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Date: 14/01/2021

Dear Sir/Madam,

Re: Zoning Submission For Existing Lands At Townspark, Newtownforbes, Co. Longford For Pat Faughnan. (Folio No. LD19010F).

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 now attach in ***Appendix A*** a screen shot from Landdirect which shows Mr. Pat Faughnan'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 the lands in question outlined in blue and denoted with the letter "A" for ease of reference.

Please note that we as Chartered Engineers and Assigned Certifiers prepared a planning permission application in 2019 in respect of the lands in question and I now attach in ***Appendix C*** the site layout drawing that formed part of this planning application. Please note that during the course of this planning permission application we liaised with Irish Water extensively in relation to the design of the foul sewer and water main services servicing the above-mentioned lands and whereby Irish Water concluded in their submission that they have no objection to the proposed development of these lands as is evident in the attached document in ***Appendix D***. In addition please also note that during the course of this planning permission application there were no objections/submissions by third parties other than the submission mentioned above by Irish Water as is evident in the attached document in ***Appendix E***.

In addition to this I also hereby confirm that the various matters that were raised during the Clarification of Further Information Letter which was issued during the planning process were

resolved and whereby no issues were raised by the Roads Department of The Local Authority or the TIA during the planning process.

In relation to planning policy 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 Newtownforbes is located within 2-3Km of Longford Town and with an excellent road infrastructure that Newtownforbes is therefore ideally situated.

Alongside the above, the subject lands 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 2017¹. Average housing rents increased by 7.8% over the same period². Newtownforbes 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 Newtownforbes 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. Newtownforbes is approximately 48 km from Athlone. The continued maintenance and consolidation of growth in Newtownforbes will ensure it is best placed to deliver on this potential.

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.

Therefore based on all of the above together with the fact that since the lands in question are located along the main street of Newtownforbes within walking distance of local shops, church and other services including the main bus stop which is located less than 100m to the southwest of the site it is our professional opinion that the lands in question are ideally located for residential development. The current zoning of the lands to the front of the landholding is “Social/Community/Education” it is our professional opinion that these lands should be zoned “Town Core” so as to coincide with the “Town Core” zoning of the lands on the opposite side

¹ The Daft.ie House Price Report, Q4 2017

² The Daft.ie Rental Price Report, Q4 2017

of the main street to the lands in question. In addition it is our professional opinion that the remainder of the landholding to the rear which is zoned "Reserve Residential" should be zoned "Residential" so as to maximise the potential of these ideally located serviced infill lands.

