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Date: 11/01/2021

Dear Sir/Madam,

Re: Zoning Submission For Existing Lands At Derawley, Drumlish, Co. Longford For Mr. Eamon Crowe (Folio No. LD838).

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. Eamon Crowe's landholding at this location. In addition please find attached in **Appendix B** the relevant Draft Zoning Map of Drumlish 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. It is evident from this Draft Zoning map that these portions of land are shown zoned "Strategic Residential Reserve".

I hereby confirm that we as Chartered Engineers and Assigned Certifiers prepared a planning permission application on a portion of the lands in question under planning reference No. PL07/333 a copy of which is attached herewith in **Appendix C** for ease of reference together with the site layout drawing on foot of which this permission was granted.

It is our professional opinion that since these lands already had the benefit of full planning permission under the above-mentioned planning reference number that the lands in question should be zoned "Residential" instead of "Strategic Residential Reserve". In addition I hereby confirm that the lands in question are serviced with a newly constructed footpath along the north western boundary of the site which leads to the Town Core of Drumlish.

I confirm herewith that the Derawley Road starting at the Quarry is the path taken by residents during the Land War of Drumlish in 1881 with the struggle taking place directly opposite the woods which the town land is named after, Doire Amhlaoibh (beautiful woods) Derawley. The Quarry backs on to these woods.

In addition the subject site is right at the start of the North Longford Rebel trail and development there ties in with the trail and future residents would be walking directly onto the trail path.

I also confirm herewith that the development of the subject site would help greatly to alleviate the dangers experienced by residents, walkers, drivers and cyclists at the Cloone road junction. The landowners have received multiple requests and enquiries from local town land residents of Derawley, Brooklough, Kilmahon, Derryheelan, Lettergullion, Barraghmore, and Drumlish Village, regarding the safety issues at the cross. A proposed new road linking Derawley to the Main road as part of the development, would eliminate many of the dangers currently affecting numerous residents, motorists, walkers and cyclists at the junction. It would also provide much greater safety for users of the North Longford Rebel Trail. The potential housing on the subject site would back on to a beautiful limestone background which starts off the Rebel trail. In addition please note that the subject site is not a good grazing area for farming as currently used and development would greatly enhance the presentation of the area.

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 Drumlish has adequate capacity for this proposed change of Zoning.

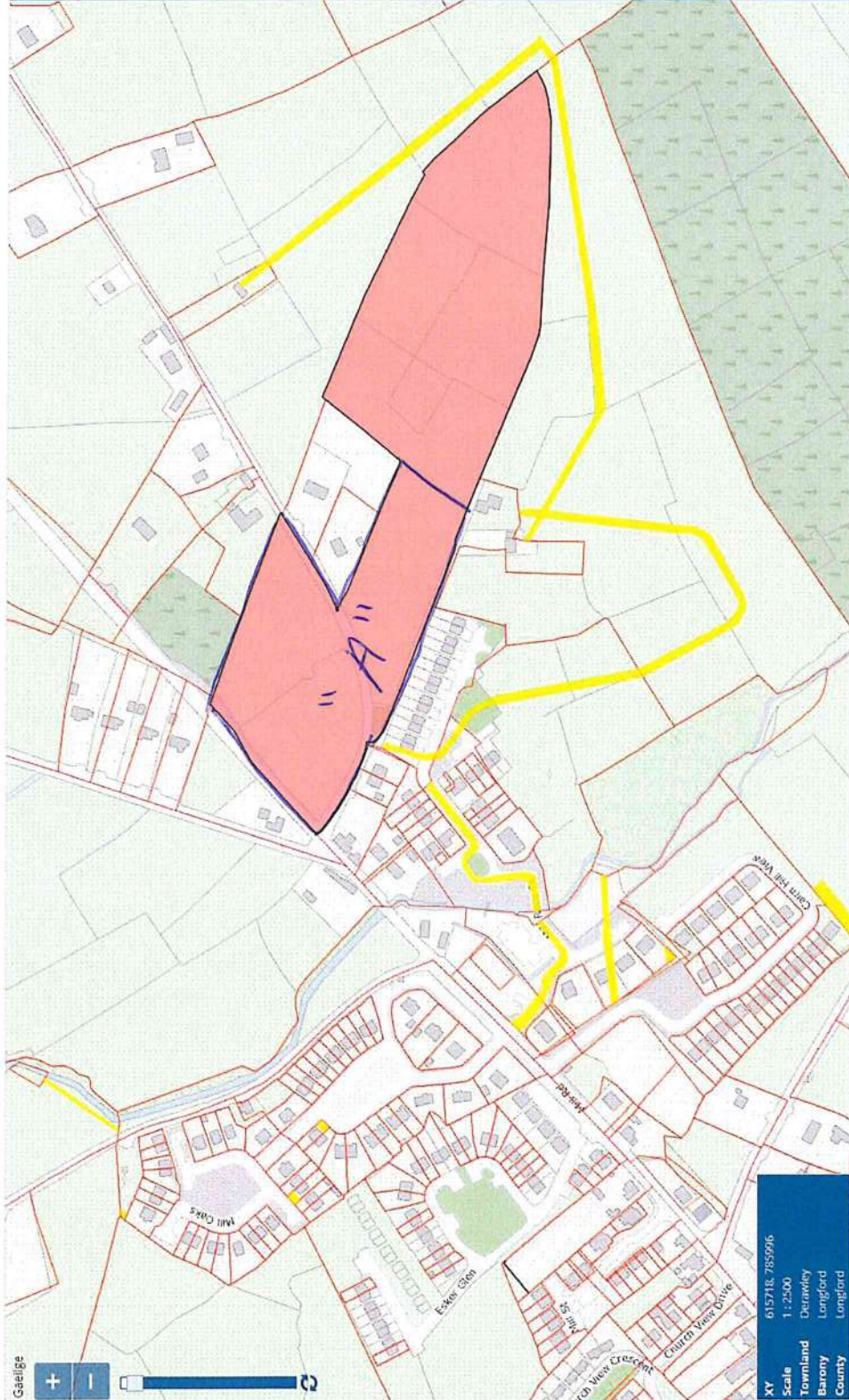
Should you require any further clarity then please do not hesitate to contact me.

