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Date: 06/01/2021

Dear Sir/Madam,

**Re: Zoning Submission For Existing Lands At Drumlish, Co. Longford For Mr. Philip Rogers. (Folio No. LD11197F).**

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. Philip Rogers 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 our professional opinion that the lands in question should be zoned “New Residential” instead of “Strategic Residential Reserve” because The National Planning Framework identifies the ‘Midlands Regional Area’ which includes Longford as an important strategic growth area: *“It central location in Ireland can be leveraged to enable significant strategic investment to a greater extent than at present, supported by a sustainable pattern of population growth, with a focus on strategic national employment and infrastructure development, quality of life and a strengthening of the urban core of the county towns and other principal settlements”*.

Within this, Athlone is identified as the primary regional centre which acts as focal point for large geographical areas in its hinterland. It is earmarked for significant capacity to grow sustainably, secure investment for and work positively with adjacent interdependent areas.

National Policy Objective 3a states it is the intention of the government to concentrate a sizable proportion of development in existing settlements:

*“Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements”.*

Section 4.5 underlines the importance of achieving urban infill/brownfield development, which is formalised under National Policy Objective 11:

*“In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth”.* It is our professional opinion that since Drumlish is located within 2-3Km of Longford Town and with an excellent road infrastructure that Drumlish is therefore ideally situated.

Alongside the above, the subject site constitutes ‘Infill’ land. The National Planning Framework emphasises the importance of developing such land to realise compact growth. Section 4.5 of the framework states that this principle is *“applicable to all scales of settlement, from largest city, to the smallest village”.* As outlined in the policy section above, national objective 11 states categorically that there is a presumption in favour of developing such lands within existing settlements. Allied to this by rezoning the lands ‘*New Residential*’ will also contribute directly to regeneration and rejuvenation objectives in the National Planning Framework which underline the importance of using as of yet undeveloped land with development potential in urban areas to deliver affordable homes and the creation of mixed-use communities.

## **HOUSING DEMAND**

There is demand for new housing locally. A review of market reports confirms a year-on-year increase in average house prices of 19% in County Longford in 2017<sup>1</sup>. Average housing rents increased by 7.8% over the same period<sup>2</sup>. Drumlish also has an important role to play in offsetting demand for urban-generated rural housing in the hinterland of the town

Further, demand for future development in Drumlish will be driven directly by the contents of the National Planning Framework which identifies the ‘Midlands Regional Area’ which includes Longford as strategically important. Athlone is identified as a primary regional growth centre which acts as focal point for large geographical areas in its hinterland.

It is earmarked for significant capacity to grow, secure investment for and work positively with adjacent interdependent areas. Drumlish is approximately 57 km from Athlone. The continued maintenance and consolidation of growth in Drumlish will ensure it is best placed to deliver on this potential.

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<sup>1</sup> The Daft.ie House Price Report, Q4 2017

<sup>2</sup> The Daft.ie Rental Price Report, Q4 2017

At a highest level, accelerating delivery of housing for the private, social and rented sectors is a key priority for the Government. Ensuring sufficient stable and sustained provision of housing that is affordable, in the right locations, meets people's different needs and is of lasting quality is identified as one of the greatest challenges facing the country at present. '*Rebuilding Ireland – Action Plan for Housing and Homelessness*' gives effect to the Government objective "to ramp up delivery of housing from its current under-supply across all tenures to help individuals and families meet their housing needs". This Plan sets ambitious targets to double the annual level of residential construction to 25,000 homes and deliver 47,000 units of social housing in the period to 2021. The location and suitability of the subject lands and by rezoning same "New Residential" will contribute positively to meeting this.

Please also note that the lands in question can be easily serviced with foul sewer, surface water and watermain networks and whereby the existing newly installed wastewater treatment plant which services the Town of Drumlish has adequate capacity for this proposed change of zoning. In addition please note that the lands on which the existing foul sewer pumping station that services the area in which the subject lands are located was previously owned by Mr. Rogers 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 Mill Oaks which the subject lands bound 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*

