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Date: 14/01/2021

Dear Sir/Madam,

Re: Zoning Submission For Existing Lands At Ardagh, Co. Longford For Ardagh Demesne Limited (Folio No. LD17314F).

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 screenshot from Landdirect which shows Ardagh Demesne landholding at this location. In addition please find attached in **Appendix B** the relevant Draft Zoning Map of Ardagh for the proposed County Development Plan 2021 – 2027 for ease of reference.

It is our professional opinion that the 3 No. dwelling houses, i.e. the 2 No. gate lodges and the main dwelling house (Ardagh House) itself, as shown denoted with the letters “A”, “B” & “C” respectively on the attached Zoning Map in **Appendix B** should be zoned “Residential” as the 2 No. gate houses are currently occupied as dwelling houses and the owners intends to renovate Ardagh House so it can be used as a residential dwelling house again in due course.

In addition to the above it is our professional opinion that the wording for the “Tourism” zoning should be changed to allow for agricultural development to take place on any such lands. The reason being is that the owners are currently farming the landholding at this location and use the outhouses for agricultural purposes. The owners intend to construct a milking parlour subject to obtaining the necessary consents at this location.

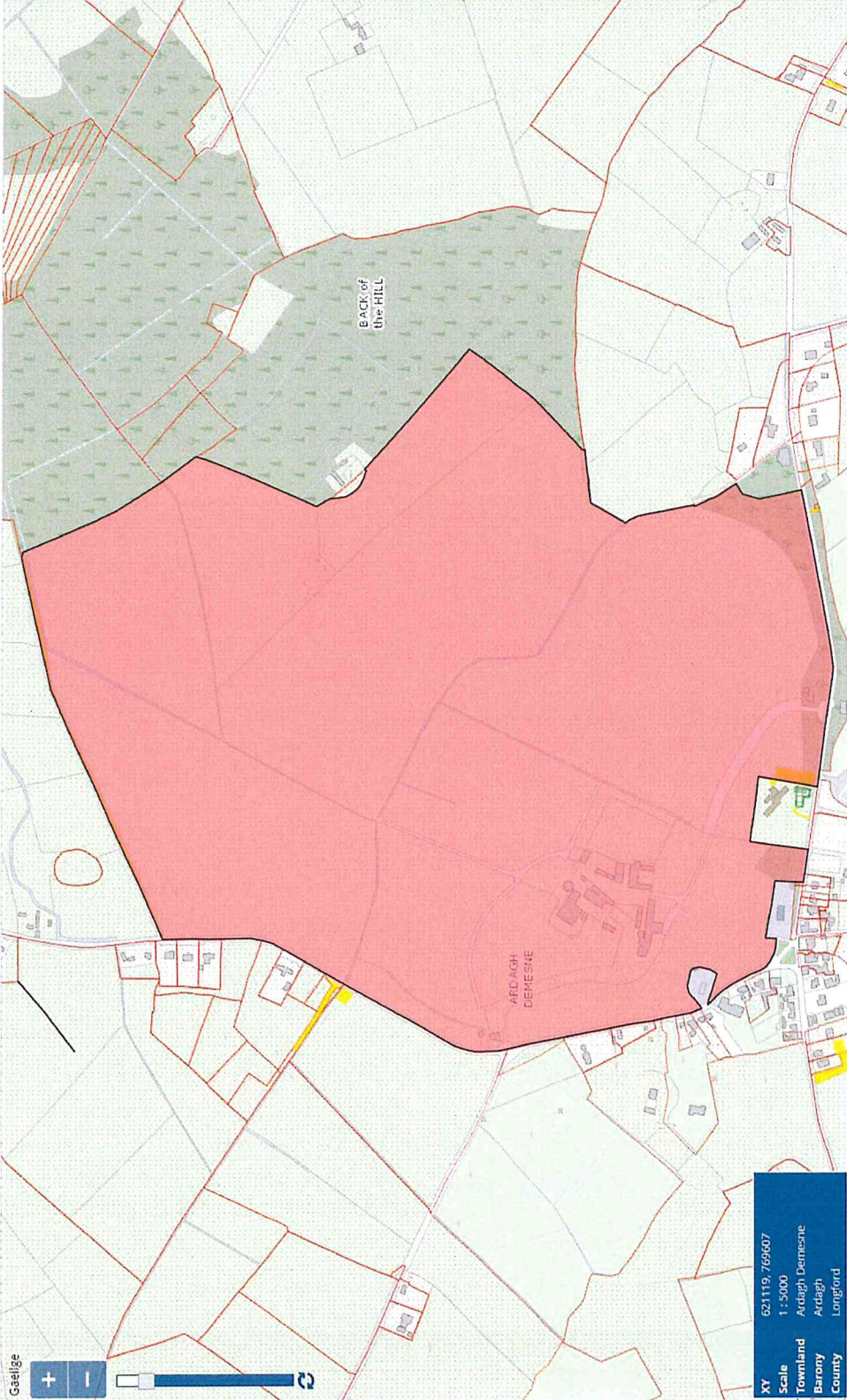
Should you require any further clarity then please do not hesitate to contact me.

