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Date: 15/01/2021

Dear Sir/Madam,

Re: Zoning Submission For Existing Lands At Drumlish, Co. Longford For Mrs. Pauline Diffley (Folio No. LD59F).

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 screenshot from Landdirect which shows Ms. Pauline Diffley's landholding at this location. In addition please find attached in **Appendix B** the relevant Draft Zoning Map of Drumlish 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 evident from this Draft Zoning Map that these lands are shown zoned "Strategic Residential Reserve" and "Recreational/Amenity/Green Spaces".

It is our professional opinion that the lands in question should be zoned "Residential" in their entirety as the lands in question are ideally located opposite Drumlish National School and Drumlish Community Centre together with local playing pitches. In addition to this there is already excellent connectivity between the subject lands and the village core via an existing public footpath where the lands are located just a short walk from the main street of Drumlish. Please also note that the lands are surrounded by zoned "New Residential" lands to the northwest, part of which already has a recently constructed one off rural type dwelling located on same which was constructed under planning permission reference number PL17/134 and therefore in theory should be zoned "Residential" instead of "New Residential", and existing residential to the southeast. In addition the lands subject to this submission are surround by lands to the northwest by Folio Number LD14873F, a screenshot from Landdirect is attached

in *Appendix C* for ease of reference, which has the benefit of full planning permission under planning reference number PL20/147 for a one off rural type dwelling house. I hereby confirm that this new build is due to commence in the coming weeks. In addition to this please note we as Chartered Engineers and Assigned Certifiers acted as Consulting Engineers on PL20/147 and whereby as part of this planning process it was a condition of planning permission that the village walkway must be constructed along the line denoted “X-Y” on the Draft Zoning Map attached in *Appendix B*. Please note that by the rezoning of these lands as “New Residential” and the subsequent development of same would ensure the completion of the village walkway together with supporting recreation/amenity/green open space along the north western boundary of the landholding so as to create a link between what is known as the Ballinalee Road and the Drumlish Hill Road as shown denoted “X –Y– Z” on the Draft Zoning Map in *Appendix B*.

For ease of reference please find attached in *Appendix D* an aerial photograph which shows the extent of the lands in question outlined in blue together with the proposed Village Walkway coloured with a dashed orange line and denoted “X –Y– Z”.

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 Drumlish has adequate capacity for this proposed change of Zoning.