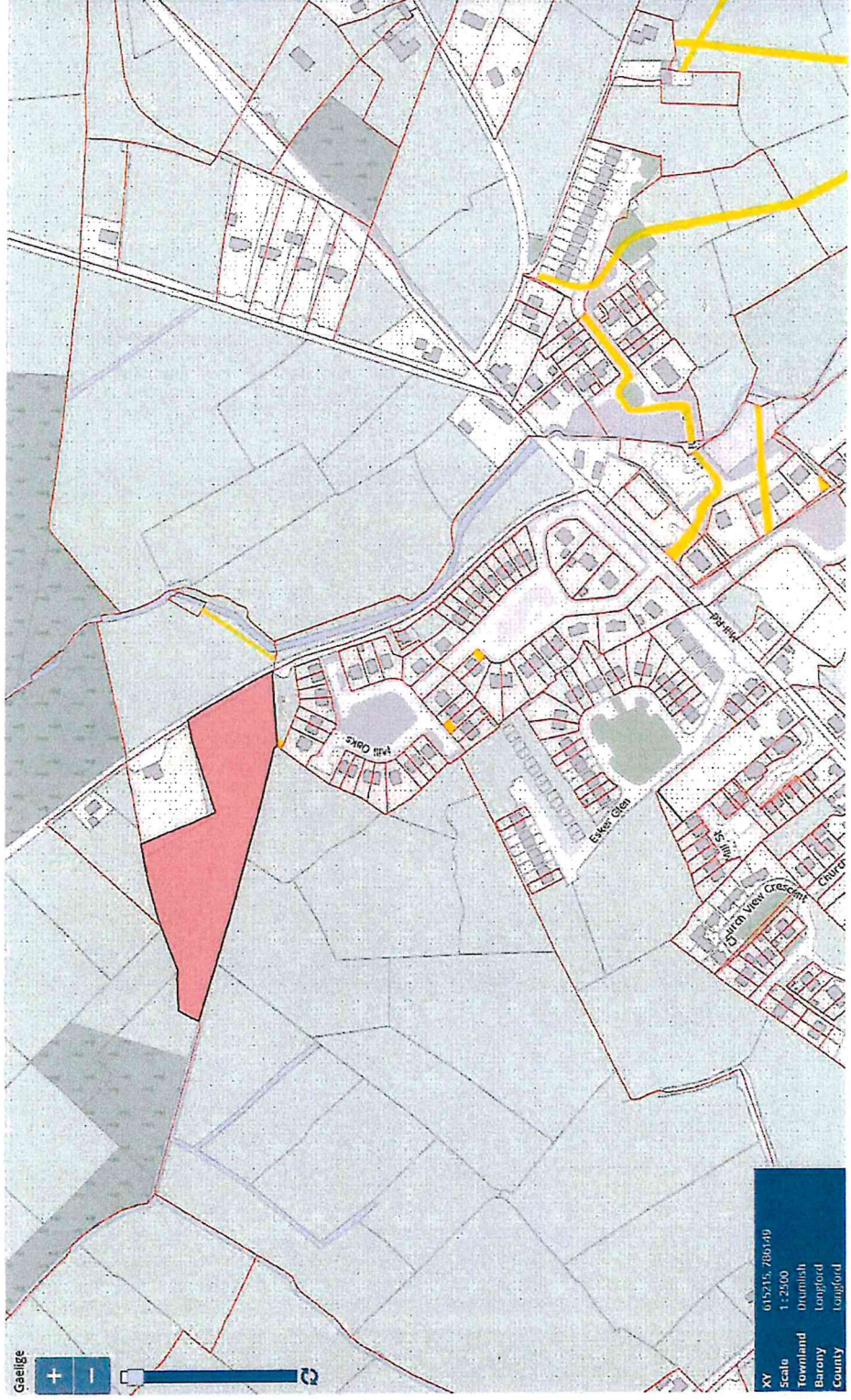
> Back

Folio Number	LD11197F
Title Level	Freehold
Plan Number	A8Y4Q
Property Number	1
Area of selected plans	1.25 hectares.
Number of Plans on this folio:	1
Address	Not Available

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\*PRA Boundaries and Plan Area are not conclusive. See Section 6(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.

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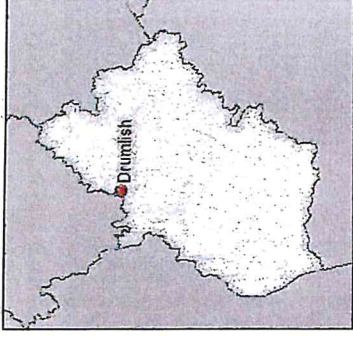
Gaeilge



XY 615215, 7865199  
 Scale 1:2500  
 Township Drumlish  
 Barony Longford  
 County Longford