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

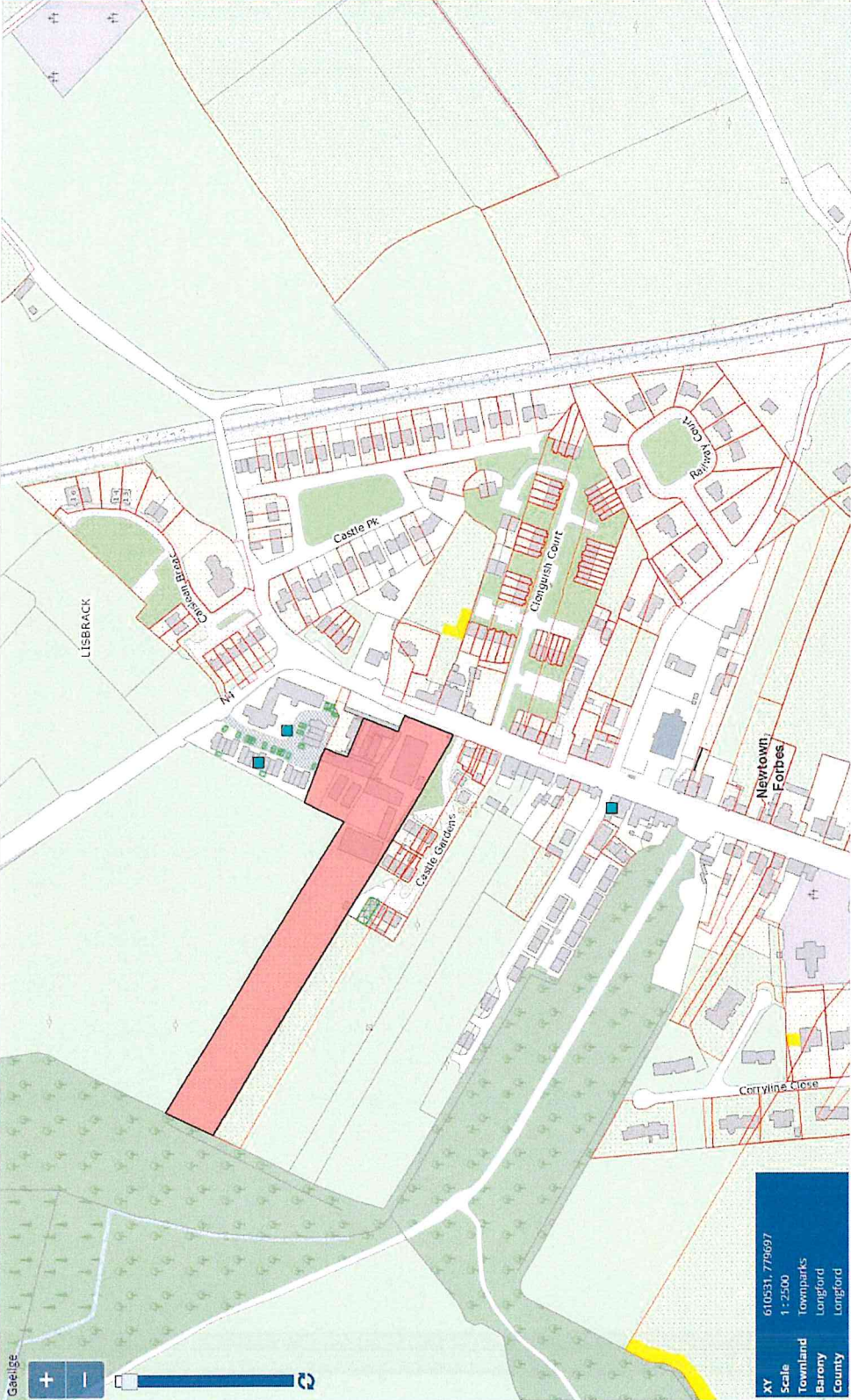
> Back

Folio Number	LD19010F
Title Level	Freehold
Plan Number	DMX06
Property Number	1
Area of selected plans	1.61 hectares.
Number of Plans on this folio:	1
Address	No. Available

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*PPA Boundaries and Plan Areas are not conclusive. See Section 62(2) of Registration of Title Act 2006 and Rule 6(3) of the Land Registration Rules 2012.

