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Date: 11/01/2021

Dear Sir/Madam,

Re: Zoning Submission For Existing Lands At Ballinalee, Co. Longford For Joe Cadam (Folio No. LD17237F).

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. Joe Cadam'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 our professional opinion that the lands in question should be zoned "Town Core". The reason being is that when traveling from Longford in the direction of Granard and travelling through Ballinalee the existing Town Core extends past the lands in question on the left-hand side of the Longford Granard road. By rezoning these lands Town Core will help ensure that the infill site will be completed subject to the necessary planning consents and which can also facilitate a public footpath from this location onto the France Road to the south in the direction of the local football pitch

In addition please note that the lands in question were previously Zoned for Development in the County Development Plan 2003 – 2009 as is evident in the attached map taken from same in **Appendix C** and whereby the lands in question are shown outlined in blue and denoted with the letter "A" for ease of reference.

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 Ballinalee has adequate capacity for this proposed change of Zoning.

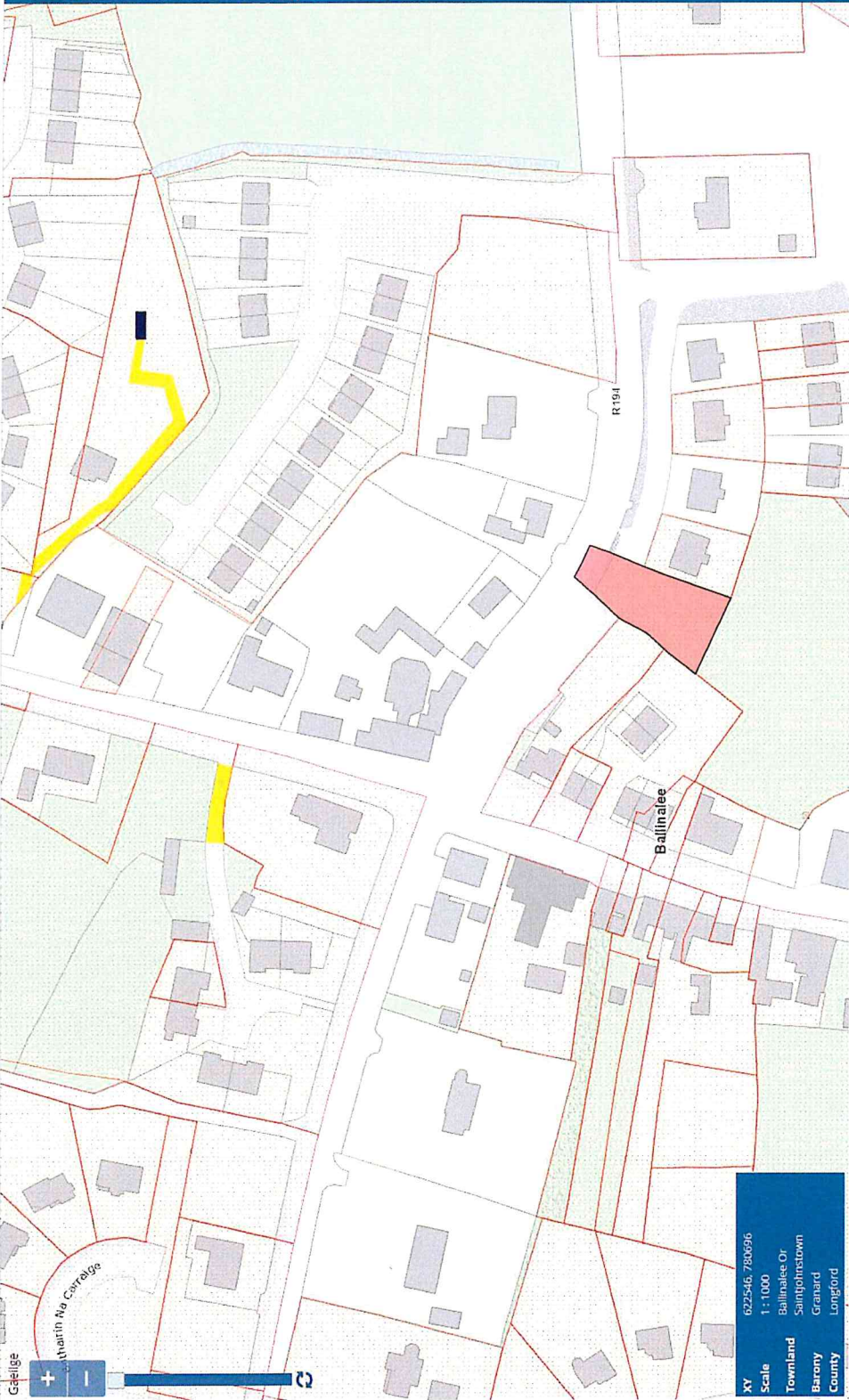
Should you require any further clarity then please do not hesitate to contact me.

