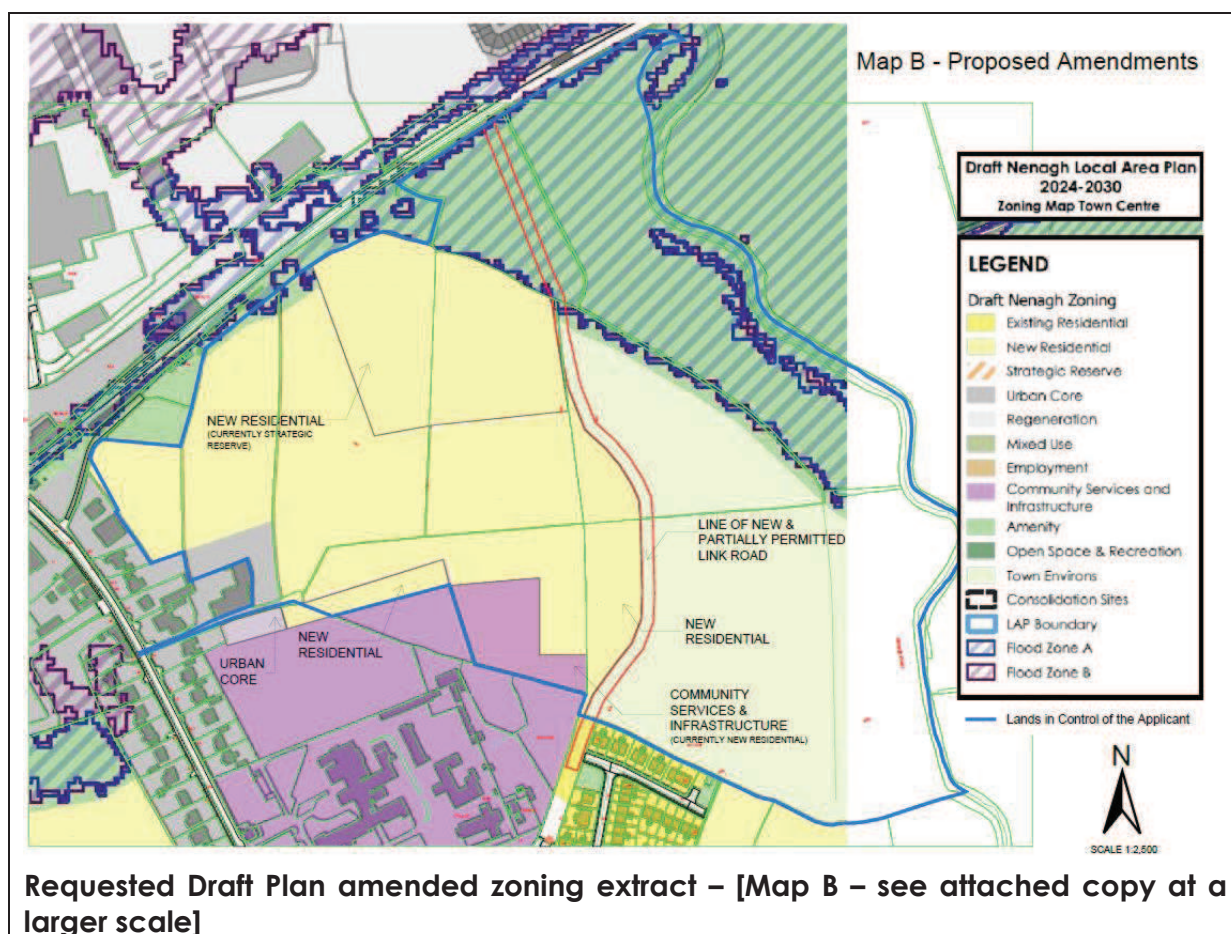
Development of this permission by the applicant, [REDACTED], is scheduled to commence in early 2024 in tandem with the development permitted under [REDACTED] and be completed in late 2025.

Zoning Request

It is requested that the Draft Plan zoning, on and about the lands being developed by [REDACTED], be amended to reflect the planning history and development of the lands during the lifetime of the

current Plan, which will also be in force when the Draft Plan is adopted in 2024.

The following changes in zoning are requested:

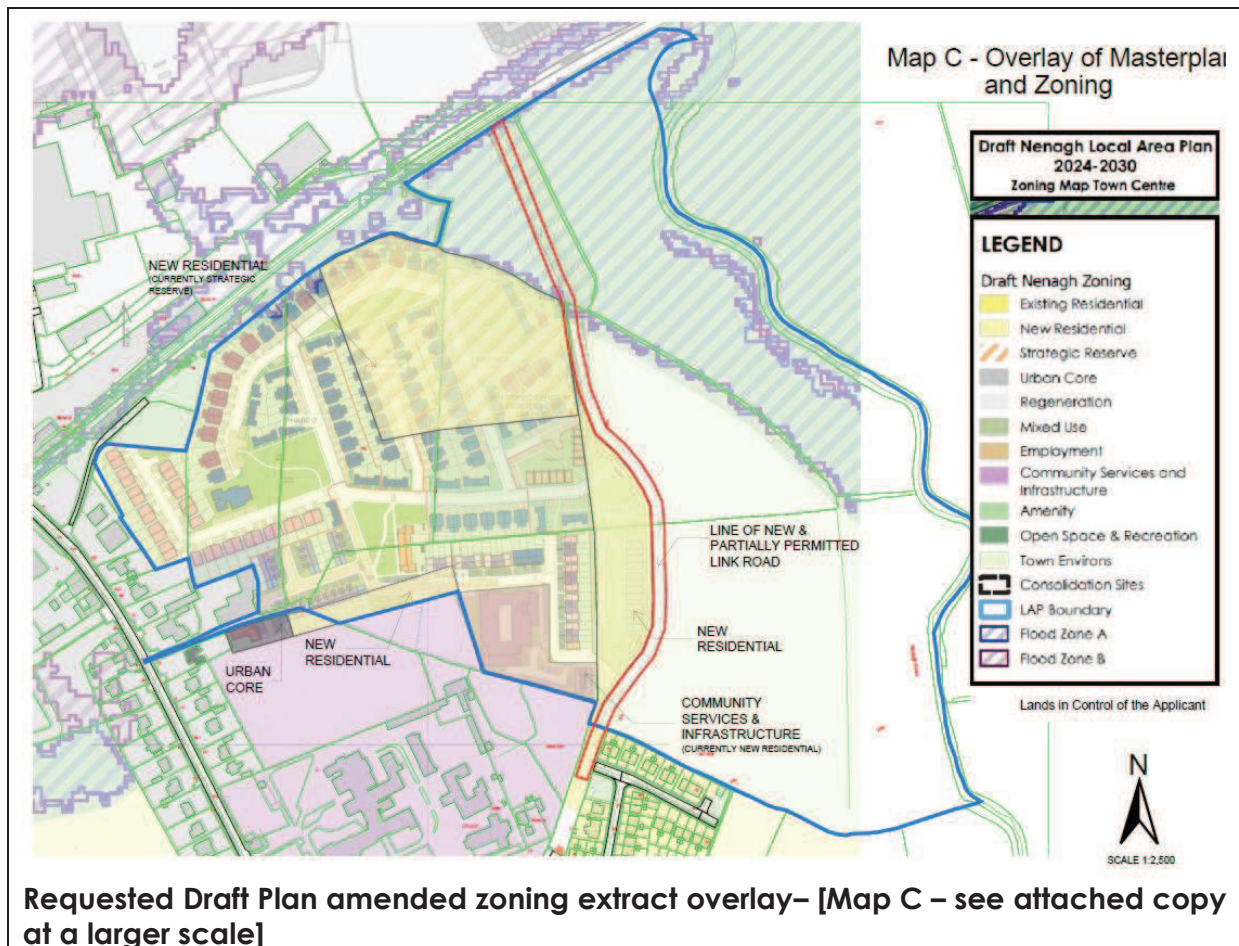


- A section of the “New Residential” zoned lands on which a nursing home was permitted under planning permission ref: [REDACTED] in compliance with the “Social and Public” zoning in the current Plan, be rezoned to “Community Services and Infrastructure”. The social housing for [REDACTED], which conformed with the Social and Public zoning in the current Plan will not comply with the Community Services and Infrastructure zoning in the Draft Plan and is, therefore, kept in the New Residential zoning.
- A small section of the “Town Environs” zoned land be rezoned “New Residential” on the town/ urban side of the permitted section of link road to be developed under planning permission ref: [REDACTED].
- A small section of the “Community Services and Infrastructure” zoned lands to the north of [REDACTED] care unit permitted under planning permission ref: [REDACTED] be rezoned “New Residential” and “Urban Core” to reflect the residential development permitted on this land under planning permission ref: [REDACTED].

- The rezoning of the “Strategic Reserve” land to “New Residential” zoned land. It is considered this will not give rise to a material increase in the area of New Residential zoned land having regard to the rezoning of the land on which a nursing home is permitted to be rezoned to Community and Infrastructure zoning. The change also reflects the principles of the masterplan for the landholding submitted in the context of planning permission [REDACTED] and the fact the zoning is on the proposed built-up area side of the town that will be created by the development of the new link road. Other lands zoned for “New Residential” in the Draft Plan fall outside the line of the new urban edge created by the new link road.

Masterplan (amended) overlay on Draft Plan amendment request

The overlay below demonstrates the permitted and future proposed development on the requested zoning amendments.



Requested Draft Plan amended zoning extract overlay- [Map C – see attached copy at a larger scale]

Conclusion

A number of minor amendments are requested to the Draft Plan zoning map to reflect the permitted development on the landholding. While minor in nature, they are essential in the event developments cannot be completed

within the lifetime of the relevant planning permissions to allow for Extensions of Duration of permission(s).

The most significant changes are the changes from New Residential zoning to Community and Infrastructure zoning and from Strategic Reserve to New Residential. The latter, which is not a significant overall increase in New Residential land release, is nonetheless essential for the viability of delivering the new link road infrastructure.

The planning Authority is requested to look favourable on all the requested changes.

Yours faithfully,

A solid black rectangular box redacting the signature of Peter Thomson.

Peter Thomson, MSc, MIPI