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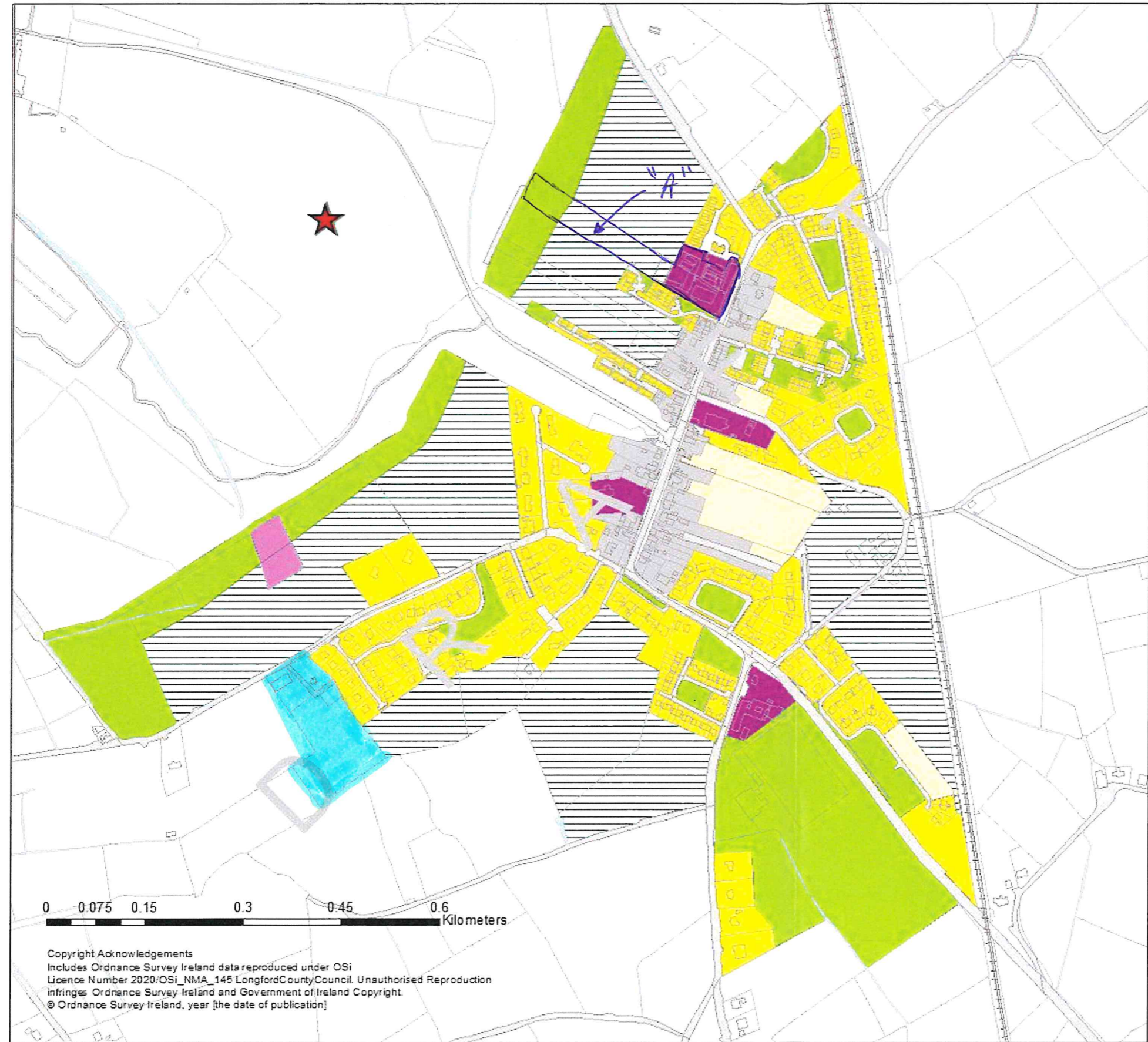


Gaelige



XY 610531, 778697
 Scale 1 : 2500
 Townland Townparks
 Barony Longford
 County Longford

Appendix B



Newtownforbes Zoning Map

County Development Plan 2021-2027



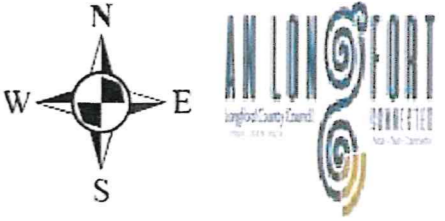
Legend

- 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.

