

**Red Cow Design & Planning Limited Trading As**  
**CUNNINGHAM DESIGN & PLANNING**  
**Consulting Engineers**

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Date: 11/01/2021

Dear Sir/Madam,

**Re: Zoning Submission For Existing Lands At Ballinalee, Co. Longford For Camlin Partnership (Folio No. LD15840F).**

I refer to the above and I wish to inform the relevant parties that I as Chartered Engineer and Assigned Certifier am familiar with the above-mentioned property and I now attach in **Appendix A** a screenshot from Landdirect which shows Camlin Partnership's landholding at this location. In addition please find attached in **Appendix B** the relevant Draft Zoning Map of Ballinalee for the proposed County Development Plan 2021 – 2027 which shows the lands in question outlined in blue and denoted with the letter "A" for ease of reference.

Please note that we as Chartered Engineers and Assigned Certifiers on behalf of Camlin Partnership applied for planning permission on their existing zoned "Residential" lands under planning reference No. 19/212 and I now enclose herewith the conditions of planning permission together with the drawings on foot of which this permission was granted attached in **Appendix C** for ease of reference.

In addition please find attached in **Appendix D** a schematic sketch of the lands that were granted planning permission together with the surrounding landholding all of which are shown highlighted in red and green respectively for ease reference. I hereby confirm that the lands shown highlighted in green are the same lands as shown outlined in blue and denoted with the letter "A" in the maps attached in **Appendix A** and **Appendix B** respectively. Please note that we as Chartered Engineers and Assigned Certifiers hereby confirm that the portion of lands shown outlined in blue and denoted with the letter "B" is outside the floodplain maps for the town of Ballinalee. It is our professional opinion that the lands in question should be zoned

“Residential” in their entirety as there is already excellent connectivity between the subject lands and the village core via an existing public footpath along the lands road frontage and also via a proposed village park access which leads to the church grounds. I hereby confirm that should the subject lands be zoned ““Residential” in their entirety and subsequently developed that the landowners are prepared as part of any subsequent development to construct whatever infrastructure that maybe required in order to complete the connectivity with the village core as described above.

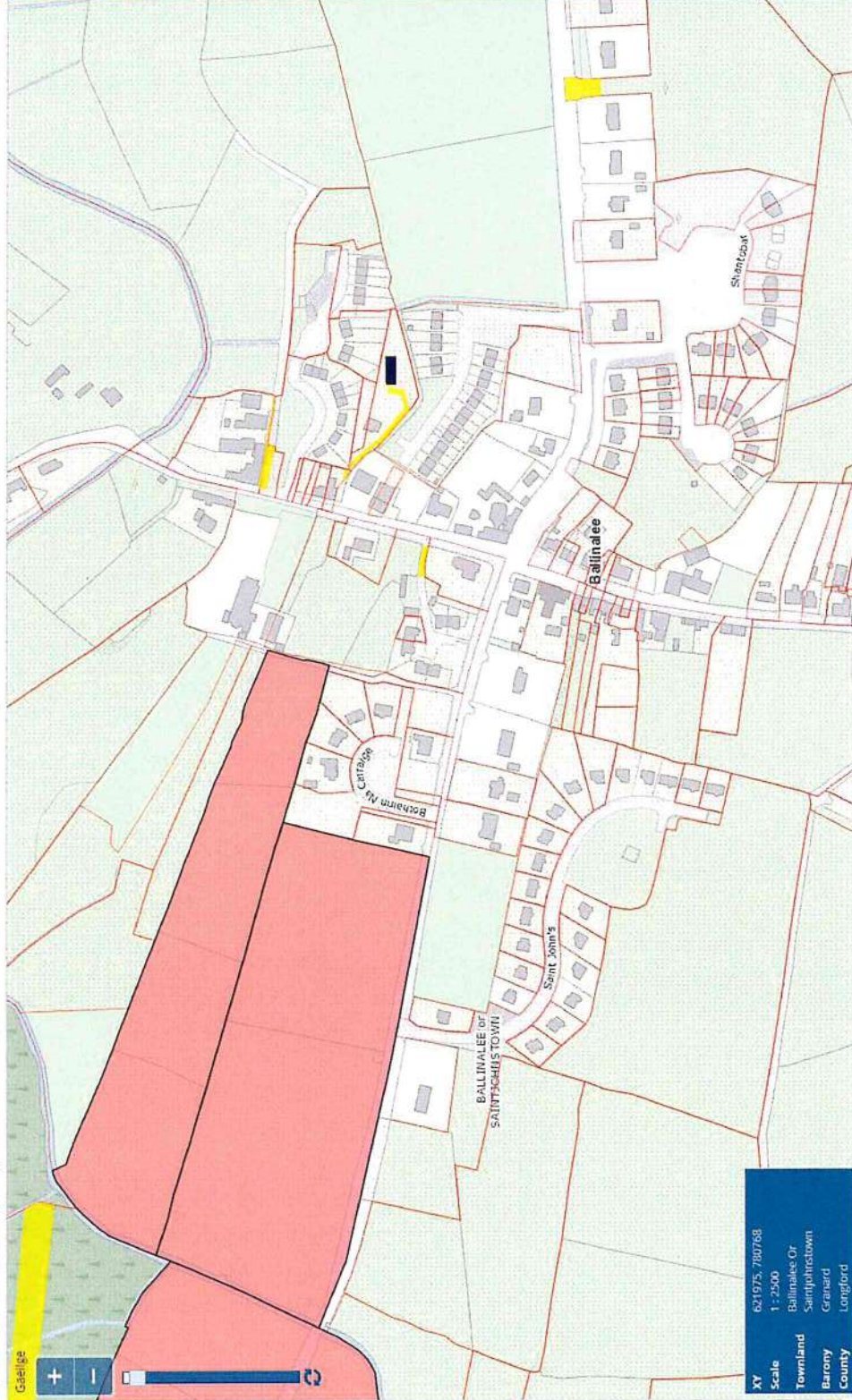
Finally please note that the lands in question can be easily serviced with foul sewer, surface water and watermain networks all of which are located in the adjoining public road on to which the lands front onto and whereby the existing newly installed wastewater treatment plant which services the Town of Ballinalee has adequate capacity for this proposed change of Zoning.

