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Date: 06/01/2021

Dear Sir/Madam,

Re: Zoning Submission For Existing Lands At Ballinalee, Co. Longford For Mr. Brian Gorman.

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. Brian Gorman'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. It is evident from this Draft Zoning map that these portions of land are shown zoned "Recreational/Amenity/Green Open Space".

It is our professional opinion that these lands should be zoned "Low Density Housing". Please note that the lands in question are currently in agricultural use and whereby by zoning the lands "Recreational/Amenity/Green Open Space" will mean that the lands cannot be utilised for this use unless it is developed. Therefore It is our professional opinion that in order to ensure an adequate amount of Recreational/Amenity/Green Open Spaces would be to rezone the lands for "Low Density Housing" with large quantities of green open space within same.

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. In addition

please note that the lands on which the newly constructed wastewater treatment system that services Ballinalee was previously owned by Mr. Gorman and therefore the subject lands can be serviced via connection into same subject to the normal Irish Water consent without the need for making a connection on the adjoining public road.

Finally both vehicular and pedestrian access can be provided to the subject lands in question via either the road frontage that the subject lands has or alternatively through the internal access roads and footpaths that service the estate known as St. John's which the subject lands surround and which has been taken in charge by Longford County Council.

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

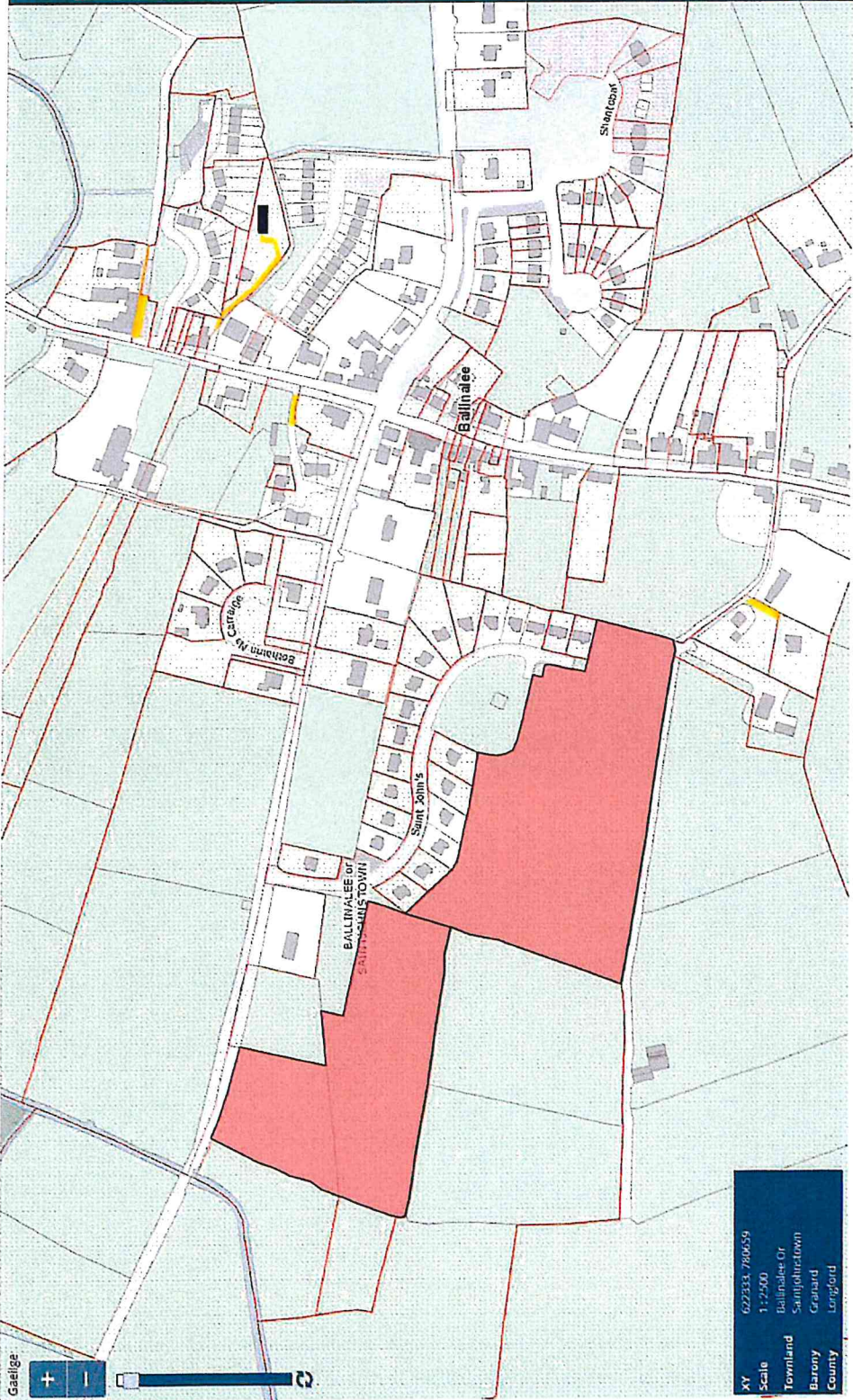
> Back

Folio Number	LD14576F
Title Level	Freehold
Plan Number	BPUG7
Property Number	1
Area of selected plans	532 hectares.
Number of Plans on this folio:	2
Address	Not Available

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*PPA Boundaries and Plan Area are not conclusive. See Section 62(1) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012

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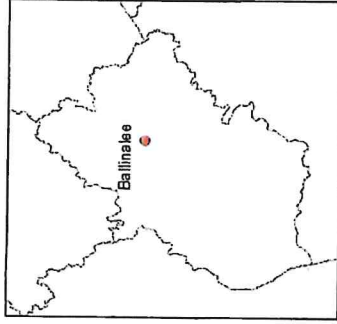


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 Scale 1:2500
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 Barony Sainjohinstown
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Appendix B

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.

