

**Red Cow Design & Planning Limited Trading As**  
**CUNNINGHAM DESIGN & PLANNING**  
**Consulting Engineers**

Block C  
N4 Axis Centre  
Longford  
Co. Longford

Tel: 043 33 40450  
Mob: 087 850 9554  
Email: mark@cunninghamdp.ie  
Website: www.cunninghamdp.ie

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Date: 06/01/2021

Dear Sir/Madam,

**Re: Zoning Submission For Existing Lands At The Village, Ballinalee, Co. Longford For Neil Rawle.**

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. Neil Rawle'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 that when traveling from Edgeworthstown in the direction of Ballinalee the existing Town Core commences to the South of the lands in question and whereby in the event that should these lands be changed to Town Core Zoning it would complete the streetscape on the way into Ballinalee in this direction.

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.

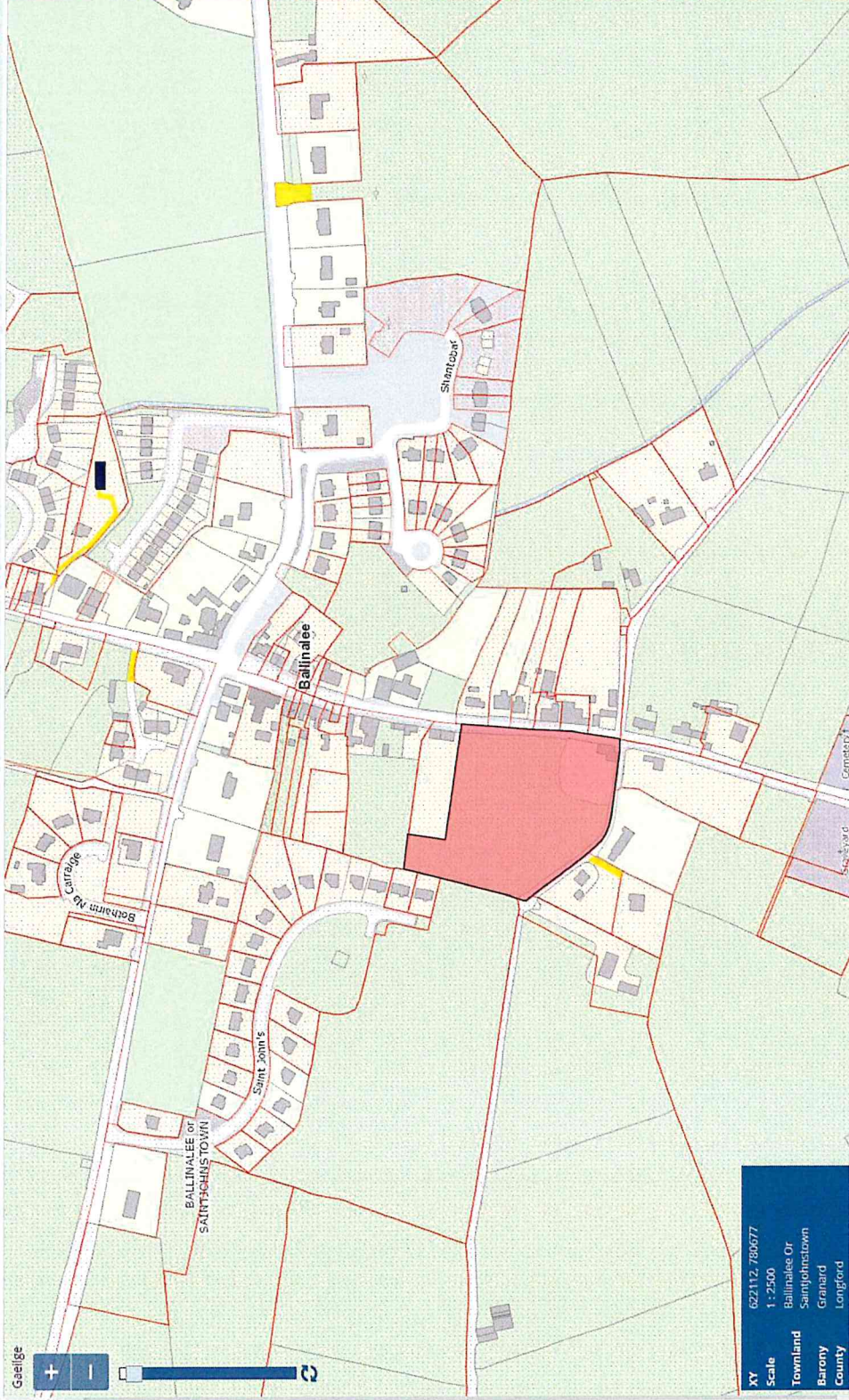
Should you require any further clarity then please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Mark Cunningham', written over a horizontal line.

