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Consulting Engineers

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Date: 11/01/2021

Dear Sir/Madam,

Re: Zoning Submission For Existing Lands At Aughnacliffe, Co. Longford For Mr. Joseph Cassidy (Folio No. LD10311F).

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 Mr. Joseph Cassidy's landholding at this location. In addition please find attached in ***Appendix B*** the relevant Draft Zoning Map of Aughnacliffe 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 "Recreational/Amenity/Green Spaces".

It is our professional opinion that the subject lands shown outlined in blue and denoted with the letter "A" should be zoned "Residential". The reason being is that full planning permission was previously granted on the estate on which the lands are located under planning reference No. PL04/569. Please find attached in ***Appendix C*** a copy of the relevant conditions of planning along with the site layout on foot of which planning permission was granted for ease of reference. It is evident from the site layout plan on foot of which planning reference No. PL04/569 that the lands which are subject to this submission were to be used to facility an onsite sewerage treatment plant with polishing filter. I hereby confirm that this onsite sewerage treatment system with polishing filter was subsequently installed and when the new foul sewer treatment system with associated foul sewer network was constructed to service the entire village of Aughnacliffe this wastewater treatment system with polishing filter were

subsequently decommissioned and removed from site. Therefore it was never intended for the lands in question to be used as green open space to service the estate in which it is located as the estate is already serviced with an adequate green area which formed part of the grant of planning permission under planning reference number PL04/569. Since the removal of the wastewater treatment system with polishing filter the lands in question have become overgrown and an area for antisocial behaviour as is evident in the aerial photographs attached in **Appendix D**. In addition to this I hereby confirm that when the treatment system with polishing filter was decommissioned The Developer installed foul sewer, surface water and watermain services to service these lands.

Therefore it is our professional opinion that by zoning these lands “Residential” and by developing same will ensure the completion of the existing estate and eliminate the current antisocial problem.

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	LD1031F
Title Level	Freehold
Plan Number	B3U2
Property Number	1
Area of selected plans	0.33 hectares.
Number of Plans on this folio:	2
Address	Not Available

