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Date: 11/01/2021

Dear Sir/Madam,

Re: Zoning Submission For Existing Lands At Granard, Co. Longford For Mr. Shane McGovern (Folio No. LD15858F).

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 attach in **Appendix A** a screen shot from Land Direct which shows Mr. Shane McGovern's landholding at this location. In addition please find attached in **Appendix B** the relevant Draft Zoning Map of Granard 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. In addition please find attached in **Appendix C** a Google Map screenshot of the area in question whereby it is evident from the Draft Zoning Map attached in **Appendix B** and the Google Map screenshot attached in **Appendix C** that the lands to the immediate southeast are zoned "Industrial/Commercial/Warehousing".

It is our professional opinion that the subject lands shown outlined in blue and denoted with the letter "A" should be also zoned "Industrial/Commercial/Warehousing" as these lands are a natural extension of the existing estate in which the 4 No. industrial units to the southeast are located. In addition to this please also note that the lands in question can be easily serviced with a relatively recently constructed internal access road with foul sewer, surface water and watermain services all located in same and which terminate at the south eastern boundaries of the lands in question in the vicinity of the 4 No. industrial units. We hereby confirm that there are no vacant industrial or warehousing units in the town of Granard and rezoning these lands for this use will create industry and employment in the Granard Area.

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

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Mark Cunningham', written over a horizontal line.

Signed: _____

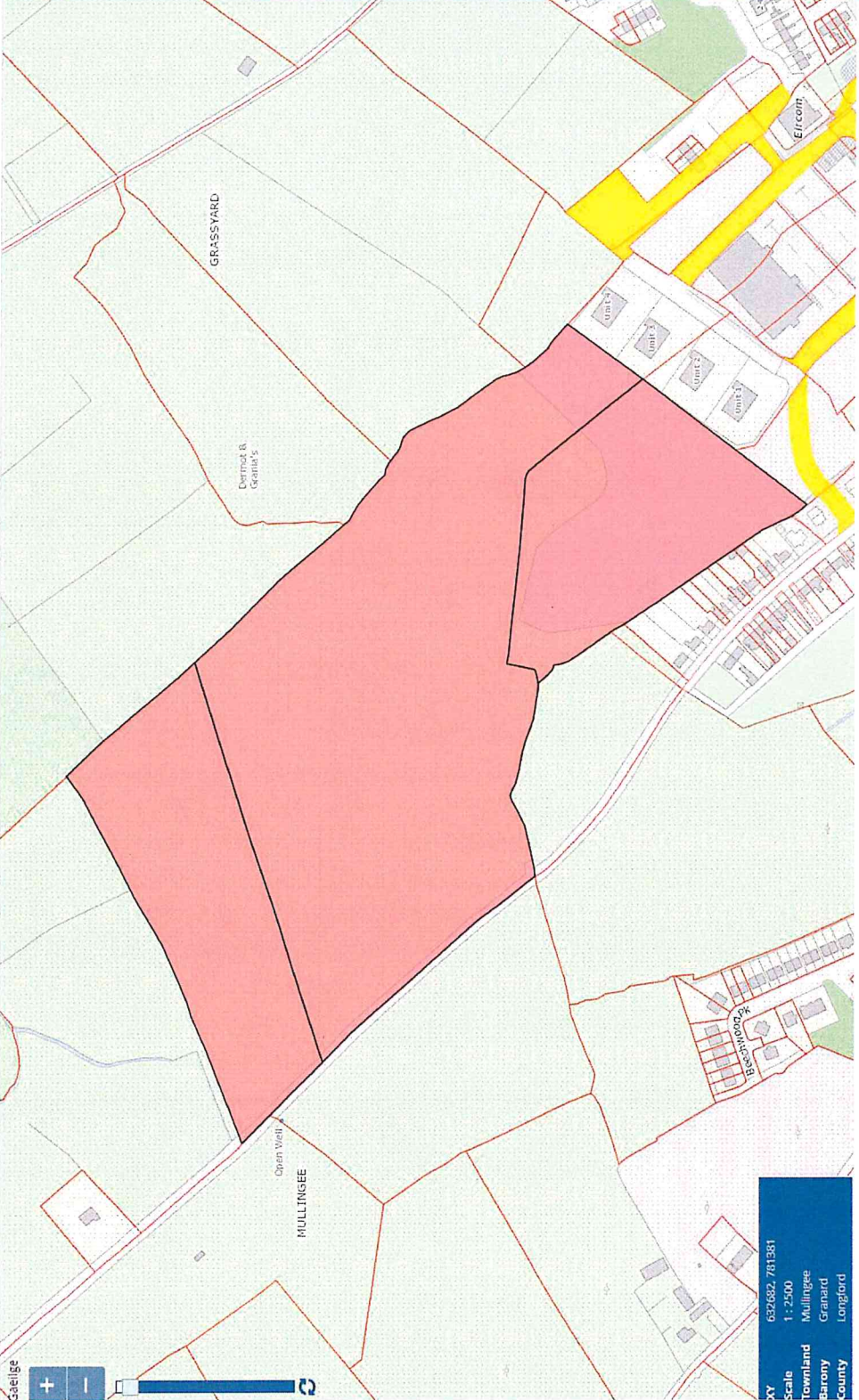
Mark Cunningham, BEng, MSc, CEng, MIEI.

Appendix A

> Back

Folio Number LD15858F
 Title Level Freehold
 Plan Number C1MUG
 Property Number 3
 Area of selected plans 13,84 hectares
 Number of Plans on this folio 3
 Address

*PPA Boundaries and Plan Area are not conclusive. See Section 62(2) of Registration of Title Act 2006 and Rule 8(2) of the Land Registration Rules 2012.



XY 632682, 781381
 Scale 1 : 2500
 Townland Mullingee
 Barony Granard
 County Longford

Appendix B

Granard Zoning Map

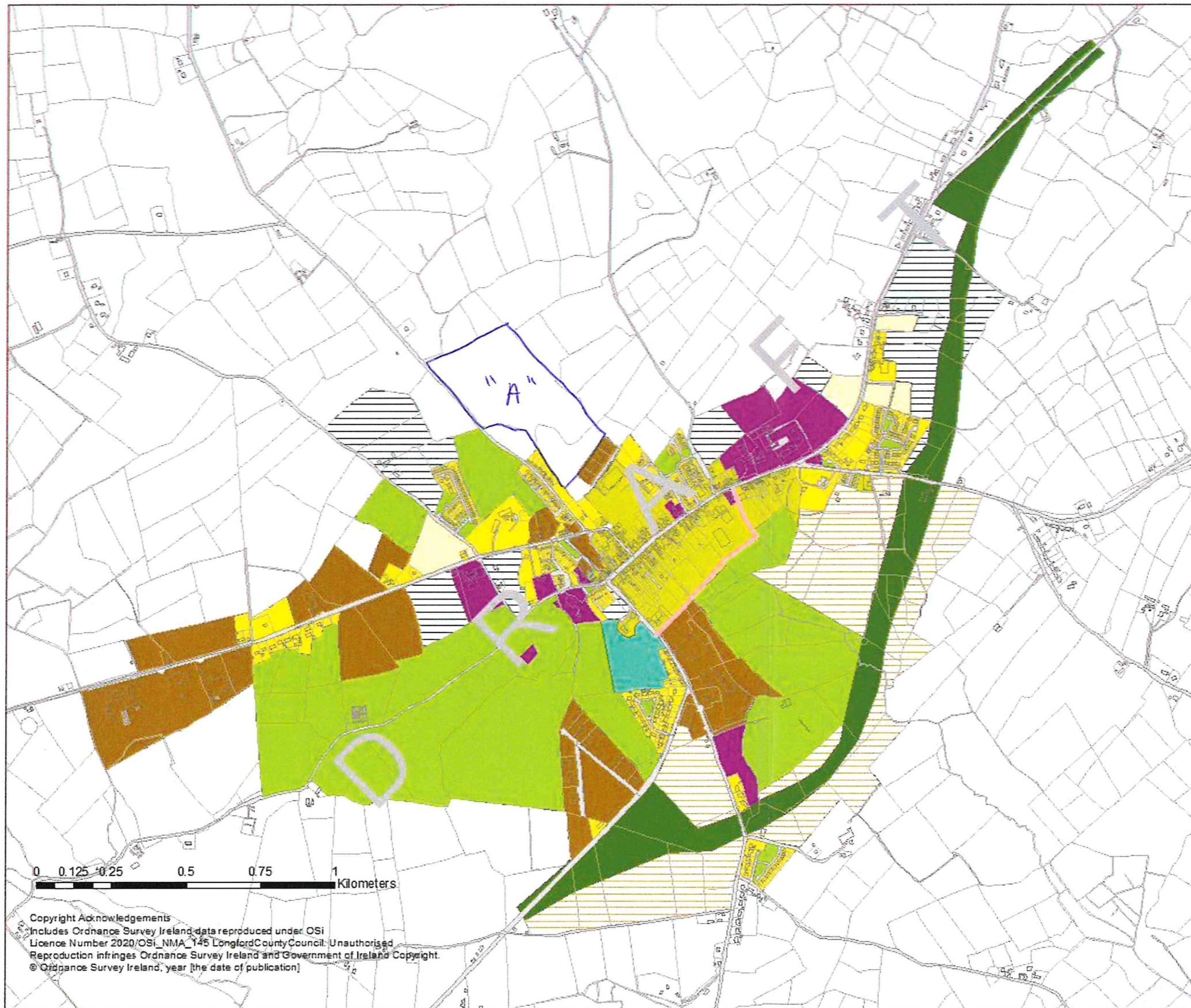
County Development Plan 2021-2027



Legend

- Industrial/Commercial/Warehousing
- New Residential
- Recreation/Amenity & Green Spaces
- Residential
- Social/Community/Education
- Strategic Industrial Reserve
- Strategic Residential Reserve
- Tourism
- Town Core
- Transport & Utility Objective
- Proposed Service Road Granard

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

Lands in Question

