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Date: 11/01/2021

Dear Sir/Madam,

**Re: Zoning Submission For Existing Lands At Ballinalee, Co. Longford For Martin Heraty.**

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 screen shot from Landdirect which shows Mr. Martin Heraty's landholding at this location outlined blue and denoted with the letter "A" for ease of reference. In addition please find attached in *Appendix B* the relevant Draft Zoning Map of Ballinalee for the proposed County Development Plan 2021 – 2027 which again shows the lands in question outlined in blue and denoted with the letter "A" for ease of reference. It is evident from the map attached in *Appendix B* that this landholding includes 3 No. zonings which are as follows;

- Front left-hand quarter is zoned "New Residential".
- Front right-hand quarter is zoned "Strategic Residential Reserve".
- Rear half is zoned "Recreation/Amenity/Green Spaces".

Please find attached in *Appendix C* a site layout drawing showing the proposed construction of 12 No. semi-detached type dwelling houses with sufficient green open space on the portion of land shown outlined in blue and denoted with the letter "A" on the Zoning Map of Ballinalee. Mr. Heraty would prefer to relocate the "New Residential" zoned lands from the front left-hand quarter of his lands and place it along the rear of the lands in question so as to encompass the portion of lands shown outlined in blue and denoted with the letter "A" on the Draft Zoning Map of Ballinalee. In addition to this Mr. Heraty would also prefer if the "Strategic Residential Reserve" zoned lands were extended in a western direction so as to include the new residential portion of his landholding.

Please note that the lands that are subject to this submission can be easily serviced with foul sewer, surface water and watermain networks all of which are located in both the existing housing estate to the west and also both the existing housing estate to the rear of the subject lands.

Finally both vehicular and pedestrian access can be provided to the subject lands in question either from the estate to the rear or more preferably through the internal access roads and footpaths that service the estate known as Cois Na Habhainn which is charge of The Local Authority and whereby excellent pedestrian connectivity exists between the subject lands and the village core via a an existing public footpath which leads into the estate known as Cois Na Habhainn.