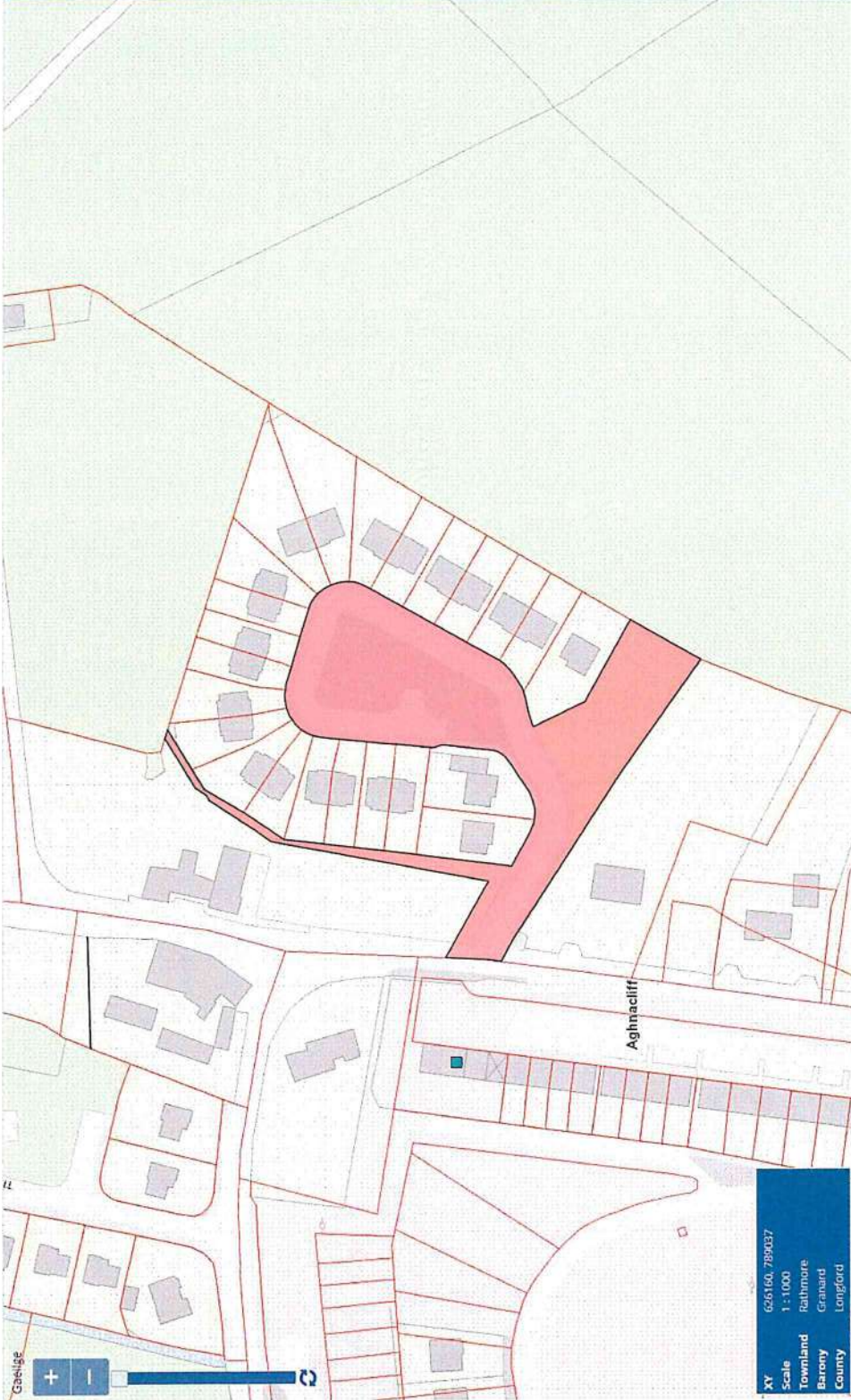
[Highlight All Plans](#)
[Add to Basket](#)
[Create Alert](#)

The following Applications are Pending on this Folio

S2006N007360H	Mapping Query
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*PPA Boundaries and Plan Areas are not conclusive. See Section 5(2)(1) of Registration of Title Act 2002 and Rule 6(2) of the Land Registration Rules 2012.

