



12th December 2023

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

Re: Draft Nenagh Local Area Plan 2024 – 2030 – Proposed Material Alterations

Dear Sir/Madam,

We note the consideration of our submission, dated 7th September (your reference 37) to the Draft Nenagh Local Area Plan 2024 – 20230 as set out in the Chief Executive Report (dated October 2023).

Clarification is respectfully requested regarding the proposed amendment to Section 5.8 Amend Policy 5.3 as follows:

Support new dwellings on lands zoned for 'Town Environs' where the applicant meets (i) an 'Economic Need' (see TCDP Table 5.3 and Planning Policy 5 - 11), and there is no availability of alternative sites OR (ii) a 'Social Need' (see TCDP Table 5.3 and Planning Policy 5 - 11), where the proposed site has been in the ownership of immediate family members for a minimum of 10 years, and there is no availability of alternative sites. An existing and/or shared domestic dwelling entrance of the applicant's family dwelling should be used, where practicable, and it will meet sightline requirements set out in TCDP Volume 3, Appendix 6, Section 6.1 Road Design and Visibility at a Direct Access. Include footnote at the end of this policy for clarity as follows: 'Town Environs' are a 'rural area' for the purposes of Policy 5.4 of this Plan and in the context of Table 5.3 and Policy 5-11 of the TCDP. Policies 5-12 (Ribbon Development) and 5-13 (Strategic Regional Roads) of the TCDP will apply to all lands zoned 'Town Environs'. Applicants with exceptional medical circumstances will be considered on a case-by-case basis in accordance with Table 5.3 of the TCDP.

Two specific clarifications are sought.

Firstly does this proposed amendment constitute a change to the pre-existing policy, SC7: Ribbon Development under the current Nenagh Town and Environs Plan 2013 which states:

Policy SC7: Ribbon Development It is the policy of the Councils to prohibit the extension of ribbon development along the approach roads to Nenagh. Only in exceptional circumstances will single houses for sons/daughters of farming families be permitted on zoned land, where it can be clearly demonstrated that this will not detract from the future comprehensive development of the lands.

Secondly, can it be clarified that the proposed amendment under Section 5.8 referenced above is not restricted to farming families only.

If the policy intent of the proposed amendment under Section 5.8 is to broaden, under the specified circumstances set out therein, those who can develop new dwellings on lands zoned "Town Environs", we would encourage councillors to support this material alteration.

Yours faithfully,

Tom & Pauline Harty,

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