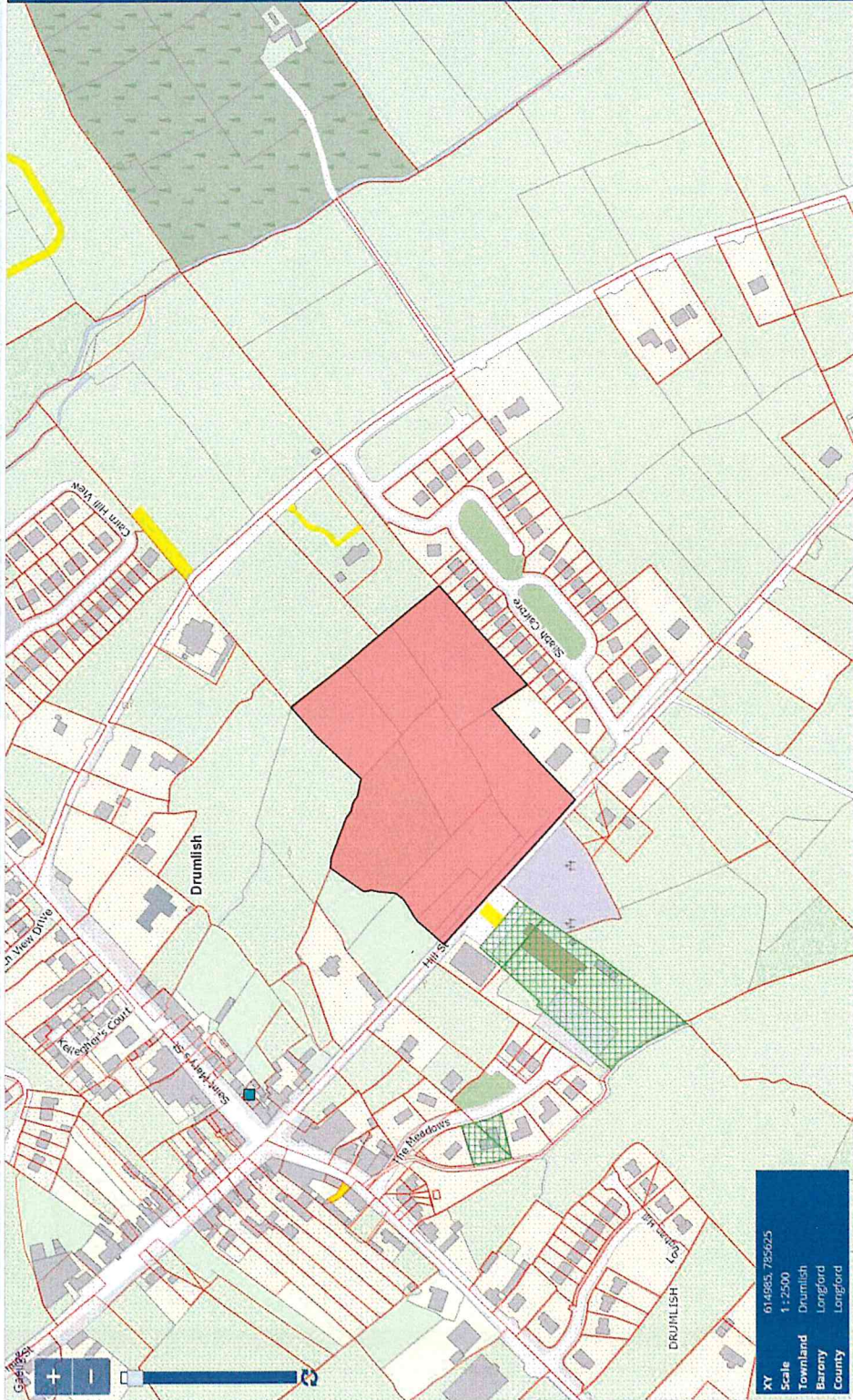
Should you require any further clarity then please do not hesitate to contact me.

Yours sincerely,



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

Appendix A



Property Details

> Back

Folio Number	LD59F
Title Level	Freehold
Plan Number	300
Property Number	1
Area of selected plans	3.08 hectares.
Number of Plans on this folio:	1
Address	Not Available