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

# *Appendix A*



### Property Details

Folio Number	LD16045F
Title Level	Freehold
Plan Number	420
Property Number	1
Area of selected plans	1.47 hecctares.
Number of Plans on this folio:	1
Address	The Village, Ballinalee, Co. Longford, N39 R9Y6

Add to Basket Create Alert

\*PPA Boundaries and Plan Area are not conclusive. See Section 6.1(2) of Registration of Title Act 2006 and Rule 8(2) of the Land Registration Rules 2012.

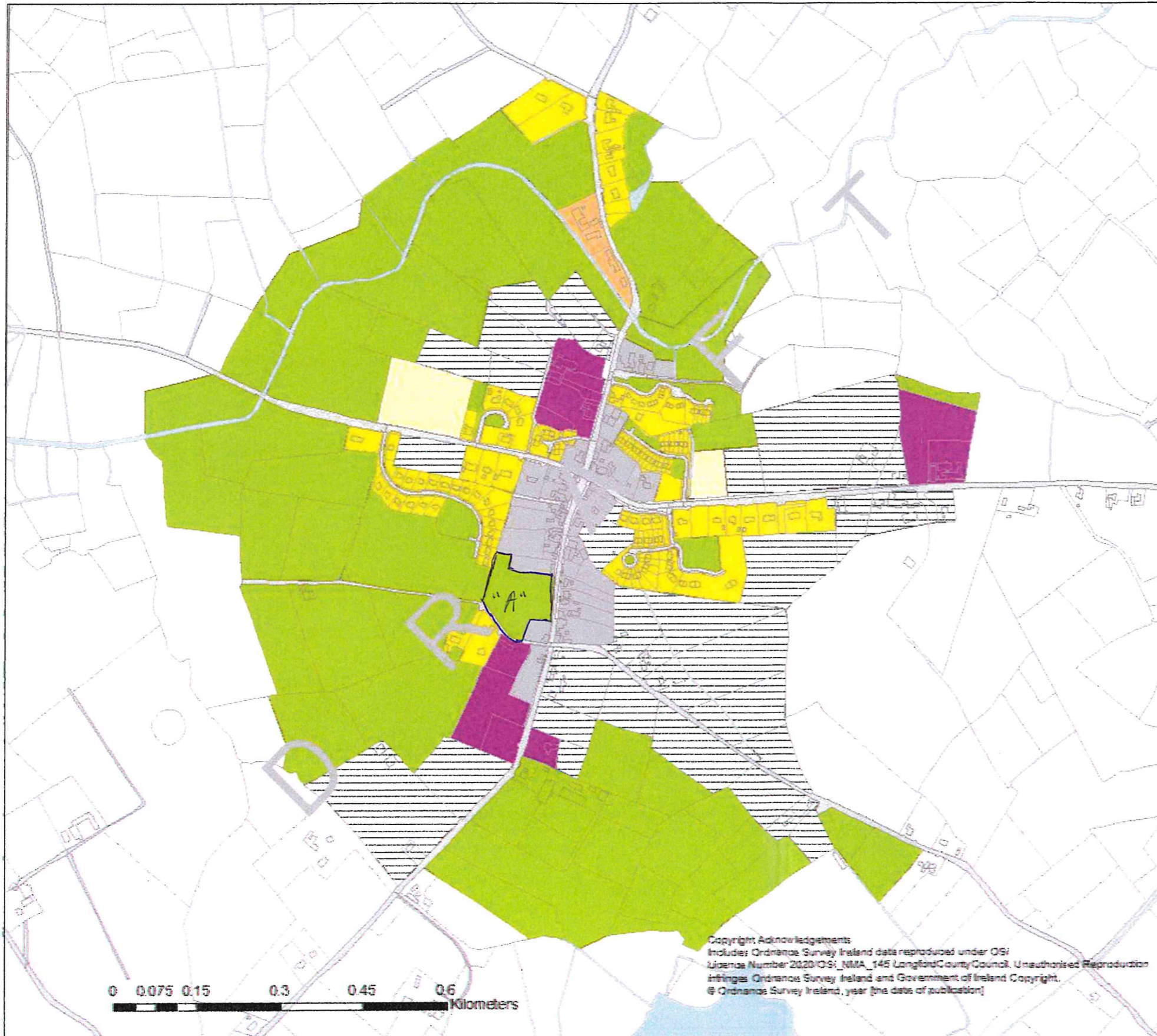
- View Basket
- Print Current View
- Help

**XY** 622112.780677  
**Scale** 1 : 2500  
**Townland** Ballinalee Or  
**Barony** Saintjohnstown  
**County** Granard Longford

# *Appendix B*

# Ballinalee Zoning Map

County Development Plan 2021-2027



### Legend

- Light Industrial/Commercial/Service
- Residential
- Recreation/Amenity/Green Spaces
- New 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*

# VPS 5

Ballinalee Development Envelope  
Scale - 1 : 5,000