Should you require any further clarity then please do not hesitate to contact me.

Yours sincerely,

Signed: \_\_\_\_\_  
*Mark Cunningham, BEng, MSc, CEng, MIEI.*

# *Appendix A*



### Property Details

Folio Number	LD158/QF
Title Level	Freehold
Plan Number	420_3
Property Number	1
Area of selected plans	14.82 hecctares.
Number of Plans on this folio:	5
Address	Not Available
<a href="#">Add to basket</a> <a href="#">Create Alert</a>	

\*PPA Boundaries and Plan Areas are not conclusive. See Section 52(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.

- [View Basket](#)
- [Print Current View](#)
- [Help](#)

XY	621975, 7100768
Scale	1 : 2500
Townland	Ballinalee Or
Barony	Saint Johnstown
County	Galway

# *Appendix B*

# Ballinalee Zoning Map

County Development Plan 2021-2027

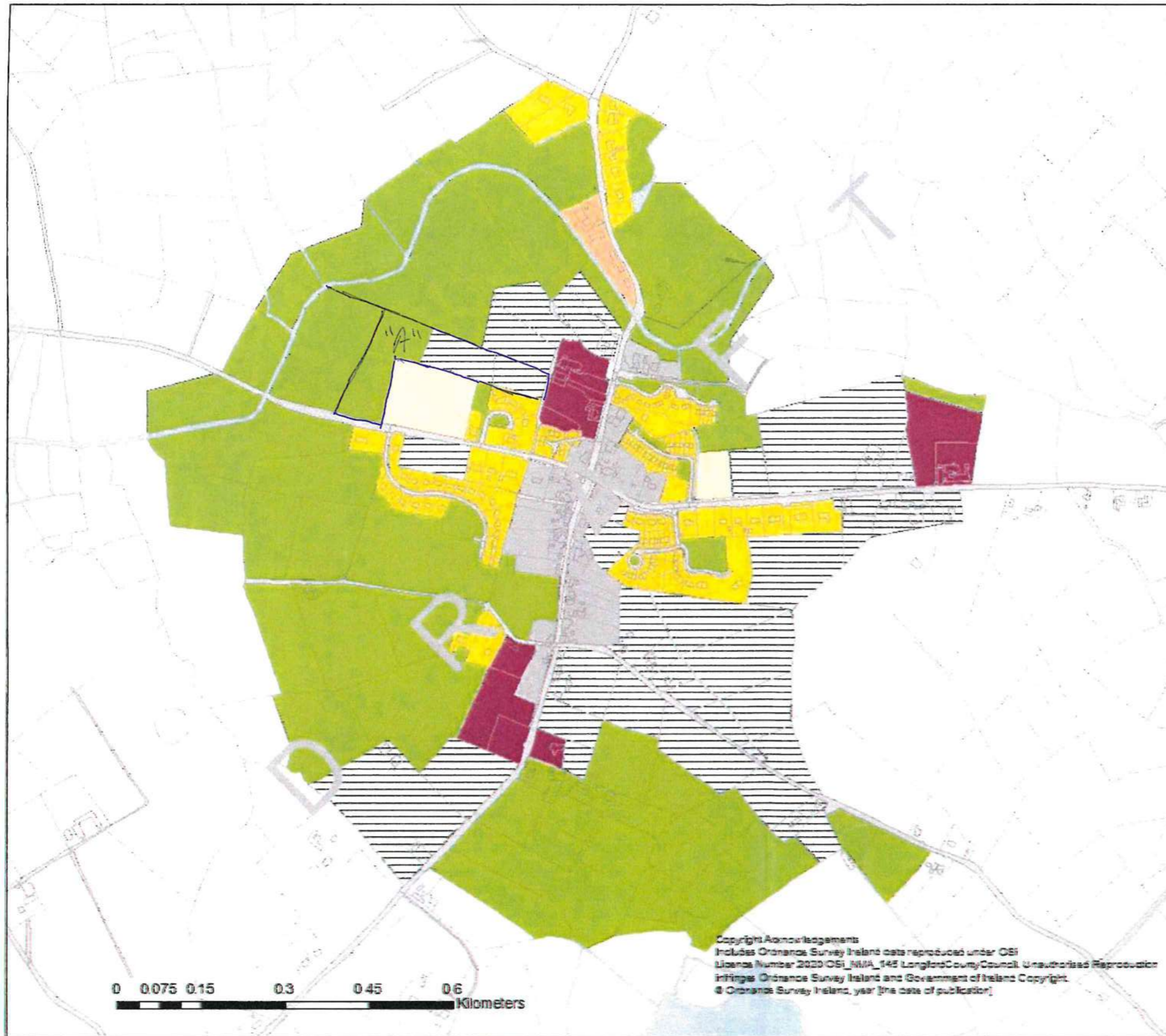


### Legend

- Light Industrial/Commercial/Servicing
- New Residential
- Recreation/Amenity/Green Spaces
- Residential
- Social/Community/Education
- Strategic Residential Reserve
- Town Core

Notes: Please note that every effort has been made to include the latest version of Ordnance Survey mapping available.

Queries on the accuracy of boundaries may be discussed and addressed at pre-planning stage with the Planning Authority.



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# *Appendix C*

**LONGFORD COUNTY COUNCIL**

**PLANNING AND DEVELOPMENT ACTS 2000 - 2015**

**PLANNING PERMISSION**

**To:** Camlin Partnership  
c/o Cunningham Design & Planning Limited      **Planning Reference No:** 19/212  