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

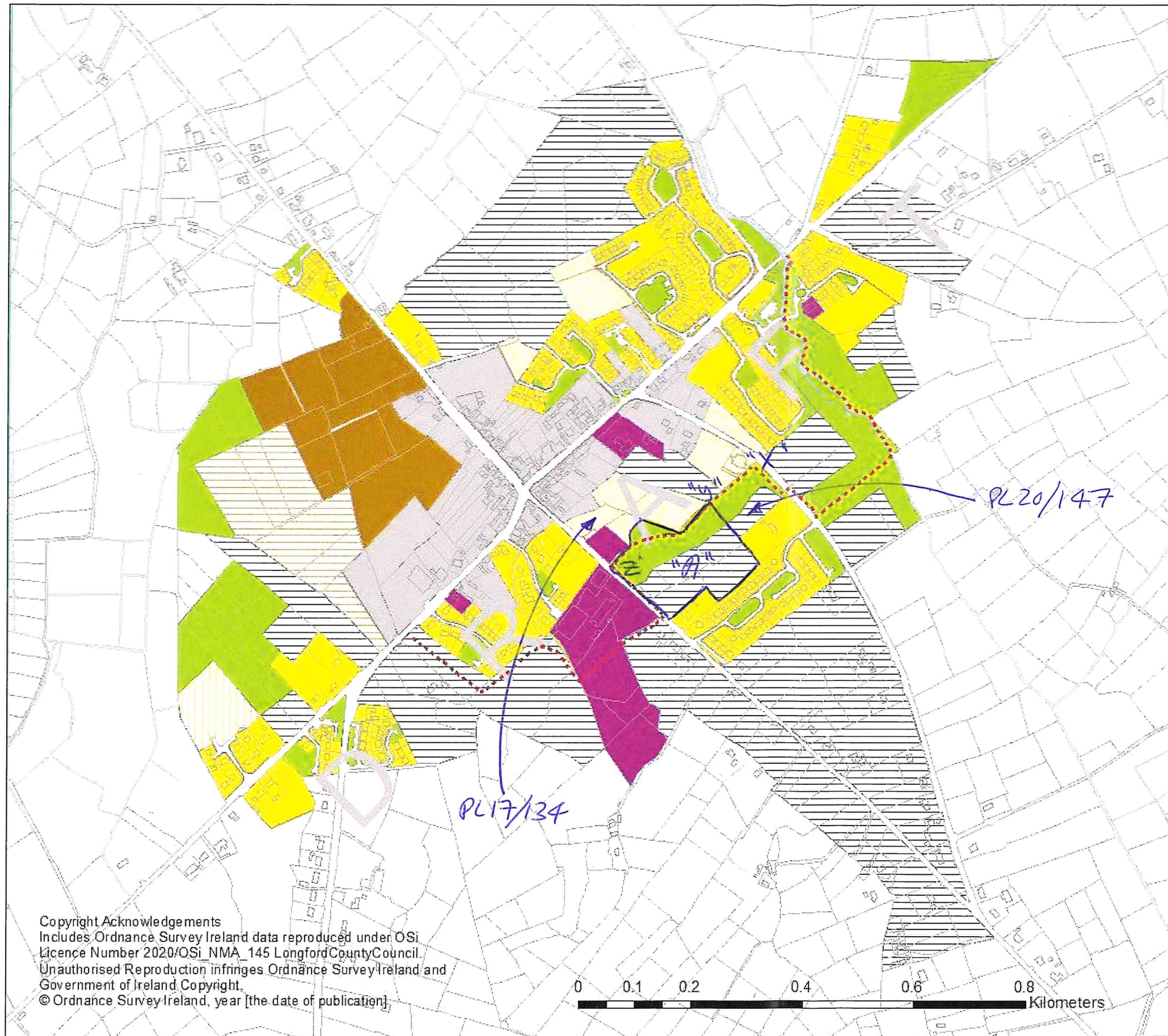
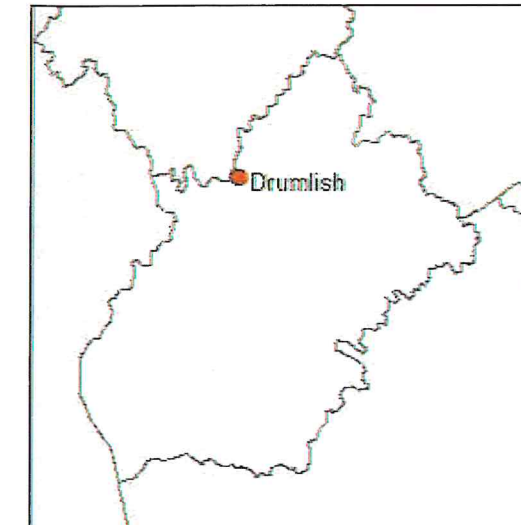
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XY 614985, 785625
Scale 1:2500
Townland Drumlish
Barony Longford
County Longford

Appendix B

Drumlish Zoning Map

County Development Plan 2021-2027



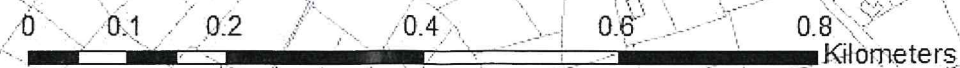
Legend

- Industrial/Commercial/Warehousing
- New Residential
- Recreation/Amenity/Green Spaces
- Residential
- Site Resolution Objective
- Social/Community/Education
- Strategic Industrial Reserve
- Strategic Residential Reserve
- Town Core
- Village Walkway