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

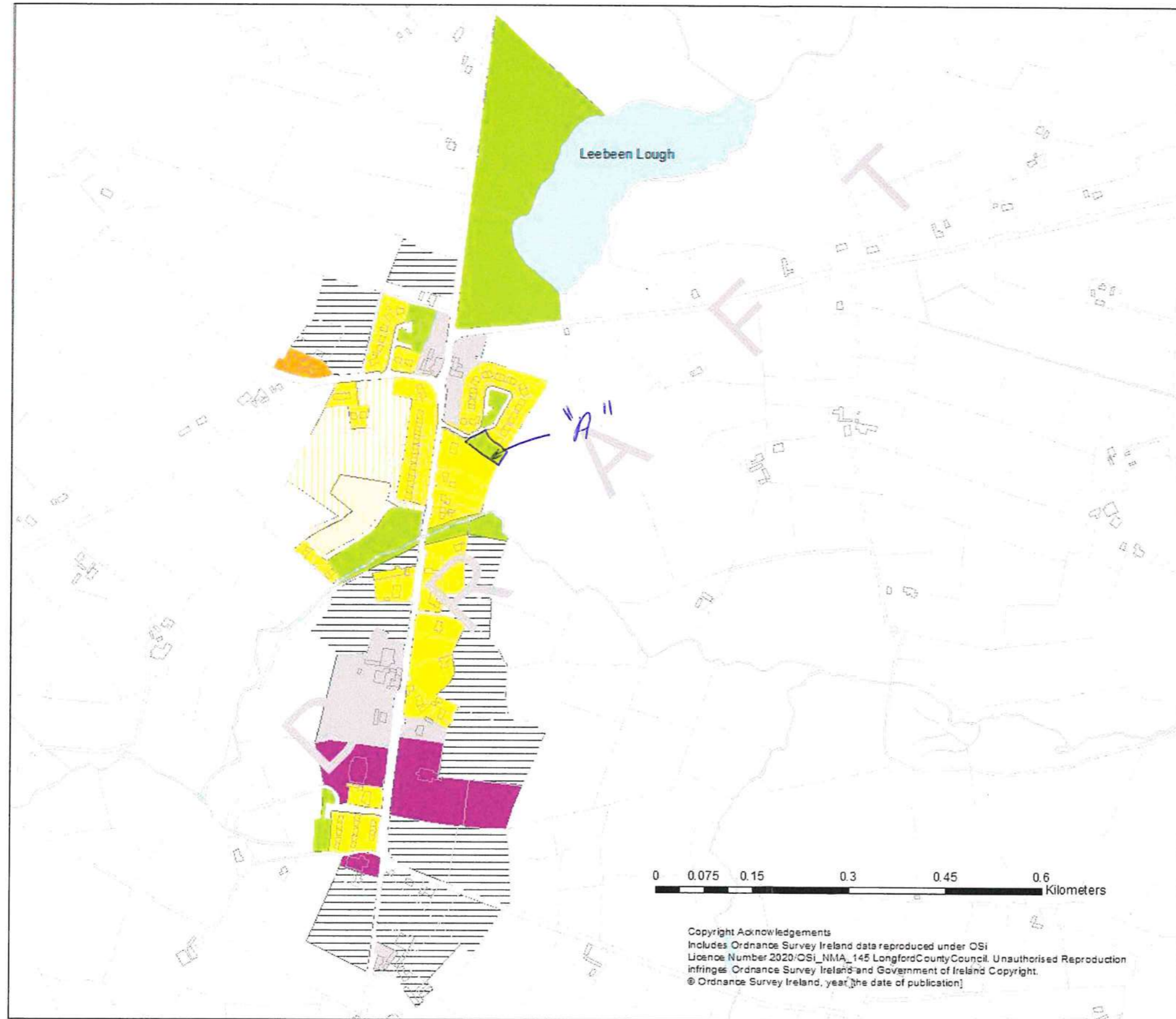


XY 626160, 789037
 Scale 1 : 1000
 Townland Rathmore
 Barony Granard
 County Longford

Appendix B

Aughnaccliffe 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 Residential Reserve
- Town Core

Notes: Please note that every effort has been made to include the latest version of Ordnance Sure ymapping 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

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 2000

PLANNING PERMISSION

To: Paddy & Maura Reilly
C/O Claire O' Neill O'Reilly Associates,
Carricknabrick,
Loughduff,
Co. Cavan.

Planning Reference No: 04/569

Date of Receipt of Application: 26/07/2004

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 10.01.05 **Granted PERMISSION**

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

erection of 3 No. four-bedroom detached dwelling houses, 8 No. four-bedroom semi-detached dwelling houses, 12 No. three-bedroom semi-detached dwelling houses, entrances, carraigeway, boundary walls, piers and sewerage treatment system at Rathmore Aughnacliffe Co. Longford

Signed on behalf of LONGFORD COUNTY COUNCIL

Peter Jupp

SENIOR EXECUTIVE OFFICER

Date: 10/1/05

Schedule of Conditions.

As per attached, see conditions 1 – 21

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.