Consulting Engineers,  
Block C,  
N4 Axis Centre,  
Longford.

**Date of Receipt of Application:** 12/08/2019

Notice is hereby given that in pursuance of the Powers conferred upon them by the above mentioned Acts Longford County Council has by order dated **4<sup>th</sup> November, 2019** Granted PERMISSION to the above named, for development of land, in accordance with documents lodged namely:

**proposed residential development of 29 no. dwelling houses consisting of (i) 14 no. three bedroom two storey semi-detached type dwelling houses, (ii) 6 no. four bedroom two storey semi-detached type dwelling houses, (iii) 1 no. four bedroom two storey detached type dwelling house, (iv) 6 no. three bedroom two storey detached type dwelling houses, (v) 2 no. two bedroom detached bungalow type dwelling houses, entrance, internal access road, green open spaces, boundary fences/walls, proposed connections to existing foul sewer, surface water and watermain networks servicing the village of Ballinalee and all ancillary works at Ballinalee Co Longford**

Signed on behalf of LONGFORD COUNTY COUNCIL

  
A/ADMINISTRATIVE OFFICER

Date: 4<sup>th</sup> November, 2019

**Schedule of Conditions**

**As per attached, see Conditions 1 – 18**

Where Outline Permission is granted, that permission shall not operate to authorise the carrying out of any development to which the outline permission relates until a subsequent permission has been granted.