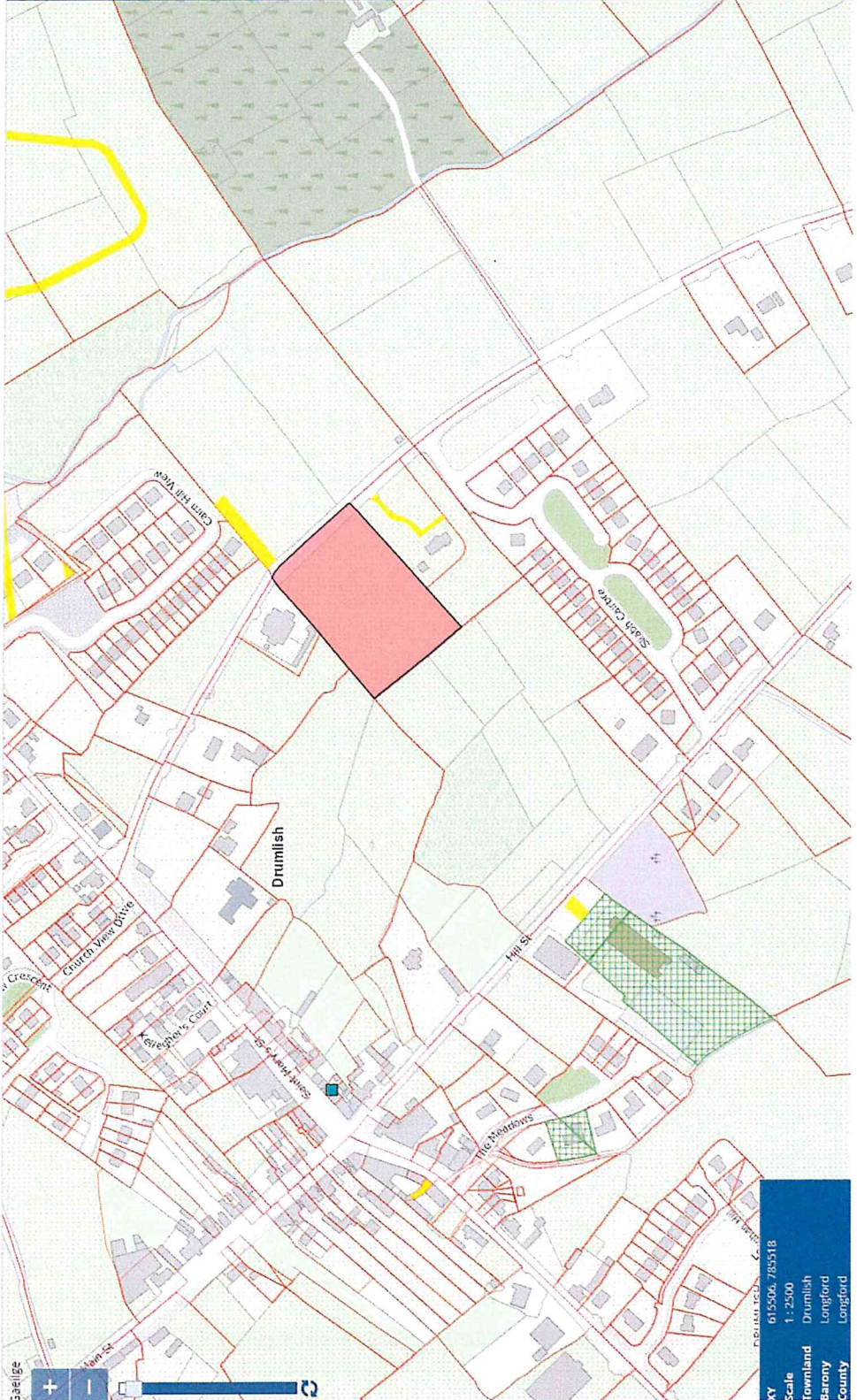
Notes: Please note that every effort has been made to include the latest version of Ordnance Survey mapping available.

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



Folio Number	LD14873F
Title Level	Freehold
Plan Number	B703
Property Number	1
Area of selected plans	1.03 hectares
Number of Plans on this folio:	1
Address	Not Available

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

Appendix D



X

Y

Z