<u>No.</u>	<u>Condition</u>	<u>Reason for Condition</u>
1.	That the development be carried out in its entirety in accordance with the plans, particulars and specifications lodged as part of the application and as amended by the Further Information received on 05.11.04 , 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><u>Prior to the commencement of any development on the site</u> the applicant/developer shall submit a revised site layout plan at a scale of 1:500 for the written agreement of the Planning Authority and which shows the following amendments to that submitted on 05.11.04 as Drg. No. PR/03117/PP/01A:</p> <p>(i) the re-location of the dwellings proposed as site Nos. 1, 2, 11, 12, 13 and 14 by at least 2 metres in each case towards the southern boundary of the site.</p> <p>(ii) the re-location of the dwelling proposed as site no. 23 through setting back and re-alignment such that the dwelling would be roughly parallel with the overall site rear boundary hedgerow and would have a rear garden length of approximately 12 metres.</p> <p>(iii) the adjustment of all other dwelling 'Footprints' and site boundaries by the appropriate distances and dimensions to accommodate the amendments required by (i) and (ii) above.</p> <p>(iv) the provision of a revised internal road layout which allows for the above amendments and <u>also</u> omitting the full circuit around the proposed central open space area by means of the provision of a cul-de-sac design having a turning head to the front of proposed dwelling site No. 3 (as amended by (iii) above) and with the section of road to the side of proposed site No. 2 (as amended) to be incorporated in the central area of open space provision but with a 2m wide footpath to be provided from the turning head to the roadside footpath along the front of proposed site no. 2 and which shall be separated from the side boundary of site No. 2 by the provision of a 2 metre wide strip of densely planted shrubs of thorny varieties, e.g. whitethorn, blackthorn, berberis, etc. or a mixture of such.</p> <p>(v) the provision of a revised and securely fenced / gated compound area for the proposed effluent treatment system at the southern corner of the site with a cobble-lock surfaced service access road to be provided from the site access road along the southern side of the proposed open space area in this location.</p> <p>(vi) the provision of 2 (no.) on-site car parking spaces in respect of <u>each</u> proposed dwelling.</p>	In the interests of visual and residential amenity and of traffic and pedestrian safety.

<p>5.</p>	<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 alternatives to be agreed in writing with the planning authority, shall be strictly adhered to:</p> <p>(i) No external dwelling wall or boundary wall 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> <p>(iv) Stone shall not be used for chimney finishes on any dwelling or for external chimney flues as proposed on house type 'A'.</p> <p>(v) 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>(vi) 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>(vii) All front elevation windows and those on the rear elevation of the dwellings proposed for site nos. 9 to 14 (inclusive) shall contain a minimum 10cm, cill depth and <u>shall not include mock-Georgian glazing bars</u>.</p>	<p>In the interests of visual amenity, residential amenity and in order to provide for an adequate standard of development.</p>
<p>6.</p>	<p>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</p>	<p>In the interests of residential amenity, visual amenity, ecological functioning and in order to adequately integrate the development within its setting.</p>

<p>(ii)</p>	<p>plastered and painted finished, or finished in quality brick/natural stone.</p> <p>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 hedge row/tree species only.</p>	
<p>7.</p>	<p>The site shall be landscaped in accordance with a scheme of landscaping, details of which shall be submitted to the planning authority for written agreement <u>prior to commencement of development</u>. The scheme shall include the retention of all suitable trees within the section of the existing hedgerow which runs N.W. to S.E. through the proposed central area of public open space and the use of semi-mature native evergreen and deciduous tree species and <u>shall also include a timescale for its implementation</u>.</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>In the interests of visual amenity and ecological functioning.</p>
<p>8.</p>	<p>For so long as the lands to the front of the site remain undeveloped the existing row of mature trees which runs diagonally through this area shall be carefully retained and preserved and the area to the rear of and between these trees and dwelling sites numbered 1, 3, 4, 5, 6 and 7 and shown as "Break" on the site layout plans submitted, shall be fenced off with a 2 metre high, pre-coated green coloured, chain-link fence to be located along the site access road boundary and which shall be planted along its outer side with shrubs of a thorny variety such as those described at 2 (iv) above.</p>	<p>In the interests of visual and residential amenity.</p>
<p>9.</p>	<p>Roads, footpaths, services – i.e. water mains, sewers, surface water drains, storm water attenuation, gullies, public lighting, turning bays, kerbs, electricity television and telecommunications ducting shall be laid in accordance with the requirements of the Department of Environment publication "Recommendations for site development works for Housing Areas", 1998.</p> <p>In addition, no residential unit shall be occupied until all the services have been connected thereto and are operational.</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>
<p>10.</p>	<p>All surface water arising within the site shall be disposed of within the site and/or to the adjoining watercourse and prior to discharge shall be buffer-treated for contaminants through the provision of a petrol/oil interceptor the details and location for which shall be</p>	<p>In the interests of the control of pollution and to prevent flooding.</p>