Yours sincerely,



Signed: _____
Mark Cunningham, BEng, MSc, CEng, MIEI.

Appendix A



Property Details

Back

Folio Number	LD838
Title Level	Freehold
Plan Number	838_20091
Property Number	1
Area of selected plans	5.80 hectares.
Number of Plans on this folio:	1
Address:	Not Available

[Add to Basket](#) [Create Alert](#)

The following Applications are Pending on this Folio

Folio	D2016LR04728T	Queried
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PPA Boundaries and Plan Area are not conclusive. See Section 62(1) of Registration of Title Act 2006 and Rule 81(3) of the Land Registration Rules 2012.

Appendix B

Drumlish Zoning Map

County Development Plan 2021-2027

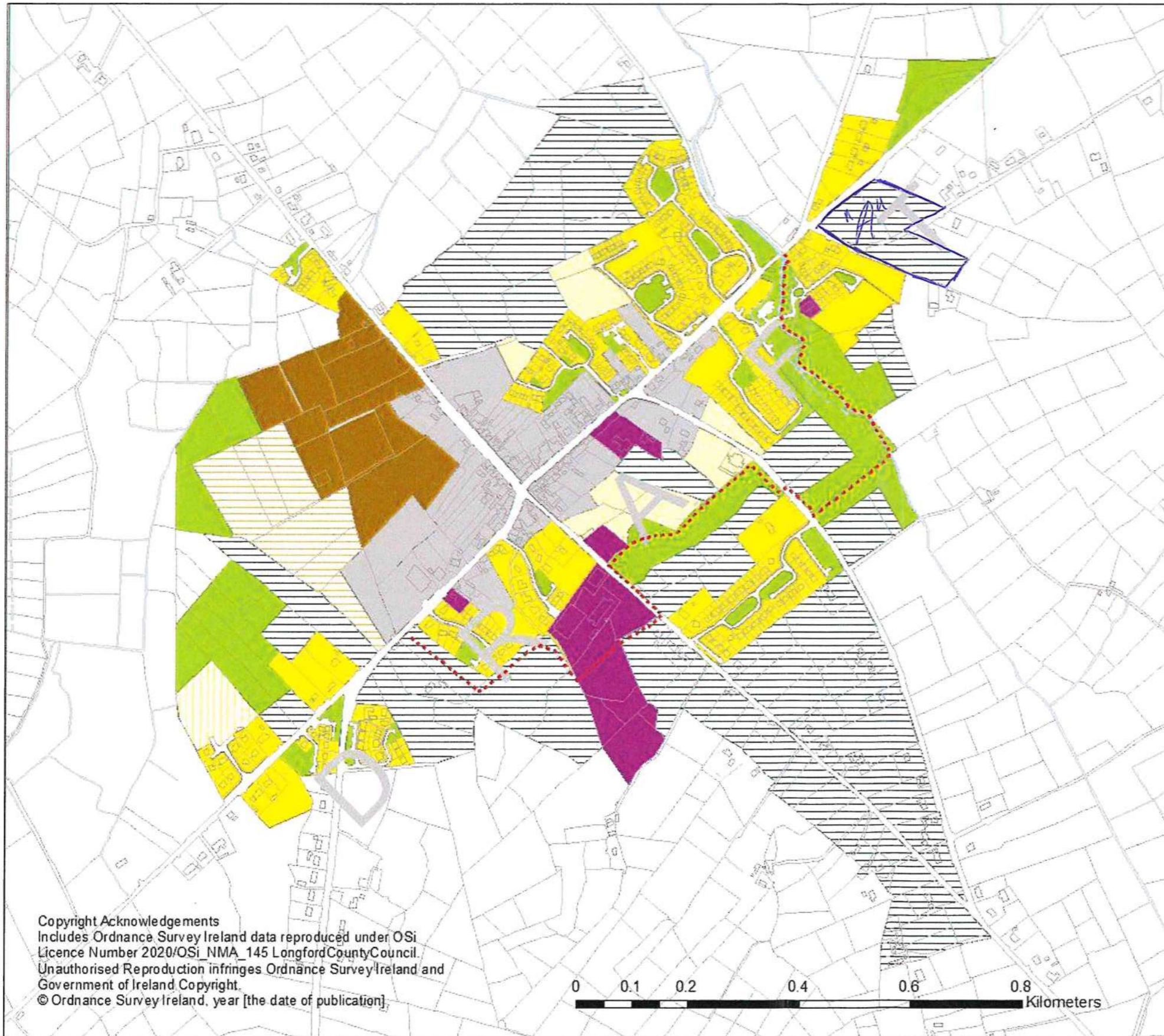


Legend

-  Industrial/Commercial/Warehousing
-  New Residential
-  Recreation/Amenity/Green Spaces
-  Residential
-  Site Resolution Objective
-  Social/Community/Education
-  Strategic Industrial Reserve
-  Strategic Residential Reserve
-  Town Core
-  Village Walkway

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 - 2004

PLANNING PERMISSION

To: Eamon Crowe
C/o Mark Cunningham
Market Square
Longford

Planning Reference No: 07/333

Date of Receipt of Application: 12/04/2007

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 **Granted PERMISSION** to the above named, for development of land, in accordance with documents lodged namely:

PERMISSION for 20 no. dwelling houses consisting of 3 no. two storey detached type dwelling houses, 11 no. four bedroom two-storey detached type dwelling houses, 6 no. three bedroom two storey semi-detached type dwelling houses, entrance, access road, boundary fence/walls, green open spaces, the re-alignment of existing road, demolition of existing shed, connection to existing public surface water, foul sewer and watermain and ancillary site works at Derawley, Drumlish, Co. Longford.

Signed on behalf of LONGFORD COUNTY COUNCIL

SENIOR EXECUTIVE OFFICER

Date: _____

Schedule of Conditions.

As per attached, see conditions 1 – 17

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 PL 07/333	Reason for Condition