Yours sincerely,



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

Appendix A



Folio Number	LD17314F
Title Level	Freehold
Plan Number	2
Property Number	2
Area of selected plans	85.94 hectares.
Number of Plans on this folio:	1
Address	Not Available
Add to Basket Create Alert	

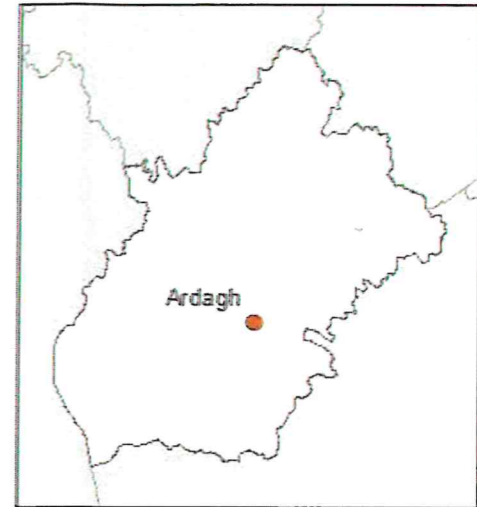
PPA Boundaries and Plan Area are not conclusive. See Section 6(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.

XY	621119, 769607
Scale	1 : 5000
Townland	Ardaigh Demesne
Barony	Ardaigh
County	Longford

Appendix B

Ardagh Zoning Map

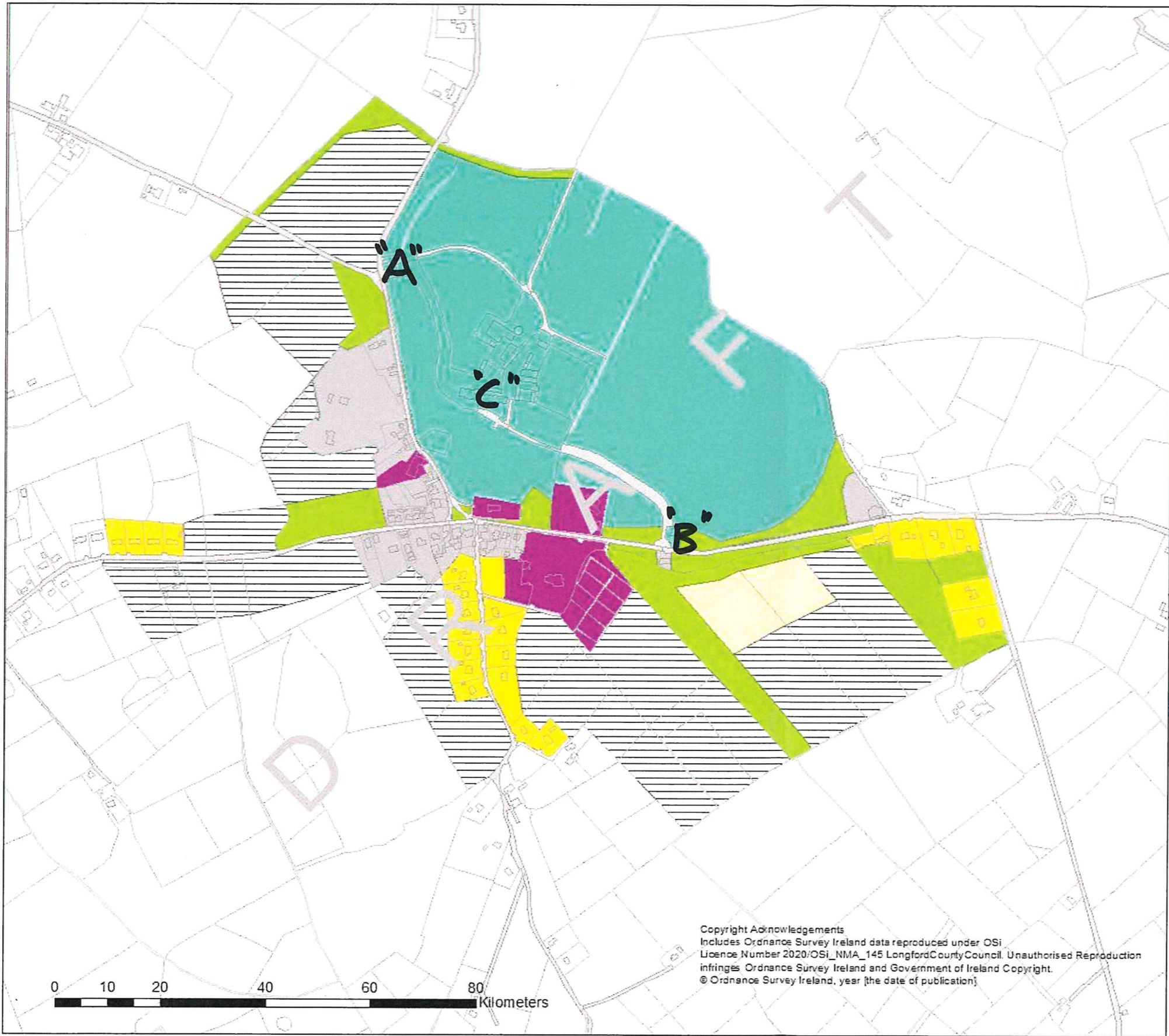
County Development Plan 2021-2027



Legend

- New Residential
- Recreation/Amenity/Green Spaces
- Residential
- Social/Community/Education
- Strategic Residential Reserve
- Tourism
- 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.



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