	<p>agreed with the Planning Authority <u>prior to construction</u>.</p> <p>It shall be incumbent on the developer to ensure that such discharge does not result in the inundation of downstream lands by flooding during periods of heavy rainfall and in this regard the “Dublin Corporation Stormwater Management Policy Technical Guidelines” shall be used for storm water runoff design and the provision of any stormwater attenuation measures which may be required.</p>	
11.	The internal road pavement design and construction shall be in accordance with the NRA Specification for Roadworks document.	In the interests of traffic safety and of proper planning and development.
12.	A 2 metre wide footpath and public lighting standards to ESB requirements shall be provided along the existing roadside edge to the front of the proposed site between the site access road junction and the applicants’ licensed premises and on lands which are within the control of the applicant and, in this regard, the applicant/developer shall consult with the North Longford Area Engineer’s office prior to construction of the footpath and lighting and which shall be provided <u>prior to the occupation of the first dwelling within the proposed development</u> .	In the interests of traffic and pedestrian safety and of the proper planning and development of the area.
13.	<p>Water supply, foul and surface water drainage arrangements shall be in accordance with the requirements of the Planning Authority and the necessary licences including those for treated water discharge and water supply, obtained prior to the commencement of works. In this regard, the following requirements shall be complied with in full:</p> <p>(i) Details of the final sewer and watermain layouts <u>shall be agreed with the Sanitary Services Section of Longford County Council prior to the commencement of development</u>. Connections to public watermains and sewers are subject to licence from Longford County Council.</p> <p>(ii) The proposed effluent treatment system shall be designed, installed and operated to comply with the requirements of the EPA Wastewater Treatment Manual – “Treatment Systems for small communities, business, leisure centres and hotels”.</p> <p>(iii) A management company shall be set up to operate and maintain the proposed effluent treatment system and details with regard to this including a Management Agreement shall be submitted to and agreed with the Planning Authority <u>prior to the occupation of the first completed or any dwelling on the site</u>.</p> <p>(iv) The proposed watermain shall be 100mm Class C u/PVC and a 50mm diameter Kent 4000 water meter or approved equivalent shall be installed on the</p>	In the interests of public health and public safety to provide for an adequate standard of development and in the interests of the proper planning and sustainable development of the area.

	<p>100mm watermain near take-off point at a location to be approved by the Sanitary Authority. In addition a chamber with an internal dimension 1m X 1m X 1.3m deep shall be constructed and fitted with a 600mm square heavy duty manhole cover.</p> <p>(v) A stopcock meter box such as a Talbot Matrix box or an approved equal shall be provided for each service connection. In addition, all stopcock covers shall be of a cast iron lid and frame variety.</p> <p>(vi) Existing land and road drainage in the area shall not be adversely affected by the proposed development.</p> <p>(vii) Connections to watermains is subject to licence to be obtained from Longford County Council.</p> <p>Any alterations to the submitted proposals in order to comply with the above requirements shall be amended accordingly and submitted to the Planning Authority and have written agreement obtained prior to the commencement of development on the site.</p>	
14.	<p>The dwellings authorised by this permission shall be connected to the proposed public foul sewer system for Aughnacliffe at such time as this facility becomes available and, in this regard, any pumping facility required to achieve such connection shall be provided by, or at the expense of, the management company required to be set up for the operation and maintenance of the proposed effluent treatment system by Condition No. 13(iii) above. In such event the compound area for the treatment system shall revert to incorporation as part of the adjoining public open space area at the time of the connection and the decommissioning of the treatment system.</p>	<p>In the interests of public health and of the proper planning and sustainable development of the area.</p>
15.	<p>(i) Any existing overhead service wires running through the landholding shall be relocated and/or run underground within the site. The developer shall consult with the relevant service providers in relation to this, prior to the commencement of development on the site.</p> <p>(ii) All service cables and ducting such as electrical, telephone, broadband and cable television etc. to be provided for the development shall be run underground within the site at the developers own expense (cables and ducting may be provided by the service provider subject to agreement). Where there is a requirement for services to cross a road there shall be a minimum cover of 600mm so as not to interfere with future road construction or maintenance.</p>	<p>The undergrounding of service wires will improve the visual environment in the interests of the visual amenities of the area. The provision of the various services is in the interest of orderly development and to ensure the provision of modern communication systems to the development.</p>
16.	<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</p>	<p>In the interests of visual amenity, heritage protection and orderly development.</p>

	<p>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 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>17.</p>	<ul style="list-style-type: none"> (i) All waste materials occurring or arising from the proposed development and including waste building materials, demolition rubble, excavated top or sub soil not for re-use within the site and any other pre-existing rubbish or debris, located on or 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 approval prior to the commencement of any development within the site. In addition, any necessary waste permit shall also be obtained from Longford County Council Environmental Services Section in respect of these works and the disposal site to which they relate where the site is not an authorised one. (ii) Where top soil, sub-soil to be re-used or re-cycled in the proposed development or waste materials for disposal elsewhere are to be 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 the adjoining or adjacent public roads or footways (e.g. through dust nuisance) and to be approved by the Planning Authority as part of the scheme or programme required to be submitted under (i) above. (iii) All necessary measures shall be taken by the development contractor to prevent any spillage or deposition of clay, mud, 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. (iv) The developer shall provide adequate on site vehicular parking facilities for site workers during the construction of the proposed development, to the satisfaction of the planning authority. (v) Any damage to existing road or public surfaces as a result of the proposed development shall be repaired by the developer at his/her own expense subject to the recommendations for site development works for housing areas and those of Longford County Council. 	<p>To prevent unauthorised dumping and to protect the amenities of the area within which the site is located and in the interests of road safety and the proper planning and sustainable development of the area.</p>

18.	<p><u>Prior to the commencement of development</u> a binding agreement shall be entered into with the Planning Authority under Section 96 (as amended) of the Planning and Development Act, 2000, in relation to the applicants/developer's proposals for complying with the requirements of Part V of the Act with regards to the provision of social and affordable housing.</p>	<p>To enable the aims of Part V of the Planning and Development Act 2000 – 2002 to be met.</p>
19.	<p>Any alterations to the proposed development required in order to comply with national building codes of practice shall be submitted to the planning authority for its agreement prior to the commencement of development.</p>	<p>In order to comply with the requirements of national building codes of practice.</p>
20.	<p>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 €102,213.84 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 powering the Planning Authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The security shall be renewed until such a time as the estate is taken in charge.</p>	<p>To ensure the satisfactory completion of the development.</p>
21.	<p>Prior to the commencement of development, or as otherwise agreed with the Planning Authority, the developer shall pay the Sum of €103,500 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 <u>not</u> 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>	<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>

NOTES:

Applicant/developer to ensure that the proposed dwellings comply 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".

TMcD



ORIENTATION OF SITES:-

- Sites 1 & 2 =
- Sites 3, 4, 5 & 6 =
- Sites 7 & 8 =
- Sites 9 & 10 =
- Sites 11, 12, 13 & 14 =
- Sites 15 & 16 =
- Sites 17 & 18 =
- Sites 19 & 20 =
- Sites 21 & 22 =
- Sites 23 & 24 =

SITE PLAN.

Scale: 1 : 500.



CLAIRE O'NEILL O'REILLY ASSOCIATES. Carricknabrick, Loughduff, Co. Cavan. Mobile: 088 8393249. Tel: 049 4337073. Fax: 049 4367890.		
project	PROPOSED HOUSING DEVELOPMENT for PADDY & MAURA REILLY at RATHMORE, AGHNACLIFF, Co. LONGFORD.	
detail	PROPOSED SITE PLAN WITH ROAD & BLOCK LEVELS.	
drawn	date	revision
C O'R.	January 2005.	
approved	scale	drawing no.
	1 : 500.	PR/03117/PP/01B.

Appendix D