1.	<p>The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as amended by way of further information received by the Planning Authority on 23/07/07 and unsolicited further information received on 14/08/07, save as may be required by the other conditions attached hereto.</p>	<p>To ensure that the development shall be in accordance with the permission and that effective control can be maintained.</p>
2.	<p>The exact design of the realigned Derawley road shall be agreed with the Roads Design Section of Longford County Council prior to the commencement of any development on site.</p> <p>The wall shown coloured blue on the site layout plan shall be demolished as indicated on the site layout plan prior to the commencement of development on site.</p>	<p>In the interests of road safety and the proper planning and sustainable development of the area.</p>
3.	<p>Prior to the commencement of development the developer shall enter into an agreement with the Planning Authority under Section 96 of the Planning and Development Act, 2000 (as amended) in relation to the provision of social and affordable housing, in accordance with the requirements of the planning authority's housing strategy.</p>	<p>To comply with the requirements of Part V of the Planning and Development Act, 2000 (as amended).</p>
4.	<p>Details of the materials, colours and textures of all the external finishes to the proposed houses shall be <u>submitted to the Planning Authority for agreement prior to the commencement of the development</u></p> <p><u>In addition, with regard to the proposed house finishes and design detailing:</u></p> <p>(a) all external roof and wall finishes for the proposed dwellings and all individual site boundary treatments shall be of the same specification <u>throughout the overall development</u> except where otherwise agreed in writing with the Planning Authority <u>prior to construction</u> or as may be required in the conditions attached below.</p> <p>(b) dwelling walls and chimney stacks shall be of the same finish in materials and colours used.</p> <p>(c) roof colours shall be black or blue/black, including the ridge tiles and shall be slate or flat-profile concrete tile finish only.</p>	<p>In the interests of visual and residential amenity.</p>

