

DUDP-31

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Date: 06/01/2021

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 herewith in *Appendix A* a screen shot from Land Direct which shows 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 Residential instead of "Reserved Residential" as the lands immediately to the north and west are Zoned "Residential" and whereby by changing these lands to the same Zoning it will complete the residential zoning up to the eastern boundary of the Zoning Envelope of Ballinalee

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 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.

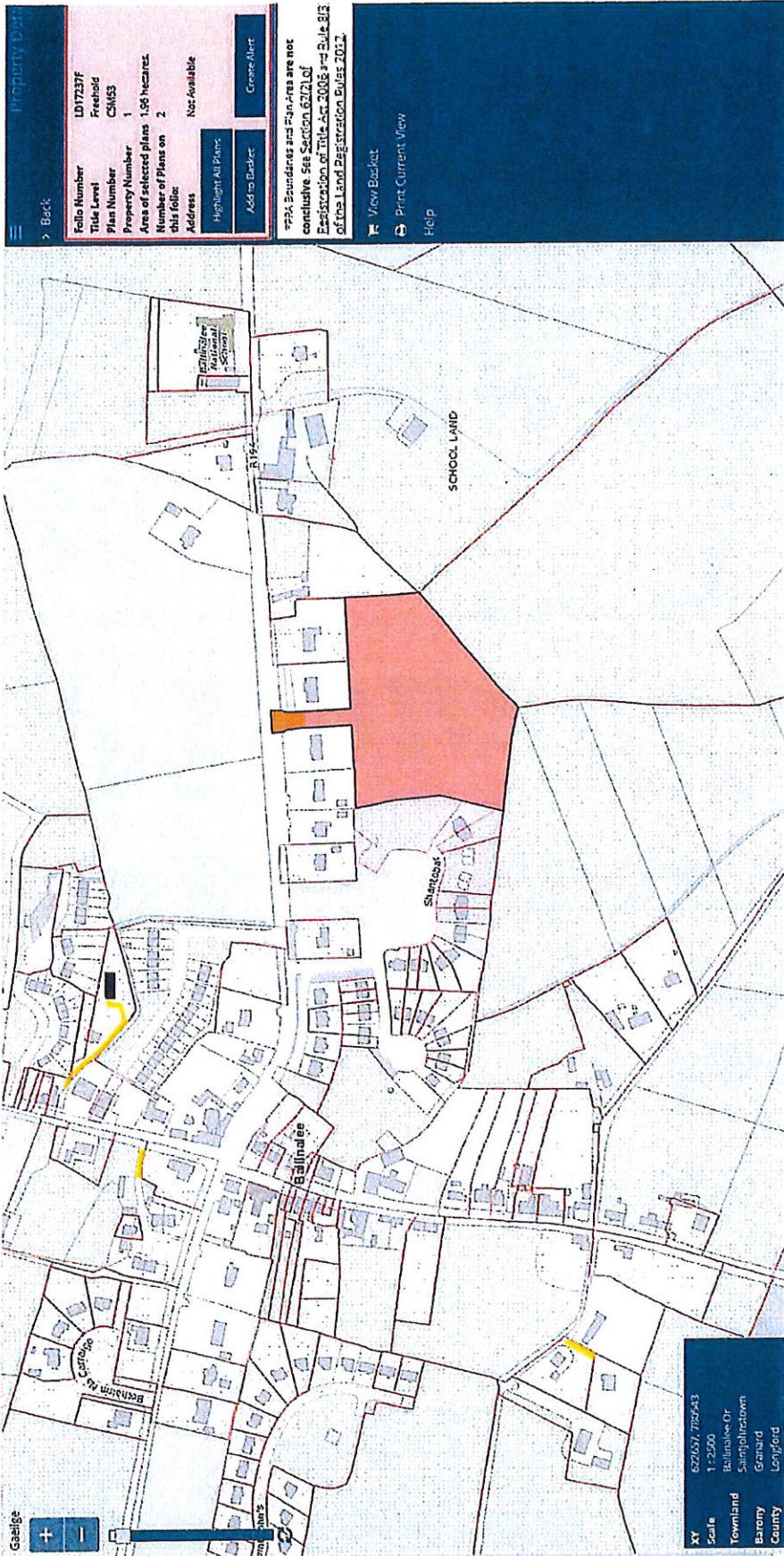
Should you require any further clarity then please do not hesitate to contact me.

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

Back
 Folio Number: LD17237F
 Title Level: Freehold
 Plan Number: CM453
 Property Number: 1
 Area of selected plans: 1.96 hectares
 Number of Plans on this folio: 2
 Address: Not Available
 Highlight All Plans
 Add to Basket
 Create Alert

**PA Boundaries and Plan-Area are not
 conclusive. See Section 62(2) of
 Registration of Title Act 2005 and Rule 213
 of the Land Registration Rules 2012.

View Basket
 Print Current View
 Help

Gaelige
 +
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XY: 627657, 782243
 Scale: 1:2500
 Townland: Ballinacree Or Carrigrohane
 Barony: Saint Johnstown
 County: Galway

Appendix B

Appendix C