**NOTE:-**

The permission herein granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission cease to have effect as regards-

1. In case the development to which the permission relates is not commenced during the period, the entire development and
2. In case such development is so commenced, so much thereof as is not completed within that period
3. In the case of outline permission, any subsequent application for permission must be made not later than 3 years beginning on the date of grant of outline permission.
4. The applicant is advised that he/she is required to comply with the requirements of the Building Control Act, 1990.



No.	Condition.	Reason for Condition.
1.	The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	To ensure that the development shall be in accordance with the permission and that effective control can be maintained.
2.	<p>Details of the materials, colours and textures of all the external finishes for the proposed dwellings, including a sample(s) of any stone type(s) to be used shall be submitted to the planning authority for written agreement and such agreement obtained <u>prior to commencement of development.</u></p> <p>As part of this the following, or similar suitable alternative to be agreed in writing with the planning authority, shall be strictly adhered to:</p> <p>(i) No external dwelling wall or boundary shall be finished in <u>dry-dash</u> and brick shall not be used except for detailing and in which case a sample(s) shall be submitted to the Planning Authority for written agreement <u>prior to construction.</u></p> <p>(ii) Any nap plastered exterior walls shall be painted within six months of the date of completion/occupation of the residential unit(s) concerned or shall be of a pre-coloured, render finish.</p> <p>(iii) Where stone is used for external wall finishes it shall be <u>natural stone</u> of a locally-occurring type only (artificial stone cladding or re-constituted stone shall <u>not</u> be used) and a sample(s) shall be submitted to the Planning Authority for its written agreement <u>prior to construction.</u></p>	In the interests of visual amenity, residential amenity and in order to provide for an adequate standard of development.

	<p>(iv) The roof finishes for the proposed dwellings shall be the same throughout the development and shall be blue-black slate or tile with ridge tiles to be of the <u>same</u> colour.</p> <p>(v) The front doors of all dwelling houses shall be colour finished and <u>shall not consist of white uPVC</u> but, preferably, be of a timber finish.</p> <p>(vi) All front elevation windows shall contain a minimum 10cm, cill depth and <u>shall not include mock-Georgian glazing bars</u>.</p>	
3.	<p>Final details of all boundary treatments to be used in the development, including boundary treatments between individual houses, shall be submitted to the Planning Authority for written agreement. As part of this the following shall be taken into consideration.</p> <p>(i) All rear boundary/garden walls and all rear or side boundary/garden walls adjacent to a public place, such as a roadway, footpath or public open space shall consist of a 2 metre high, capped block walls and these shall be either rendered, nap plastered and paint finished, or finished in quality brick/natural stone.</p> <p>(ii) The existing overall site boundary hedgerows including all trees (except where individual trees have been certified to be of an unsound or unsafe condition) shall be carefully retained and preserved and the developer shall ensure that where any existing gaps occur, these shall be planted using native hedgerow/tree species only.</p>	<p>In the interests of residential amenity, visual amenity, ecological functioning and in order to adequately integrate the development within its settings.</p>

	<p>(iii) Where the overall site boundary adjoins farmland a 2m. high, green-coloured, pre-coated chainlink fence of stock-proof standard shall be erected along the site side of the party boundary.</p>	
<p>4.</p>	<p>Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.</p> <p>In the interest of Public Health and Environment Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Wastewater Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.</p> <p><i>"Longford County Council Water Services Planning Guidelines"</i> shall be complied with where applicable.</p>	<p>In the interests of public health, environmental protection, road safety, and the proper planning and sustainable development of the area.</p>
<p>5.</p>	<p><b>Road Design</b></p> <p>The following roads requirements shall be fully complied with in the development. Revised plans and specifications shall be provided where necessary for the written agreement of the Road Design Section of Longford County Council prior to the commencement of the development.</p> <p>1. The applicant shall submit a storm water design to the road design section of Longford County Council for approval and agreement before any construction work takes place on site, Stormwater runoff design shall be in accordance with the specifications of "Dublin Corporation stormwater Management Policy Technical Guidelines".</p>	<p>In order to provide for an adequate standard of development and in the interests of orderly development, residential amenity and the proper planning and sustainable development of the area.</p>

2. The outfall for the storm water drainage for the development shall be to the existing open drains on the applicants lands which discharge to the river Camlin.
3. The applicant shall be provide storm water drainage along the R194 for the extent of their site boundary to the R194.
4. The drainage gully frequency shall be in accordance with the 'Recommendations for Site Development Works for Housing Areas.
5. The proposed kerb-line along the R194 shall be set back a minimum of 6.5m from the kerb line on the opposite side of the road.
6. The proposed 2m footpath shall be set back 1m from the proposed kerb line to provide a 1m grass verge.
7. The applicant shall apply to Longford County Council (Roads Section) for a road opening license for any road works or service connections on existing public roads.
8. The conditions of the Road Safety Audit shall be applied in full.
9. The turning areas shall be designed in accordance with "Recommendations for site development works for Housing Areas" -Department of the Environment and Local Government (1998).
10. All roads in the development shall be designed and constructed in accordance with DMURS and the Recommendations for Site Development Works for Housing Areas'

- |  |   |  |
|--|---|--|
|  | <p>11. Dropped kerbs and buff tactile paving in accordance with the Traffic Management Guidelines shall be provided on the footpath at all crossing points.</p> <p>12. Existing Public lighting along the R194 road will be impacted by the proposed development. The applicant shall relocate the existing public lighting to the new boundary position. A new column and lantern shall be provided to replace the public light mounted on overhead ESB network poles. Prior to any alteration of the existing public lighting, a design in accordance with the Midland Counties Public light specification, shall be provided to the Road Design section of Longford County Council.</p> <p>13. All public lighting for this development shall be designed by a competent lighting design engineer and shall fully comply with the requirements as stated within the current version of the Midland Counties Public Lighting Specification.</p> <p>14. In accordance with the policy of Longford County Council all public footpaths shall be constructed in Concrete or Bituminous Macadam.</p> <p>15. The applicant shall be conditioned to provide a Construction Traffic Management plan dealing with the following issues as a minimum,</p> <ul style="list-style-type: none"><li>• The construction site shall be securely fenced along its perimeter and all construction activities shall take place within the site in the interests of the safety of adjoining residents.</li><li>• No parking, queuing or unloading of delivery vehicles on public roads shall be permitted. All construction activities to be carried out within the site boundaries.</li></ul> |  |
|--|---|--|

	<ul style="list-style-type: none"> <li>• No parking for construction workers shall be permitted in the existing public roads.</li> <li>• All necessary measures shall be taken by the development contractor to prevent any spillage or deposition of clay, dust, rubble or other debris, whether arising from vehicle wheels or otherwise, on the adjoining and/or adjacent public road network during the course of the construction works.</li> </ul> <p>16. All existing utility services, underground or overhead, affected by the development shall be diverted by the applicant at their own expense.</p> <p>17. Public roads shall not be adversely affected by the Works with regard to pavement, obstructions, road operation, footpaths, verges, drainage or public lighting.</p> <p>18. The development shall be carried out in accordance with the requirements of the Longford County Council Taking in Charge of Estates policy document.</p> <p>19. Any damage to the public road as a result of the Works shall be the liability of the Applicant.</p>	
6.	<p>Prior to the commencement of development proposals for a name and numbering scheme and associated name plates for the development shall be submitted to the Planning Authority for written agreement. Names shall reflect an individual or place, etc. of local environmental, cultural, topographical, historical or heritage significance. Names in Irish are encouraged. The names should be simple, easily pronounced and in keeping with the location of the site.</p>	<p>In the interests of visual amenity, heritage protection and orderly development.</p>

	In addition, no residential unit shall be occupied prior to the erection of high quality name and number plates, to be designed and located in agreement with the Planning Authority.	
7.	No dwelling house shall be occupied until all the services have been connected thereto and are operational.	In the interests of the proper planning and development of the area.
8.	<p>The site shall be landscaped in accordance with a scheme of landscaping, details of which have been submitted as part of the planning application. The scheme shall include a timescale for its implementation.</p> <p>Any trees or plants which die, are removed or become seriously damaged or diseased, shall be replaced in the first available planting season with others of a similar size and species, unless the planning authority gives prior agreement to any variation.</p> <p>Any existing trees and hedgerows on the site shall be protected where possible and strengthened with native hedgerow species in the first growing season following the commencement of development.</p> <ul style="list-style-type: none"> <li>• Native Evergreens (Holly, Yew, Scots Pine).</li> <li>• Native Deciduous (Oak, Elm, Ash, Birch, Hazel, Alder, Willow, Elder, Whitethorn, Blackthorn, Irish Whitebeam, Rowan, Cherry).</li> </ul> <p><b>Cypress, Leylandii, Rhododendron and Laurel species, shall not be used in the development</b></p>	In the interests of visual amenity and ecological functioning.

<p>9. <b>Waste Materials</b></p> <p>(i) All waste material occurring or arising from the proposed development and including waste building materials, demolition rubble, excavated sub or topsoil not for re-use within the site shall be disposed of by the developer to an authorised place of disposal in accordance with a scheme or programme, the written details of which shall be submitted to the Planning Authority for agreement <u>prior to the commencement of any development on site.</u></p> <p>(ii) Any excavated sub or topsoil not for re-use within the site shall be disposed of to a permitted / licensed facility</p> <p>(iii) Where existing buildings are to be demolished, a survey shall be carried out by a competent suitably qualified consultant <u>prior to the commencement of works on site,</u> to ascertain if hazardous materials are present, such as asbestos containing materials. Should such materials be found to be present on site, the applicant/developer shall engage the services of a specialist contractor to remove any such hazardous materials prior to the commencement of any further works on site.</p> <p>(iv) Where topsoil and/or subsoil are to be re-used or recycled in the proposed development, or where waste materials, to be disposed of elsewhere, are stored on the site on a temporary basis pending such re-use or disposal, they shall be stored separately and in a manner and location such as will not give rise to undue nuisance to the owners/occupants of any adjoining property or member of the public using adjoining or adjacent public roads or footways (e.g. through dust nuisance). The manner and location of this storage shall be agreed with the Planning Authority as part of the scheme or programme as outlined at (i) above.</p>	<p>In order to prevent pollution, unauthorised dumping and protect the amenities of the area.</p>
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	<p>(v) In addition, it may be necessary to obtain a Waste Permit from Longford County Council Environmental Services Section in respect of these works and the disposal site(s) to which they relate, where these are located within County Longford.</p> <p>(vi) All necessary measures shall be taken by the developer to prevent any spillage or deposition of fuel, clay, dust, rubble or other debris, whether arising from vehicle wheels or otherwise, on the adjoining and/or adjacent public road network during the course of the construction works.</p> <p>(vii) While construction is in progress, any fuel tanks on-site shall be bunded and fuel lines contained in stoppered pipes.</p>	
10.	<p>All new individual site boundary treatments shall be uniform and shall be in context with the designs of the proposed dwelling houses. Boundary walls to the front and sides shall be no more than 1.2 metres high with the exception of dwellings with exposed sides, of which shall be 2 metres high. Where side and rear boundaries are adjacent to the public road or public open spaces, these shall be constructed of or faced with high quality materials, such as natural stone, elements of which shall be used throughout the development to create a distinctive theme and identity.</p>	<p>In the interests of residential and visual amenity.</p>
11.	<p>Any bulk fuel storage tanks shall be screened from the public view by the provision of timber picketing or other screen planting etc.</p>	<p>In the interests of visual amenity.</p>
12.	<p>Any surface water arising on-site shall be disposed of therein.</p>	<p>In the interests of Road Safety.</p>

	(i) Surface water attenuation systems shall be provided and constructed in accordance with the "Dublin Corporation Storm Water Management Policy Technical Guidelines"	
13.	(i) All electrical and telephone services shall, where possible, be underground.  (ii) Any bulk fuel storage tank shall be screened from the public view by means of planting or timber picketing.	In the interests of visual amenity
14.	Existing road and land drainage in the area shall not be adversely affected by the proposed development.	In the interests of Road Safety.
15.	Any alterations to the proposed development required in order to increase energy efficiency, passive houses or solar heating, use of renewable energy resources and/or comply with national building codes of practice shall be submitted to the planning authority for its agreement prior to the commencement of development.	In order to comply with the requirements of national building codes of practice.
16.	<u>Prior to the commencement of development a binding agreement shall be entered into with the Planning Authority under Section 96 (as amended) of the Planning and Development Act 2000 (as amended), in relation to the applicants/developer's proposals, submitted as part of this application, for complying with the requirements of Part V of the Act with regards to the provision of social and affordable housing.</u>	To enable the aims of Part V of the Planning and Development Act 2000-2002 to be met.
17.	<u>Prior to the commencement of development, the developer shall lodge with the Planning Authority a cash deposit, a bond of an Insurance Company, or other security to the amount of €290,000 to secure the provision and satisfactory</u>	To ensure the satisfactory completion of the development.

	<p>completion and maintenance until taken in charge by the Planning Authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the Planning Authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development.</p>	
18.	<p>Prior to the commencement of development, or as may otherwise be agreed with the Planning Authority, the developer shall pay the sum of €62,640 (29 x €2,160* Open Spaces &amp; Roads) to the Planning Authority as a contribution, in accordance with the Council's Development Contribution Scheme adopted, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority, and that is provided or that it is intended will be provided by, or on behalf of, the Council.</p> <p>*The contribution payable will be based on the contribution rate applicable at the time of payment and <u>not</u> the rate in existence when permission is granted. The amount of the development contribution will be updated annually on the 1<sup>st</sup> January in accordance with changes in the Wholesale Price Index (Building and Construction), (Capital Goods) and penalty interest for late payment shall apply, in accordance with the terms of the Council's Development Contribution Scheme.</p>	<p>It is considered reasonable that the developer should contribute towards the expenditure incurred or proposed to be incurred by Longford County Council in respect of the provision/improvement of public services/infrastructure benefiting development in the area of the Planning Authority.</p>

**\*Note: In accordance with Section 34 (13) of the Planning and Development Act 2000, you are advised "a person shall not be entitled solely by reason of a permission under this section to carry out any development".**

**\*Note: All obsolete site notices should now be removed and disposed of in an authorised manner, as failure to do so may result in the issuing of a litter fine.**

**\*Note:** Applicant/developer to ensure that the proposed development complies with the building regulations particularly in relation to accessibility for all and fire escape/prevention.

**\*Note:** It is the responsibility of the Applicant/Developer to ensure that the requirements of the Chief Fire Officer (Longford County Council) are ascertained and fully complied with in the development.

Longford Co Co.  
Viewing Purposes Only

ORDNANCE SURVEY REF: 2171-D  
 SITE AREA AS OUTLINED IN RED; 4.572 ACRES / 1.850 HECTARES  
 TOTAL GREEN OPEN SPACE; 1.172 ACRES  
 (25% OF SITE AREA)



HOUSE NO.	FFL
01	100.300
02	100.300
03 / 04	100.300
05 / 06	100.300
07	100.300
08	100.300
09	100.300
10	100.300
11 / 12	100.300
13 / 14	100.300
15 / 16	100.400
17 / 18	100.500
19 / 20	100.000
21	100.150
22 / 23	100.300
24	100.300
25 / 26	100.300
27	100.300
28 / 29	100.300

	2m High Block Wall Capped & Plastered On One Side Only Proposed
	1m High Stone Faced Wall With Limestone Capping Proposed
	1.8m High Concrete Post & Timber Infill Panel Fence Proposed
	0.8m High Timber Post & Rail Fence Proposed

	3 Bedroom Two Storey Semi-Detached Total: 14
	4 Bedroom Two Storey Semi-Detached Total: 5
	4 Bedroom Two Storey Detached Total: 1
	3 Bedroom Two Storey Detached Total: 5
	2 Bedroom Bungalow Detached Total: 2



PLANNING SECTION  
 RECEIVED  
 12 AUG 2019  
 LONGFORD COUNTY COUNCIL

REV	MODIFICATIONS	BY	DATE

Notes:  
 1. Drawings are Copyright of Cunningham Design & Planning Limited.  
 2. Use Figured Dimensions Only.  
 3. Drawings to be Read in Irish Conjunction With Conditions of Planning in The Local U.A. Council's Planning Application.  
 4. All Structural Details To be Verified On-Site by Qualified Engineer/Architect.  
 5. Prior To The Commencement of The Development, It is the Client/Developer's Responsibility To Consult With A Qualified Consultant in Relation To Compliance With Technical Guidance Document Part L of The Building Regulations.

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Drawing Title: **Site Layout Plan - BOUNDARY TREATMENT LAYOUT**

Drawn By	Scale	Status	Date
01	B.McAvoy	1:500	Planning AUG'19

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# Site Layout / BOUNDARY TREATMENT LAYOUT

# *Appendix D*



Camlin River

UND

Right of way through Church grounds

R.C.

Proposed Zoning  
(Phase 2 Dev)

Bullys Proposed village Park access

(Phase 1 Dev)  
ZONED

420\_3

walk way to village

Camlin View

Sewerage Plant

MAIN Sewerage mains water Line

Public Light up Foot Path

This map Ireland (OSI) from OSI. C of Ireland.

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UND

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