██████████

7th 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,

We are writing by way of submission in relation to our undeveloped property at ██████████
██████████

Our son ████████ does not own a house. The construction of a dwellinghouse on our property is therefore essential for ██████ to have independent accommodation. We live nearby and it will be necessary for ██████ to have his own residence close to us, to care for and oversee us in our elder years.

For this reason alone, the dezoning of our property for development would result in a gross injustice.

We enclose a copy of a previous submission made on our behalf, in respect of our property, in connection with the Draft Development Plan 2006. The issues identified therein are relevant now to the current dezoning under consideration.

Our property is located on the southern edge of Nenagh Town and within an 60 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 our 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 to our property. This has resulted in walking from our 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 de-zoning of our property not being in accordance with the proper planning and development of the area, the sterilisation of our property for development would therefore render futile the structural investment already made by the Local Authority.

On the basis of the foregoing we request Tipperary County Council to maintain the current zoning status of our property, in particular the areas of our property which will make best use of the substantial investment by the Local Authority in the area. We welcome the opportunity to provide any required additional information in support of this submission in due course.

Yours faithfully
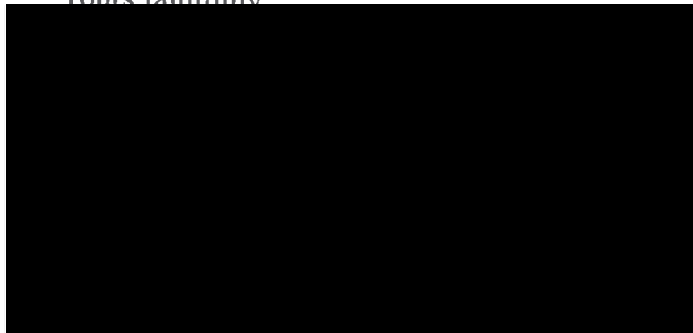
The Town Clerk,
Nenagh Town Council,
Civic Centre,
Limerick Road,
NENAGH.

Our Ref: PFT/ND   Your Ref:

Date:

15th May, 2006.

Draft Development Plan 2006
_____

Dear Madam,

We refer to above and the request for submissions from the public.

We act for ████████████████ of ████████████████ on whose behalf we wish to draw the attention of the following to the members of Nenagh Town Council.

Our clients' property, shown on the attached map, is currently zoned "*Low Density Residential*", as it was in previous Development Plans.

It is noted that the draft Development Plan, 2006, would, if implemented de-zone our clients' lands and designate it as "*Future Development*".
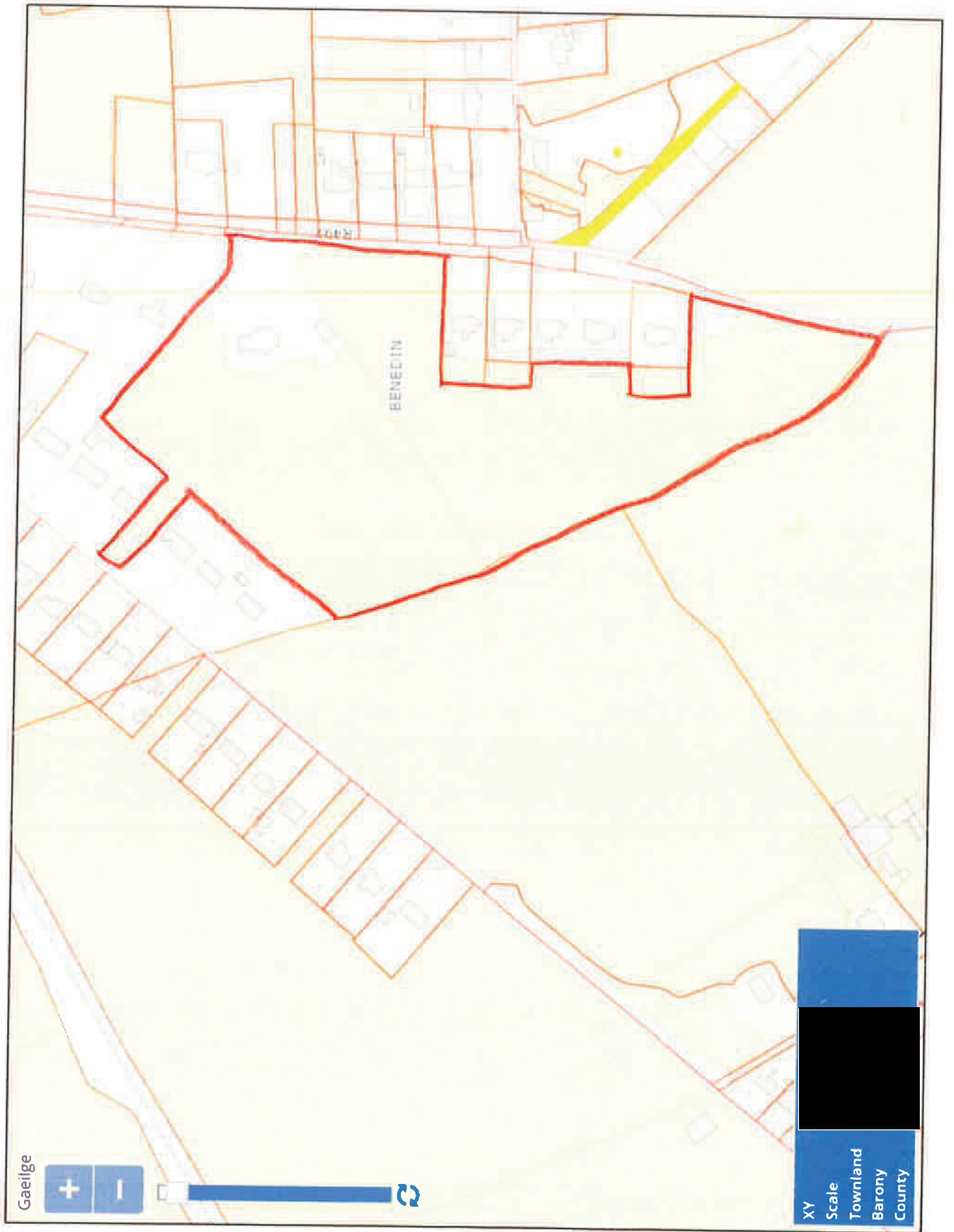
Our clients ask that the current (*Low Density Residential*) zoning be maintained and request the Town Council members to ensure that this is done.

It should be noted that if the proposed re-zoning were to proceed it would involve permission for two houses being rescinded, for which our clients would, in justice, have to be compensated to the full market value - a charge which our clients would not wish to impose on the public purse.

Our clients have instructed us that the Planning Authority be reminded that as far back as 1984 the then Urban Council sought and were given permission to enter on our clients' lands, to make surveys and tests, with a view to providing a public sewerage system for the general ██████ area and arising from which an access from our clients land was reserved, and still exists, for the laying of public sewers. In the interest of public health it is strongly recommended that this sewerage facility be provided for in the proposed plan.

Finally, and again as a matter of public interest and safety, it is noted that the draft indicates that improvements to the Silvermines Road be undertaken from the Railway Bridge
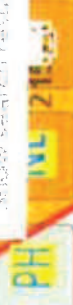
MAOL

BENEDIN

XY
Scale
Townland
Barony
County

Zoning for Town: NENAGH

Code   SS P1
ref   R4-b
Description   Serviced Sites Priority 1
Settlement   NENAGH

Zoom to

(1 of 3)

benedine

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