

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

Date: 06/01/2021

Dear Sir/Madam,

Re: Zoning Submission For Existing Lands At Newtownforbes, Co. Longford For Mr. John Mahon. (Folio No. LD7402F)

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. John Mahon's landholding at this location. In addition please find attached in **Appendix B** the relevant Draft Zoning Map of Newtownforbes for the proposed County Development Plan 2021 – 2027 which shows apportion of Mr. Mahon's landholding in question outlined in blue and denoted with the letter "A" for ease of reference.

It is our professional opinion that this portion of lands in question should be zoned "Strategic Residential Reserve". Please note that the existing lands to the north east which are currently zoned "Strategic Residential Reserve" falls in this direction and whereby all surface water that is generated by the lands to the north east will have to travel through and exit out into the existing surface water drain which is located along the road frontage of the portion of lands shown outlined in blue and denoted with the letter "A". In addition to this the vehicular access may also have to be provided within the lands shown outlined in blue and denoted with the letter "A" so as to service the strategically zoned lands to the north east. It is for these reasons we recommend that the lands are zoned "Strategic Residential Reserve".

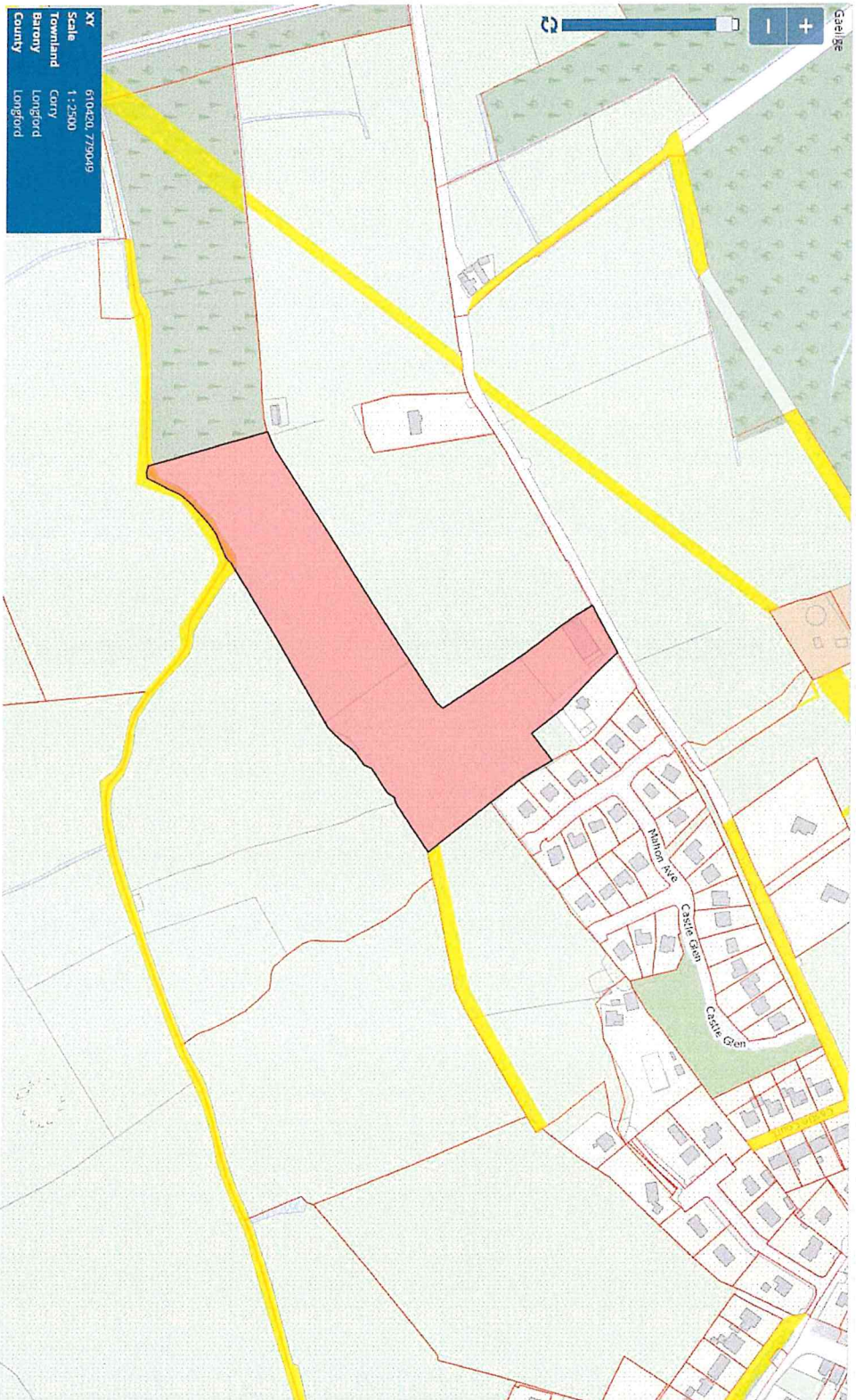
Should you require any further clarity then please do not hesitate to contact me.

Yours sincerely,



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

Appendix A



XV
Scale 1:2500
Townland CORTY
Barony Longford
County Longford

Property Detail

> Back

Folio Number	L07402F
Title Level	Feehold
Plan Number	99
Property Number	1
Area of selected plans	3.34 hectares
Number of Plans on this folio	1
Address	Not Available
Add to Basket	Create Alert

*P.R. SOUTHERN and P.M. ARE NOT CONCLUSIVE. SEE SECTION 63(2) OF REGISTRATION OF TITLE ACT 2006 AND RULE 8(3) OF THE LAND REGISTRATION RULES 2012.