Yours sincerely,



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

Appendix A



Folio Number	LD17237F
Title Level	Freehold
Plan Number	C51M7N
Property Number	1
Area of selected plans	Not available.
Number of Plans on this folio:	2
Address	Not Available
Highlight All Plans	<input type="button" value="Highlight All Plans"/>
Add to Basket	<input type="button" value="Add to Basket"/>
Create Alert	<input type="button" value="Create Alert"/>

⚠️ **PPA, Boundaries and Plan Area are not conclusive. See SECTION 62(2) of Registration of Title Act 2006 and P.D. 6(2) of the Land Registration Rules 2012.**

XY 622546, 780696
Scale 1 : 1000
Townland Ballinalee Or
Barony Saintphilstown
County Grenard Longford

Appendix B

Ballinalee Zoning Map

County Development Plan 2021-2027

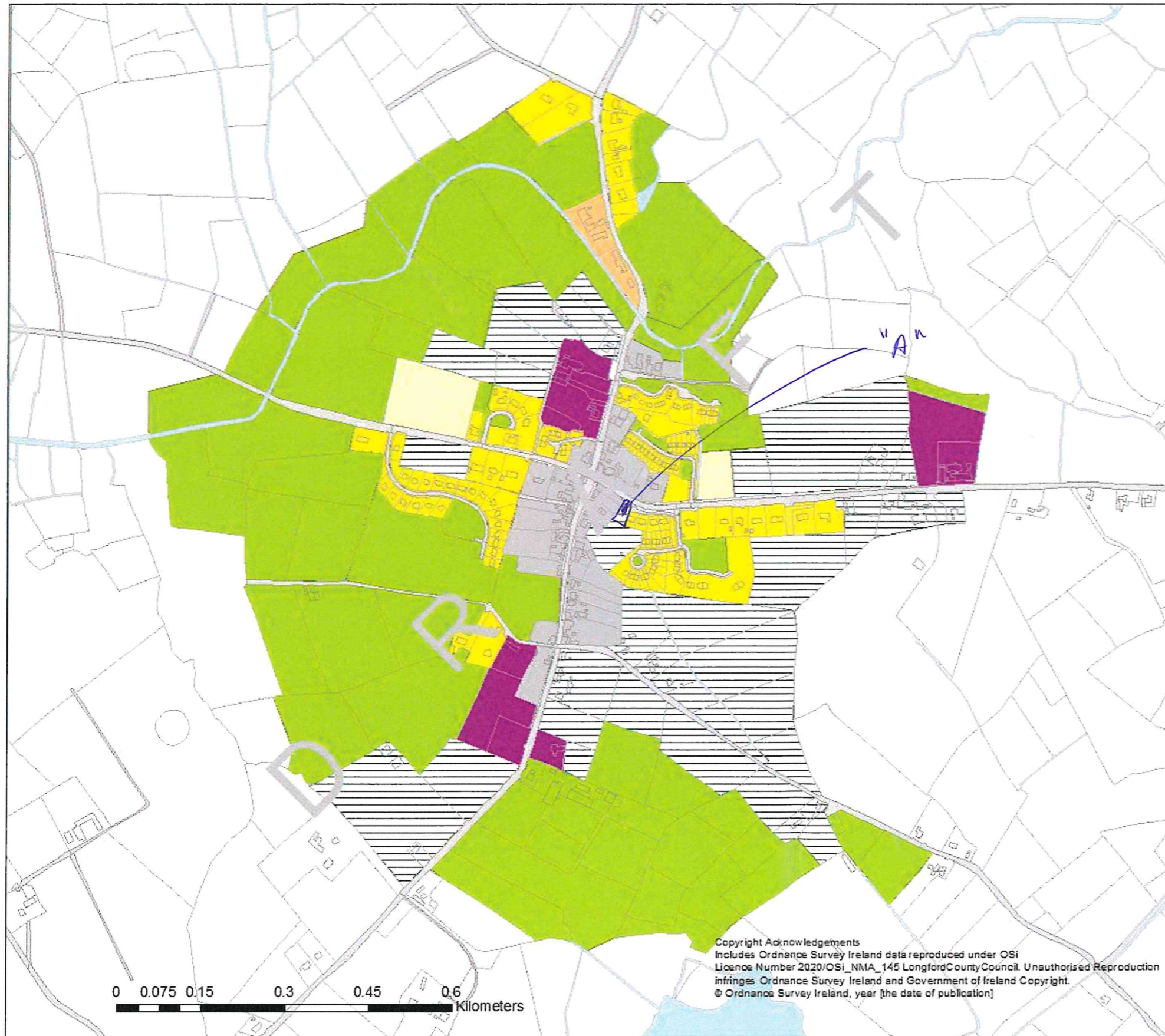


Legend

- Light Industrial/Commercial/Servicing
- 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.



0 0.075 0.15 0.3 0.45 0.6 Kilometers

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Appendix C

VPS 5

Ballinalee Development Envelope
Scale - 1 : 5,000