	<p>(d) dry-dash external wall finishes shall not be used and a sample or samples of any proposed brick or stone finish(es) shall be submitted to the Planning Authority for its written agreement <u>prior to the commencement of any development on the site</u>. Where nap plaster rendered external walls are provided these shall be painted in a uniform neutral colour within 6 months of the date of completion or first occupation of the dwelling(s).</p> <p>(e) mock-Georgian glazing bars shall not be used in the proposed dwelling windows.</p> <p>(f) escape windows shall be provided in accordance with the requirements of Section 1.5.6 of the Technical Guidance Document B, 1997.</p> <p>(g) window cills shall have a minimum vertical face depth of 10cms.</p> <p>(h) Limestone window cills shall be provided on front elevations.</p> <p>(i) the roof and external finishes of proposed garages shall match those of the associated dwellings in both the colour and texture of the materials used.</p>	
<p>5.</p>	<p>Roads</p> <p>In addition to Condition No. 2 above, the following roads requirements shall be fully complied with in the development. Revised plans and specifications shall be provided where necessary for the <u>written agreement of the Planning Authority prior to the commencement of the development.</u></p> <p>(a) The developer shall ensure that any telecom/utility poles exposed, as part of site development works along the site frontage with the public road shall be relocated/removed or placed underground.</p> <p>(b) The internal road construction shall be in accordance with the NRA <i>Specification for Roadworks</i> with a 20 year design life</p> <p>(c) Turning areas within the estate shall be provided in accordance with the publication "<i>Recommendations for site development works for housing areas</i>" (DOELG 1998).</p> <p>(d) Road drainage gully frequency shall be in accordance with the publication "<i>Recommendations for site development works for housing areas</i>" (DOELG 1998) and shall be adequate to drain all the road surface within the development.</p> <p>(e) All services within the proposed development should be laid with a minimum cover of 600mm and laid under the footway construction.</p> <p>(f) Footways (2m wide) shall be provided continuous along the side of the site boundary with the public road and along internal roads. Dropped kerbs shall be provided at vehicular entrances to houses.</p>	<p>In the interests of traffic and pedestrian safety and circulation and the orderly and sustainable development of the area</p>

	<ul style="list-style-type: none"> (g) Footways shall be a minimum of 2m in width and constructed in such a manner to allow surface runoff from the footway to the adjacent gullies. (h) Public lighting shall be installed above all footways within the estate. (i) Dropped kerbs and buff tactile paving shall be provided in accordance with the Traffic management Guidelines at all crossing locations 	
<p>6.</p>	<p>The applicant/developer shall ascertain the requirements of the Water Services and Environment Sections of Longford County Council and fully comply with these.</p> <p>In addition, the following requirements shall apply:</p> <p>Foul and Surface water Drainage</p> <ul style="list-style-type: none"> a) The publication "Recommendations for site development works for housing areas" (DOELG 1998) shall be used as a standard specification. b) That the water supply and drainage arrangements, including the disposal of surface water, be in full accordance with the requirements of the County Council. c) As constructed drawings of services must be supplied to the Sanitary Services Section of Longford County Council d) All services shall be contained within public spaces e) Details of the final foul and surface water sewer and watermain layouts shall be agreed with the Sanitary Services Section of Longford County Council prior to the commencement of development. Connections to public watermains and discharges from the sewerage treatment plant are subject to licenses from Longford County Council, which shall be obtained before such connections and/or discharges are made. Note that a connection fee per service, per development unit applies. f) Stormwater runoff design shall be in accordance with the specifications of "Dublin Corporation Stormwater Management Policy Technical Guidelines". The development shall not commence until such time as the written agreement has first been obtained from the Sanitary Authority/Planning Authority in regard to the overall design and capacity of the proposed storm water drainage system. 	<p>In the interests of public health and of proper planning and development.</p>