View Basket

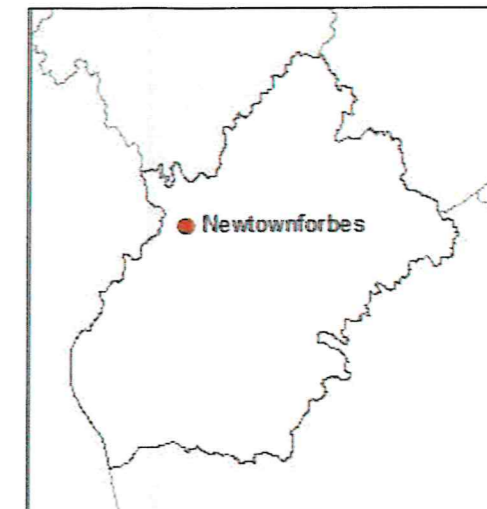
Print Current View

Help

Appendix B

Newtownforbes Zoning Map

County Development Plan 2021-2027

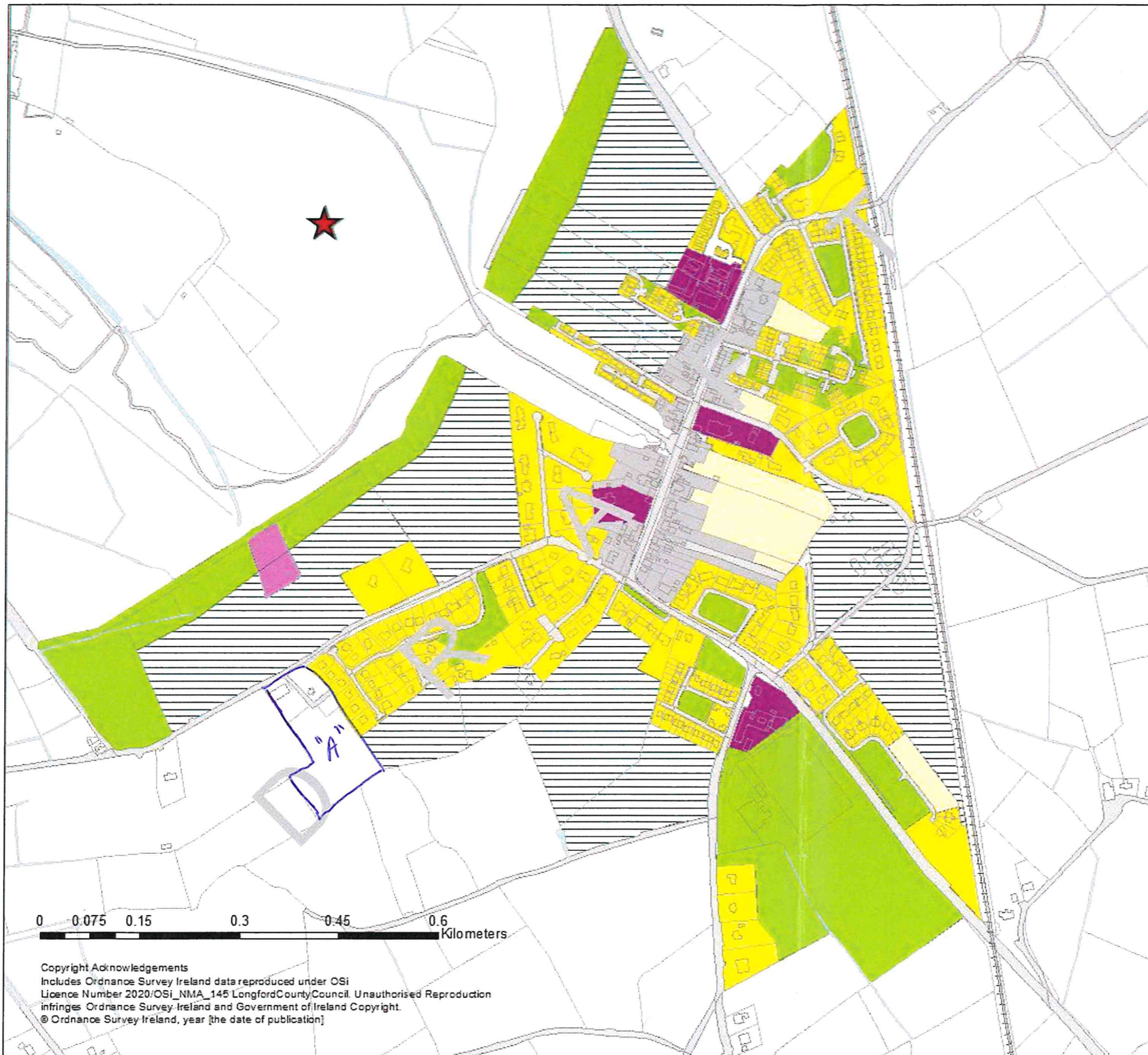
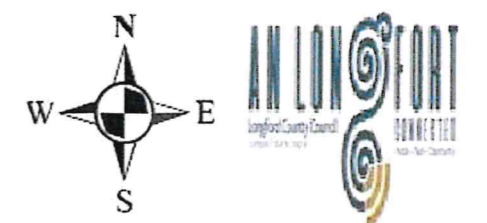


Legend

- New Residential
- Recreation/Amenity/Green Spaces
- Residential
- Site Resolution Objective
- Social/Community
- Social/Community/Education
- Strategic Residential Reserve
- Town Core
- Tourism & Events

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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