# *Appendix B*

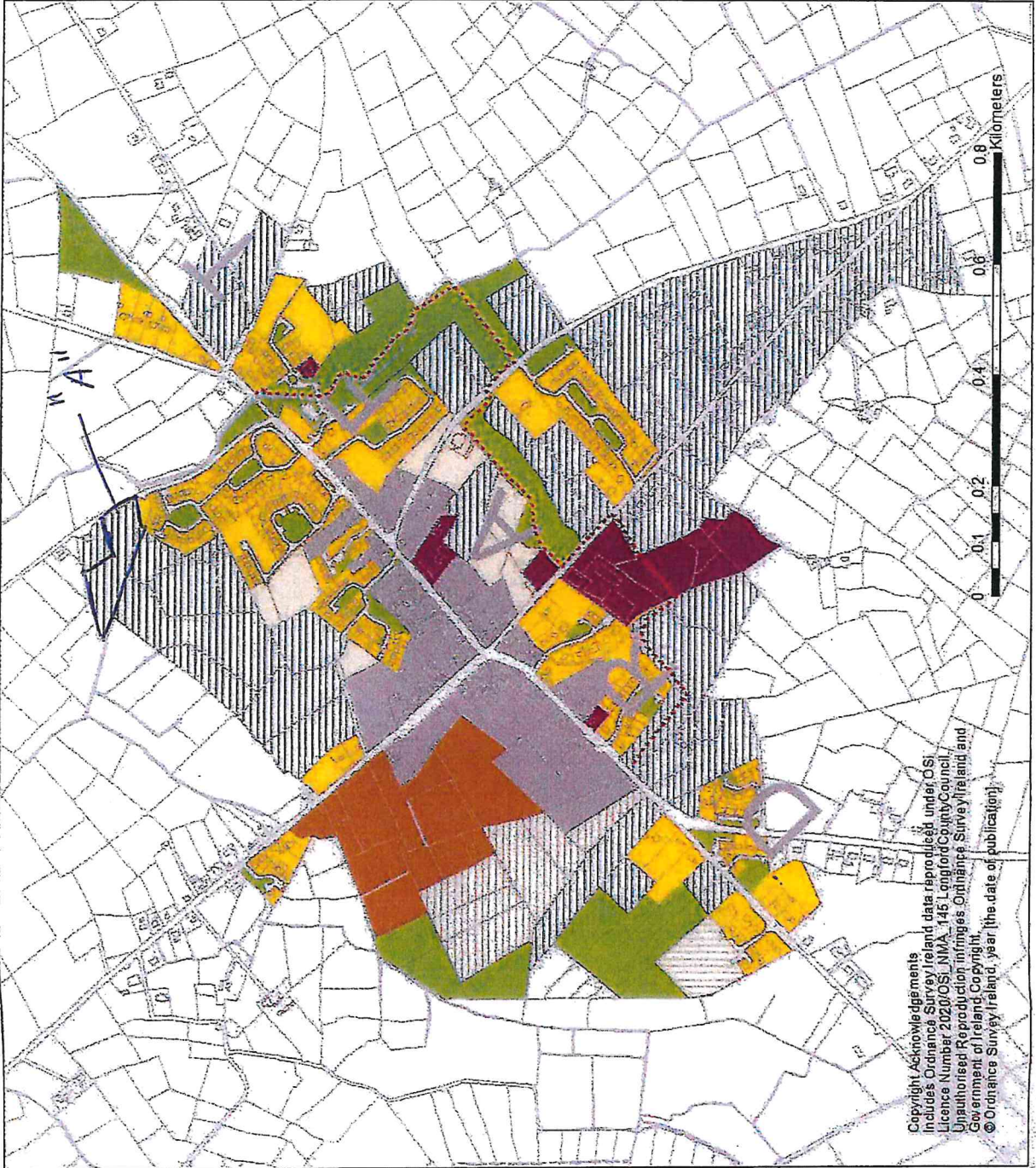
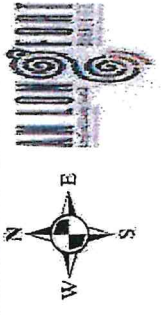
**Drumlish  
Zoning Map**  
County Development Plan 2021-2027



**Legend**

[Orange Box]	Industrial/Commercial/Warehousing
[Light Green Box]	New Residential
[Green Box]	Recreation/Amenity/Green Spaces
[Yellow Box]	Residential
[Blue Box]	Site Resolution Objective
[Red Box]	Social/Community/Education
[Dark Green Box]	Strategic Industrial Reserve
[Light Blue Box]	Strategic Residential Reserve
[Grey Box]	Town Core
[Dotted Line]	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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