	<p>g) The developer shall ensure that surface water drainage pipes are provided and are of adequate size so as to cater for the intake of all waters arising upstream.</p> <p>h) The storm water sewerage system on the site shall be served by an additional stone filtered land drainage system, which shall be designed and operated in accordance with the requirements of the sanitary services section. These shall be ascertained and agreed <u>prior to the commencement of development.</u></p> <p>i) The developer shall ensure that stormwater discharge arising as a result of this development does not adversely affect adjacent landowners</p> <p>j) A petrol/oil interceptor shall be installed to treat surface water run-off prior to accessing outfall</p> <p>Watermains</p> <p>k) A stopcock meter box shall be used for each service connection (Talbot matrix type or similar to be approved by sanitary services section of Longford County Council)</p> <p>l) A 50mm Kent 4000 water meter or approved equivalent shall be installed on the watermain at a location to be agreed with the Sanitary Services Section of Longford County Council prior to the commencement of the development</p> <p>m) All stopcock/manhole covers shall be of a cast iron lid and frame variety.</p> <p>Any alterations to the submitted proposals in order to comply with the above requirements shall be amended accordingly and submitted to the Sanitary Authority and to the Planning Authority for file purposes and written agreement.</p>	
7.	Sales advertising signage in respect of the proposed development shall be limited to the provision of a single sign to be located within the site boundaries.	In the interests of traffic safety and visual amenity.
8.	Any bulk fuel storage tanks shall be screened from the public view by the provision of timber picketing or other screen planting etc.	In the interests of visual amenity.

<p>9.</p>	<p>Waste Materials</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) 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>(iii) 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>(iv) 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>(v) While construction is in progress, any fuel tanks on-site shall be bunded and fuel lines contained in stoppered pipes.</p>	<p>In order to prevent pollution, unauthorised dumping and protect the amenities of the area.</p>
<p>10.</p>	<p>Prior to commencement of any development, proposals for an estate name, house numbering scheme and any associated signage shall be submitted to the Planning Authority for its written agreement. Local vernacular names should be considered with both Irish language and English versions to be provided.</p> <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.</p>	<p>In the interests of orderly development and of visual amenity.</p>

11.	<p>The entire development shall be effectively landscaped and all areas shown as public open space on the plans shall be reserved for such use and shall be soiled, seeded, levelled and landscaped in accordance with a detailed scheme, including a timeframe for implementation and maintenance, to be <u>submitted to the Planning Authority for its written agreement prior to commencement of any development on site.</u></p>	In the interest of residential and visual amenity
12.	<p>The 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"> <input type="checkbox"/> Native Evergreens (Holly, Yew, Scots Pine). <input type="checkbox"/> Native Deciduous (Oak, Elm, Ash, Birch, Hazel, Alder, Willow, Elder, Whitethorn, Blackthorn, Irish Whitebeam, Rowan, Cherry). <p>Cypress, Leylandii, Rhododendron and Laurel species, shall <u>not</u> be used in the development.</p>	In the interest of visual amenity and to protect and enhance ecological functioning in the area.
13.	<p>All 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>	In the interests of residential and visual amenity.
14.	<p>Ornamental type public lighting, to ESB standards only such as tubular columns with urbis K-lux latterns internally within the development and chatsworth decorative columns with 1 metre cascade brackets and albany lanterns along the Drumlish – Arva and Derawley roads or similar approved equals to ESB standards to be agreed in writing with the Planning Authority shall be provided within the overall development so as to provide safe access for the users of the development after dark.</p> <p>Any proposed lighting shall meet the requirements of the Department of Environment publication “Recommendations for site development works for Housing Areas,” 1998 and ESB standards.</p> <p>Full details in relation to the above, particularly in regard to lamp stand type and location shall be submitted to the Planning Authority for written agreement prior to the commencement of development on the site.</p>	In the interests of public safety and in the interests of residential and visual amenity.

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</u> , the developer shall lodge with the Planning Authority a cash deposit, a bond of an Insurance Company, or other security to the amount of €88,881.60 to secure the provision and satisfactory 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.	To ensure the satisfactory completion of the development.
17.	<p>The developer shall pay the sum of €152,800.00c, to the Planning Authority as a contribution, in accordance with the Council's Development Contribution Scheme adopted in 2004, 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 not the rate in existence when permission is granted. The amount of the development contribution will be updated annually on the 1st January in accordance with changes in the Wholesale Price Index (Building and Construction), (Capital Goods) and penalty interest for late payment, in accordance with the terms of the Council's Development Contribution Scheme.</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.