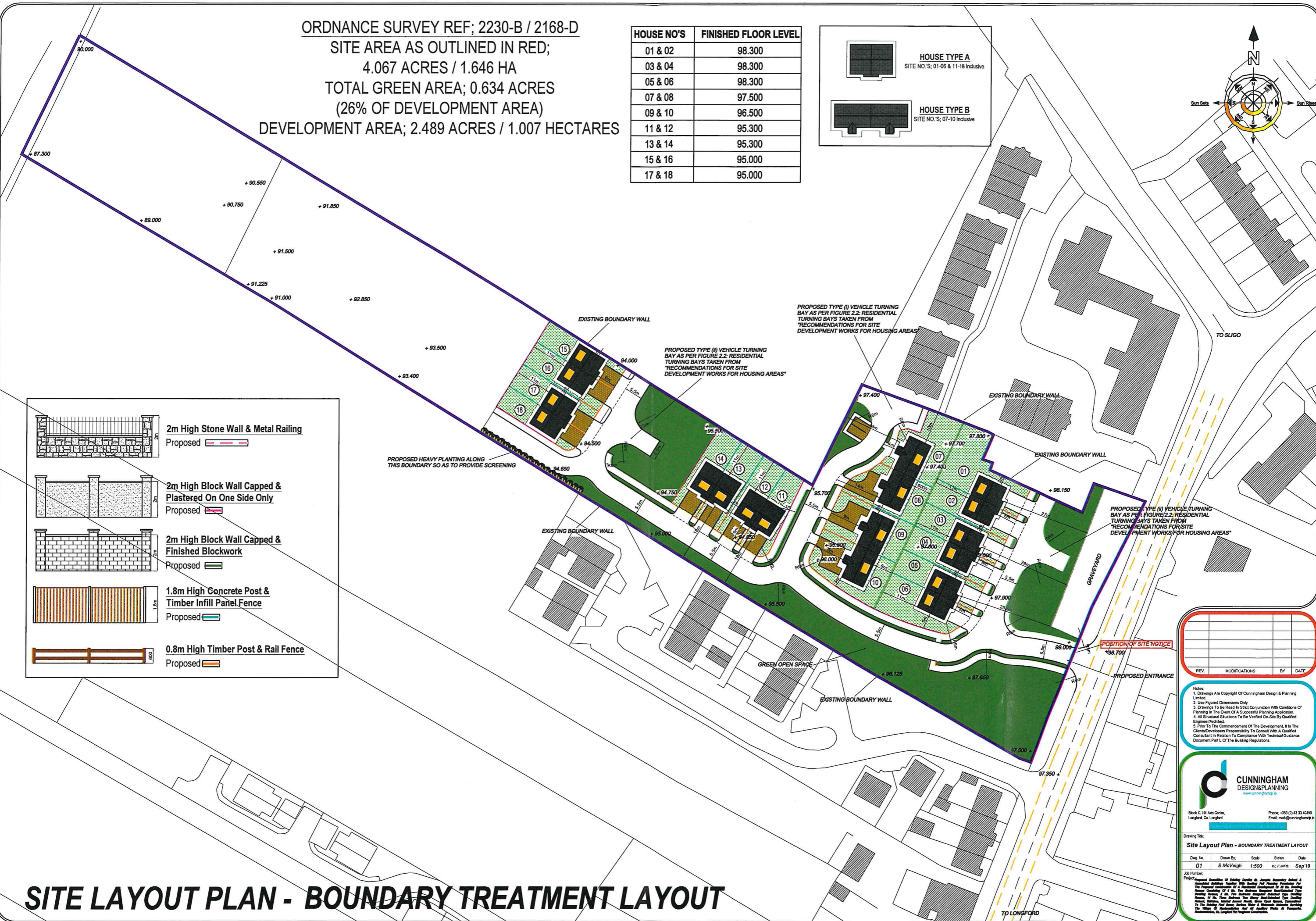
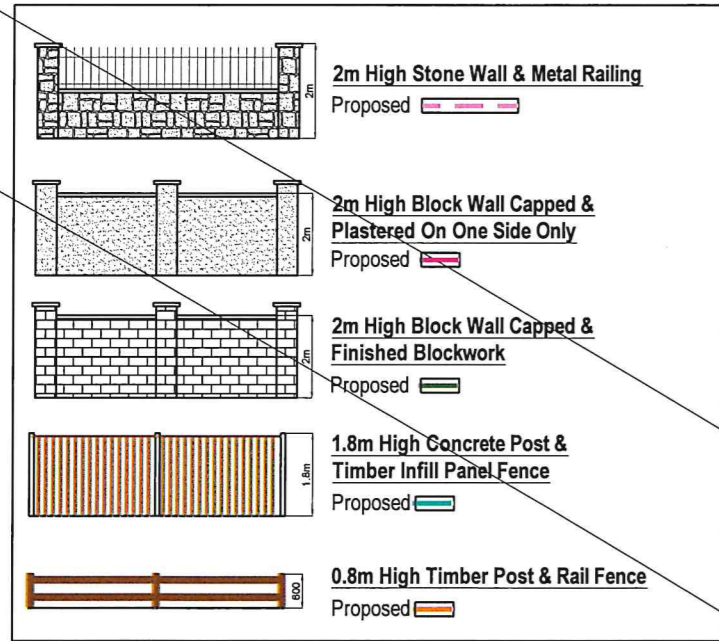
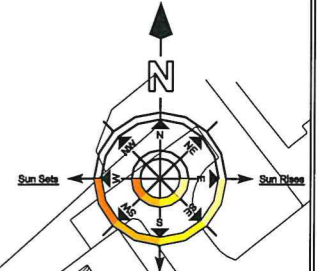
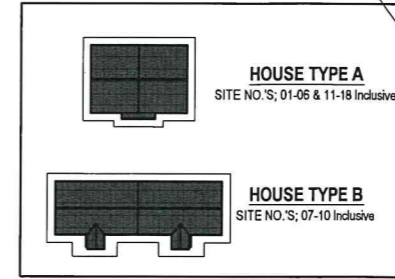
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Appendix C

