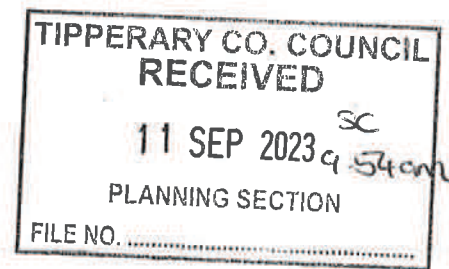


[REDACTED]

8th September, 2023

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

Re: Draft Nenagh Local Area Plan 2024 – 2030



Dear Sir/Madam,

I am writing by way of submission in relation to my undeveloped site at [REDACTED]

I enclose a map showing the site dimensions of my property as plan [REDACTED], recorded in [REDACTED]

It is my wish to construct a dwellinghouse on my site that I will reside in. If the current zoning of my property is not maintained this will therefore result in gross injustice to me.

My property is located on the southern edge of Nenagh Town and within an 80 km per hour speed limit. As you are aware, this speed limit will soon be reduced further.

The Local Authority has already invested substantially in rendering the area of my property suitable for development and safe for motorists, cyclists and pedestrians. Walls, footpaths and public lighting have been provided, with dropdown footpath levels for access. This has resulted in walking from my property available to and from the centre of Nenagh. Other services have also been provided by the Local Authority, to facilitate housing development, including a new water mains and a system for surface water disposal.

Apart from the dezoning of my property not being in accordance with the proper planning and development of the area, the sterilisation of my property for development would therefore render futile the structural investment already made by the Local Authority.

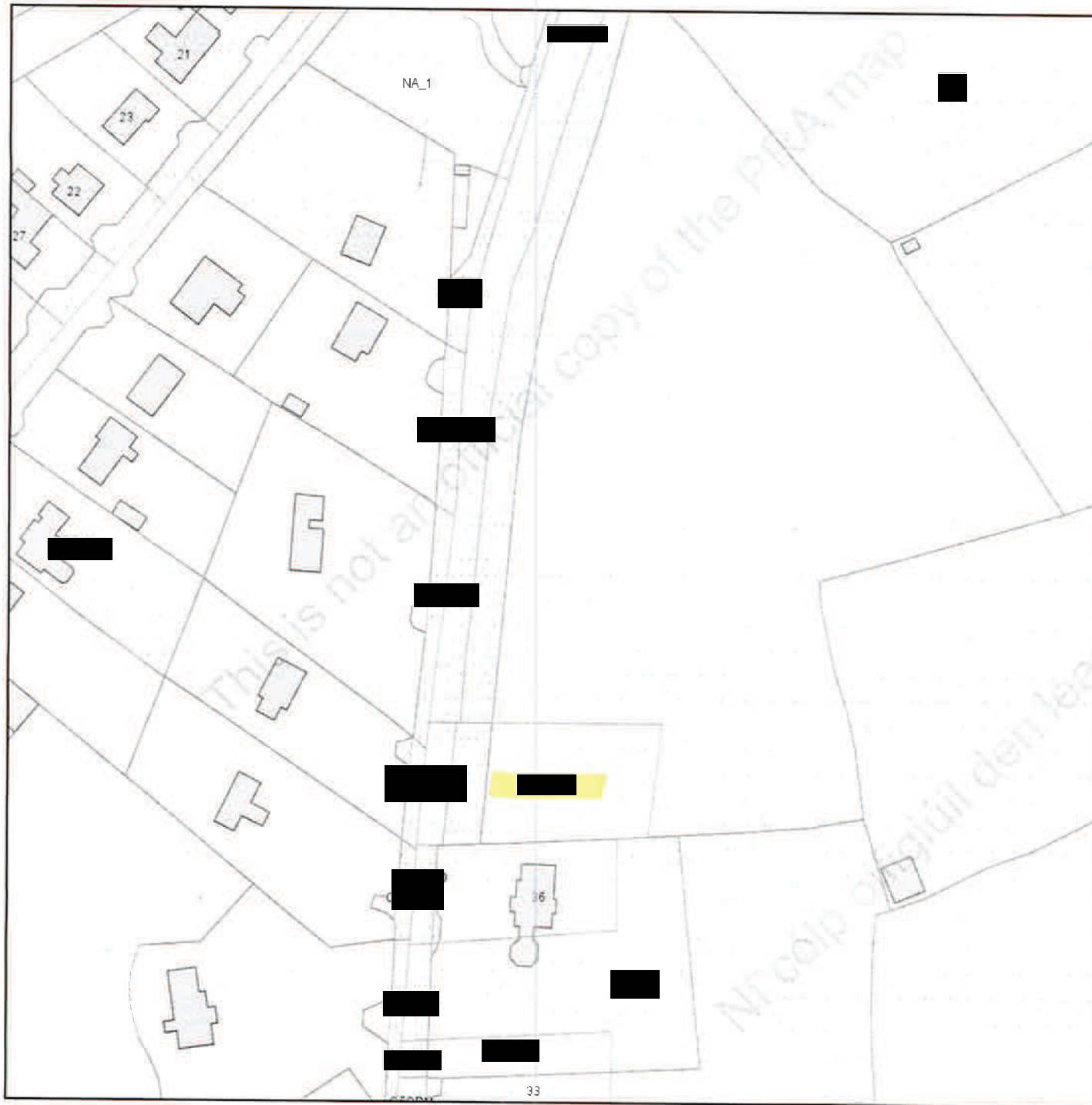
On the basis of the foregoing I request Tipperary County Council to maintain the current zoning status of my property and I welcome the opportunity to provide any required additional information in support of this submission in due course.

Yours faithfully,

[REDACTED]

Andrew Mackey

[REDACTED]



The Property Registration Authority An tÚdarás Clárúcháin Maoine



Official Property Registration Map

This map should be read in conjunction with the folio

Registry maps are based on OSi topographic mapping. Where registry maps are printed at a scale that is larger than the OSi published scale accuracy is limited to that of the original OSi Map Scale.

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- (centre-line of parcel(s) edged)
- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent

(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.