NOTES:

Applicant/developer to ensure that the proposed dwelling complies with the building regulations, particularly in relation to bedroom windows for fire escape purposes

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

Ordnance Survey Ref. No; 2107-B
 Total Site Area = 3.819 Acres/1.545 Hectares
 Total Green Area = 0.817 Acres/27%



-  House Type A
Sites 01-04, 08-09
& 11-14 Inclusive.
-  House Type B
Sites 05-07.
-  House Type C
Site 06.
-  House Type D
Site 10.
-  House Type E
Sites 15-20

Existing Roadside Hedgerow To Be Removed & A Proposed Stone Wall To Be Constructed 9m From Existing Road Edge With A 2m Wide Concrete Footpath.

Existing Hedgerow To Be Maintained For Screening Purposes & Strengthened Where Necessary.

Hatched Area To Be Excavated As Part Of The Proposed Development.

Existing Wall Shown Coloured Blue To Be Demolished So As To Help Achieve Adequate Sightlines See Enclosed Letter Of Consent.

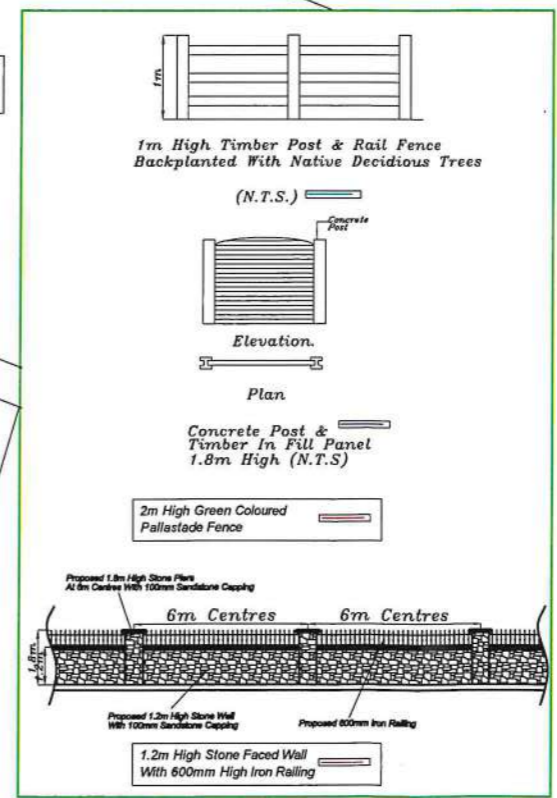
It Is Proposed To Construct A Timber Post & 4 No. Rail Fence Along The Existing Road Side Boundary Along The Existing Drawley Road. It Is Also Proposed To Plant A Number Of Native Deciduous Trees On The Upper Level Of Quarry Face As Shown So As To Provide Adequate Screening From View Of The Proposed Development While Travelling On The Existing Drawley Road.

It Is Proposed To Construct A 2m High Green Coloured Palastade Fence As Denoted By Thick Dashed Line So As To Provide Safety From The Existing Steep Quarry Face

Existing Drawley Public Road Shown Hatched Which Is Now Proposed To Be Re-Aligned As Part Of The Proposed Development,

Hatched Area To Be Excavated As Part Of The Proposed Development.

PROPOSED FINISHED FLOOR LEVELS;	
Houses 01/02	102.100
Houses 03/04	102.000
House 05	102.000
House 06	102.100
House 07	102.100
Houses 08/09	103.000
House 10	102.100
Houses 11/12	102.200
Houses 13/14	102.320
Houses 15/16	102.320
Houses 17/18	102.450
Houses 19/20	102.700



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Creating for all Planning & Engineering Requirements

DWG. No: 01 DRAWN BY: B.Mc.V. SCALE: 1:500 REF: F.140 DATE: June'07

Proposed Housing Development Of 20 No. Dwelling Houses Consisting Of 3 No. Two Storey Detached Type Dwelling Houses, 11 No. Four Bedroom Two Storey Semi-Detached Type Dwelling Houses, & No. Three Bedroom Two Storey Semi-Detached Type Dwelling Houses, Entrances, Access Road, Boundary Fence/Wall, Green Open Spaces, The Re-Alignment Of Existing Road, Demolition Of Existing Shed, Connection To Existing Public Surface Water, Foul Sewer And Watermain And All Ancillary Works At Drawley, Drumlish, Co. Longford For Mr. Eamon Crowe.

Site Layout Boundary Treatment