ORDNANCE SURVEY REF; 2230-B / 2168-D
 SITE AREA AS OUTLINED IN RED;
 4.067 ACRES / 1.646 HA
 TOTAL GREEN AREA; 0.634 ACRES
 (26% OF DEVELOPMENT AREA)
 DEVELOPMENT AREA; 2.489 ACRES / 1.007 HECTARES

HOUSE NO'S	FINISHED FLOOR LEVEL
01 & 02	98.300
03 & 04	98.300
05 & 06	98.300
07 & 08	97.500
09 & 10	96.500
11 & 12	95.300
13 & 14	95.300
15 & 16	95.000
17 & 18	95.000



REV.	MODIFICATIONS	BY	DATE

- Notes:
1. Drawings Are Copyright Of Cunningham Design & Planning Limited.
 2. Use Figured Dimensions Only.
 3. Drawings To Be Read In Strict Conjunction With Conditions Of Planning In The Event Of A Successful Planning Application.
 4. All Structural Situations To Be Verified On-Site By Qualified Engineer/Architect.
 5. Prior To The Commencement Of The Development, It Is The Client/Developers Responsibility To Consult With A Qualified Consultant In Relation To Compliance With Technical Guidance Document Part L Of The Building Regulations.

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Drawing Title:
Site Layout Plan - BOUNDARY TREATMENT LAYOUT

Drawn By:	Scale:	Status:	Date:
01 B.McVeigh	1:500	cl.F.W.R.	Sep'19

Job Number:
 Project: Proposed Residential Building Development at Aes Centre, Boundary Street & ...

SITE LAYOUT PLAN - BOUNDARY TREATMENT LAYOUT

Appendix D

Appendix E

Planning application details ref: 1992 Longford County Council
 Decision Progress Indicator



Received
 28/03/2019

Details	Applicant	Development	Comments	Decision	Appeal
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Planning Application: 1992 (Longford County Council)	
File Number:	1992
Application Type:	PERMISSION
Received Date:	28/03/2019
Validated Date:	28/03/2019
Further Info Requested:	13/05/2019
Withdrawn Date:	28/11/2019
Decision Type:	WITHDRAWN
Leave to Appeal:	
Commenced Date:	
Decision Due Date:	
Invalidated Date:	
Further Info Received:	23/08/2019
Extend Date:	
Decision Date:	
Appeal Date:	
Submissions By:	07/11/2019

- Agents
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Submitter Details

Contact Name	Recorded Date	Acknowledged Date
Irish Water HQ Offices	04/07/2019	04/07/2019
Irish Water H.O. Offices	28/04/2019	28/04/2019