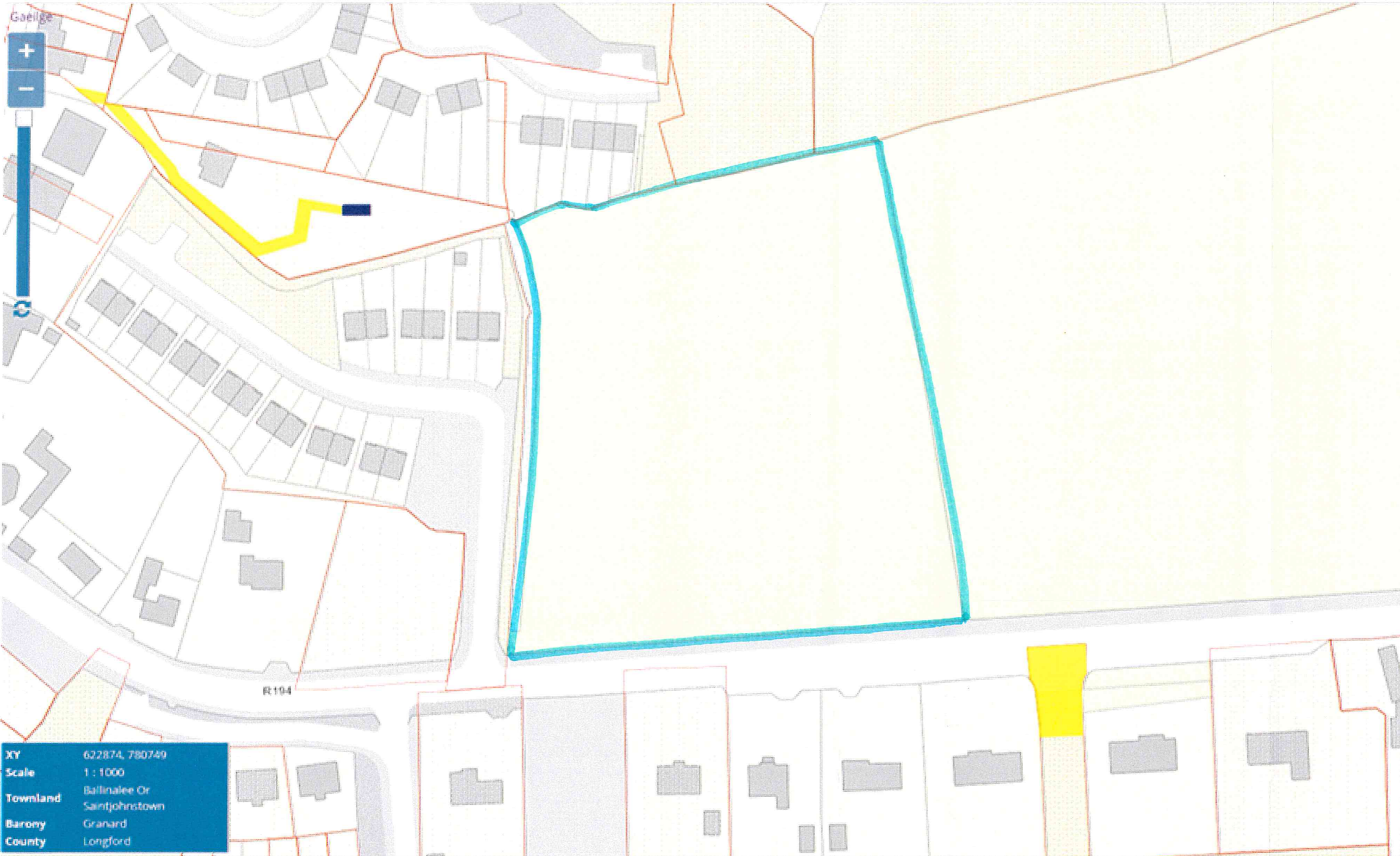
Should you require any further clarity then please do not hesitate to contact me.

Yours sincerely,



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

# *Appendix A*



Property Details

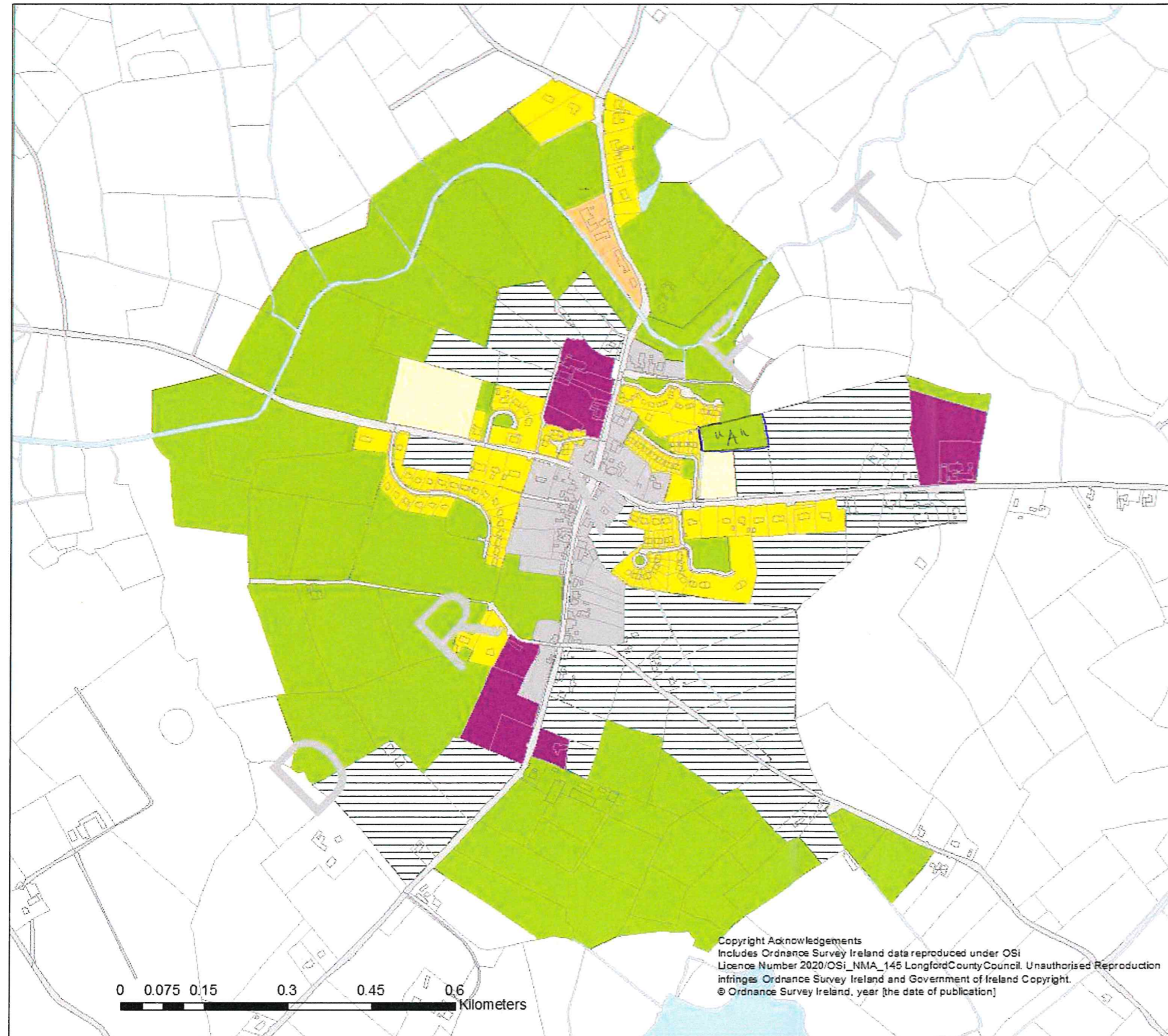
> Back

The area selected is not registered with the Land Registry. Information about this property may be available from the Registry of Deeds.

- View Basket
- Print Current View
- Help

XY 622874, 780749  
 Scale 1 : 1000  
 Townland Ballinalee Or Saintjohnstown  
 Barony Granard  
 County Longford

# *Appendix B*



## Ballinalee Zoning Map

County Development Plan 2021-2027



### Legend

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

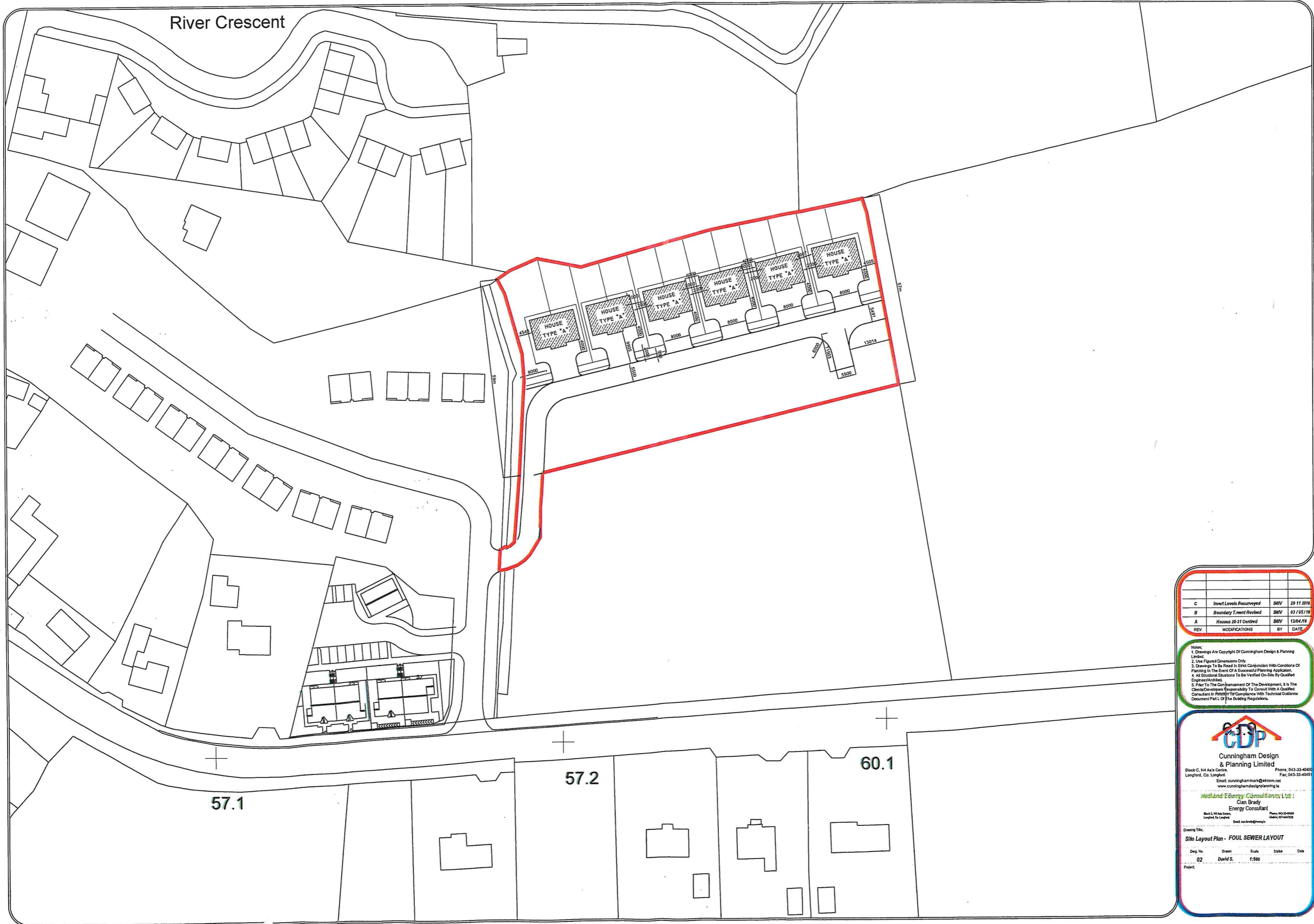
Notes: Please note that every effort has been made to include the latest version of Ordnance Survey mapping available.

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



# *Appendix C*

River Crescent



REV.	MODIFICATIONS	BY	DATE
C	Invert Levels Resurveyed	BMV	29/11/2019
B	Boundary T.mnt Revised	BMV	03/05/19
A	Houses 29-31 Centred	BMV	13/04/18

- Notes:
1. Drawings Are Copyright Of Cunningham Design & Planning Limited.
  2. Use Figure Dimensions Only.
  3. Drawings To Be Read In Strict Conjunction With Conditions Of Planning In The Event Of A Successful Planning Application.
  4. All Structural Situations To Be Verified On-Site By Qualified Engineer/Architect.
  5. Prior To The Commencement Of The Development, It Is The Client/Developers Responsibility To Consult With A Qualified Consultant In Respect Of Compliance With Technical Guidance Document Part L Of The Building Regulations.

**CDP**  
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**Midland Energy Consultants Ltd**  
 Cian Brady  
 Energy Consultant  
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 Email: cian.brady@mecl.ie

Drawing Title:  
**Site Layout Plan - FOUL SEWER LAYOUT**

Dep. No.	Drawn	Scale	Status	Date
02	David S.	1:500		

Project: