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Consulting Engineers

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Planning Department
Longford County Council
Great Water Street
Longford
Co. Longford.

Date: 13/01/2021

Dear Sir/Madam,

Re: Submission For The Zoning Of Lands At Drumlish, Co. Longford For Mr. Philip Rogers.

I refer to the above and I enclose herewith attached in **Appendix A** 6 No. images taken from Landdirect which shows part of Mr. Philip Rogers landholding in the area under Folio No. LD19071F, LD821, LD18233F, LD303, LD19290F and LD821. In addition please find attached in **Appendix B** the relevant Draft Zoning Map of Drumlish for the proposed County Development Plan 2021 – 2027.

In relation to the portion of lands comprised within Folio No's LD19071F, LD821, LD18233F I hereby confirm that Folio No's LD19071F and LD821 are zoned "Residential" and Folio No. LD18233F is zoned "Recreation/Amenity/Green Spaces". Folio No. LD18233F comprises the existing Mill Buildings which are an important focal point when entering the town of Drumlish from the northern side when travelling in the direction of Longford Town. These buildings are serviced within a recently constructed public footpath which lead into the centre of Drumlish. Therefore it is our professional opinion that the Town Core zoning should be extended in the northern direction to encompass the existing Mill Buildings and associated lands as shown outlined in blue and denoted with the letter "A" on the relevant Draft Zoning Map of Drumlish for the proposed County Development Plan 2021 – 2027 attached in **Appendix B**. This proposed rezoning to "Town Core" would encompass all of LD19071F, LD821 and part LD18233F. In addition to the above please find attached in **Appendix C** an Interior Concept Perspective prepared by Mr. Brendan McGettigan and Associates for the conversion of the

Existing Mill Buildings described above into Restaurant/Bar. The rezoning of the above mentioned lands into “Town Core” would allow the development of these buildings subject to obtaining the necessary consents which in our professional opinion would be of great benefit to the town of Drumlish and surrounding areas.

In relation to the remainder of Folio No. LD18233F I hereby confirm that these lands were previously granted full planning permission for a two storey house under planning reference number PL06/355 and PL11/181. Please find attached *Appendix D* the conditions of planning permission PL11/181 for ease of reference. These lands are currently in an overgrown state and not accessible. It is our professional opinion that these lands are ideally located to provide a car park to service the conversion of the Existing Mill Buildings described above while also opening up these lands for access to The Mill River by the general public. This car park could also be used by locals who wish to use the recently constructed public footpath which leads to Monaduff Football Pitch and therefore would be of great benefit to the community. Therefore we ask The Local Authority to zone these lands, as shown outlined in blue and denoted with the letter “B” on the relevant Draft Zoning Map of Drumlish for the proposed County Development Plan 2021 – 2027 attached in *Appendix B* for ease of reference, appropriately for the provision of a car park under proposed County Development Plan 2021 – 2027.

In relation to the portion of lands comprised within Folio No.’s LD303, LD19290F and LD821 I hereby confirm that a portion of these lands are zoned both “Strategic Residential Reserve” and “Recreation/Amenity/Green Spaces” while the remainder is not zoned. I will now address this proposed zoning of these lands as follows:

- (i) I hereby confirm that I am familiar with the lands comprised within Folio No. LD303 and hereby confirm that same is of little agricultural value as the depth of top soil and subsoil is shallow as rock exists close to the surface. This high rock level was evident during the construction of the 16 No. dwelling houses that was recently constructed by Mr. Philip Rogers where raft foundations were used to support the dwellings and the use of a rock breaker was necessary during the installation of foul sewer and surface water services. Evidence of poor agricultural land is further compounded by the fact that the lands to the south east of Folio No. LD303 is in forestation as is evident on the attached screenshot of Folio No. LD303.
- (ii) It is our professional opinion that the portion of lands outlined in blue and denoted with the letter “C” on the relevant Draft Zoning Map of Drumlish for

the proposed County Development Plan 2021 – 2027 attached in *Appendix B* for ease of reference should be zoned for development as these lands are currently serviced with the foul sewer, surface water and a watermain network that was recently installed to service the above mentioned 16 No. dwelling houses. These lands can gravity feed into these existing services without the need for pumping stations. In addition to this it is our professional opinion that the forest plantation which is shown to the south east of Mr. Philip Rogers landholding acts as a natural physical boundary to any extension of the current proposed zoning envelope and if extended to this point will still not extend past the zoned lands to the south which unlike these lands cannot be developed without the need for a pumping station. Please find attached in *Appendix E* an aerial photograph which shows the extent of the lands in question together with the proposed Village Walkway with a dashed orange line for ease of reference. In addition please note that the newly constructed 16 No. dwelling houses area also evident in the aerial photograph attached *Appendix E*.

- (iii) The advantage of extending the extent of lands to be zoned for development as part of the new County Development Plan to the forest plantation boundary will also facilitate the extension of the proposed Village Walkway which will be constructed as soon as the newly laid green area that services the above mentioned 16 No. dwelling houses has settled. This walkway can then be easily extended through Folio No. LD303 to the point where it turns right at 90 degrees at the forest plantation so as to create part of the proposed Village Walkway as shown with a dashed line on the on the relevant Draft Zoning Map of Drumlish attached in *Appendix B*. Any proposed extension of zoning envelope of Drumlish in this location would also have the important advantage of opening up the existing pond which is located on the mill river at the position shown coloured blue on the attached ordnance survey map attached in *Appendix F*. This pond was used in times past to create a strong flow of water in the mill race to drive the mill wheel in the existing mill building described above. This pond is currently inaccessible by the public however in the event that should the lands subject to this submission be zoned for the development of a nursing home site with residential element then this area would be come an import focal point and feature within the estate for the enjoyment of both the residents and also the general public who would use the village walkway.

- (iv) In relation to providing access to the lands in question in the event of them being developed I hereby confirm that it is not possible to gain access to same off the Ballinalee Road as the lands between the Ballinalee Road and Mr. Rogers lands is not in the ownership or the control of Mr. Rogers. Similarly access cannot be obtained to the north onto what is known as The Derawley Road as again Mr. Rogers does not own the lands in this direction. We can obtain proof of ownership of these landholdings from Land Direct if necessary. That said please note that the layout of the existing housing estate is that of a series of Cul De Sac roads which link onto a spine road. This spine road is shown coloured black on the map attached in *Appendix B*. This spine road passes approximately 6 No. dwelling houses of which 4 No. dwelling houses form part of the 16 No. newly constructed dwelling houses mentioned above. This spine road has all the necessary foul sewer, surface water, watermain etc services constructed in same and can be easily extended into the lands in question to service same while still creating sufficient space for adequate green opens spaces along the mill race river.
- (v) In relation to the possibility of constructing a nursing home with a residential component on the said lands we hereby confirm that full planning permission was previously granted for a similar type development on the above mentioned lands as is evident on the site layout on foot of which this permission was granted a copy of which is attached in *Appendix G* for ease of reference. As part of this planning permission application process a Traffic Impact Assessment and Road Safety Audit was carried out. The existing spine road was subsequently constructed on foot of this permission and as per the various recommendations outlined in The Road Safety Audit. The Traffic Impact Assessment also concluded that the proposed development would not have a negative impact on the junction with the main road and that there was capacity within the existing public road network to cater for the additional traffic generated from the proposed development. Any new planning application would also include a revised Traffic Impact Assessment and Road Safety Audit and whereby any recommendations therein can easily be constructed on site as Mr. Philip Rogers is the still the owner of the lands on which the roads, footpaths and green areas that service the existing developed lands are located.
- (vi) It is also our professional opinion that the development of these lands as a nursing home site with a residential element has the potential to create a unique

tranquil environment for its residents surrounded by large south facing green open spaces with walkways overlooking the mill race river with access into Drumlish via the above mentioned Village Walkway. Please note that the existing estate in which Mr. Rogers resides is well maintained and professionally landscaped under the design and supervision of Landscape Architects which were employed by Mr. Philip Rogers at the time of construction. The existing mill race river which runs through the estate is the main focal part of the estate with green areas and secured walkways along same. Low level lighting is also provided along these walkways which results in a tranquil environment throughout the existing estate. As mentioned previously pedestrian access throughout the existing estate can be easily extended into the remainder of Mr. Philip Rogers landholding. There is already pedestrian crossing infrastructure in place at the junction where the spine road meets the main road and whereby newly constructed footpaths along the main road which link in with the existing footpaths in the existing estate provides for connectivity to the main street of Drumlish until The Village Walkway mentioned above is completed.

- (vii) It is our professional opinion that by changing the zoning of Folio No's LD19071F and LD821 from "Residential" to "Town Core" will allow the area previously coloured yellow, i.e. "Residential" to be incorporated into the lands where Mr. Rogers proposes to construct the above mentioned nursing home with residential element.
- (viii) Finally in the event that should the lands be zoned for a nursing home with a residential element then Mr. Philip Rogers will appoint a Design Team to include Architects, Landscaping Designers etc who specialise in such developments so as to create a unique environment in this tranquil setting.

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

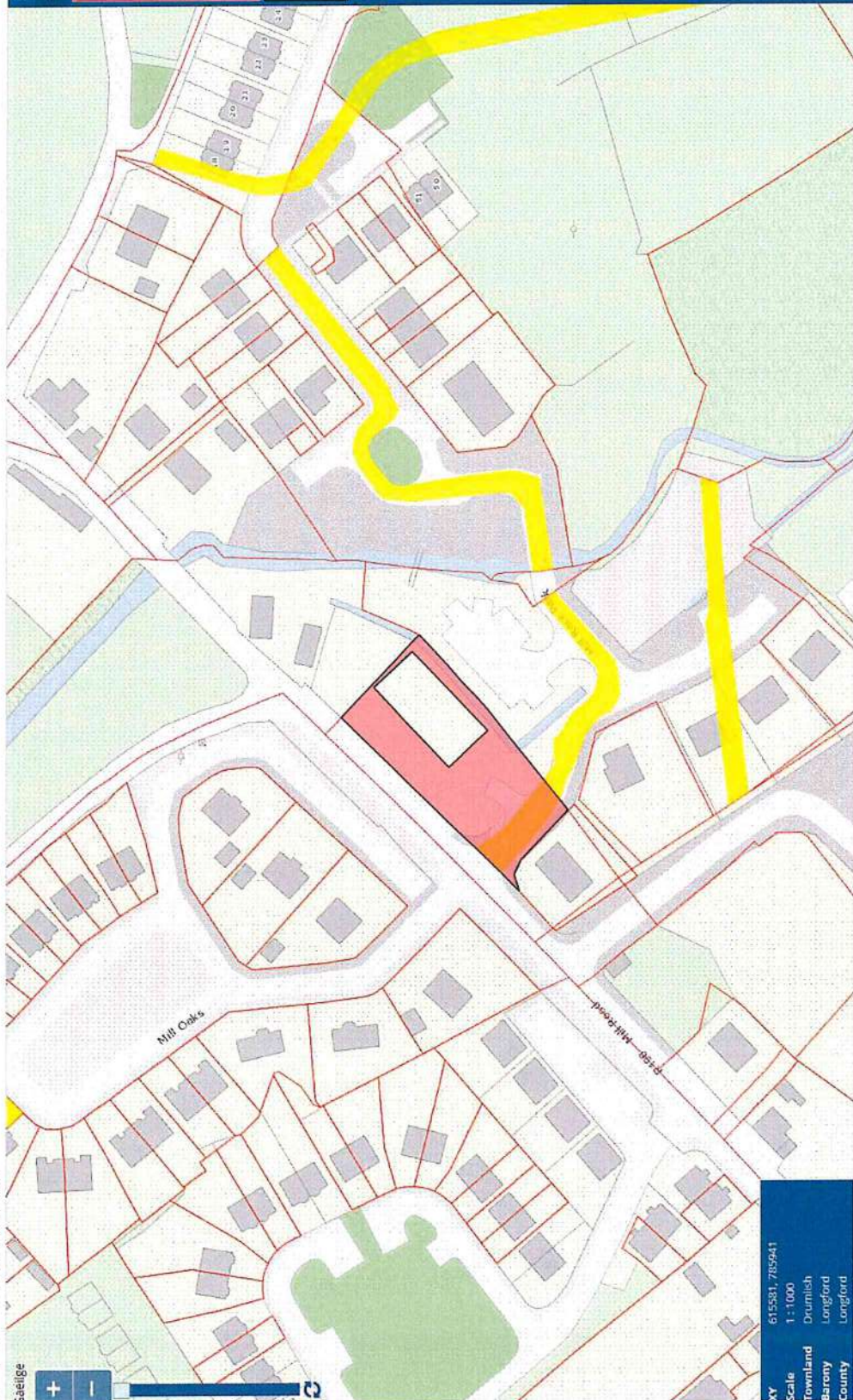
> Back

Folio Number	LD19071F
Title Level	Freehold
Plan Number	DPRM6
Property Number	1
Area of selected plans	0.17 hectares.
Number of Plans on this folio:	1
Address	Not Available

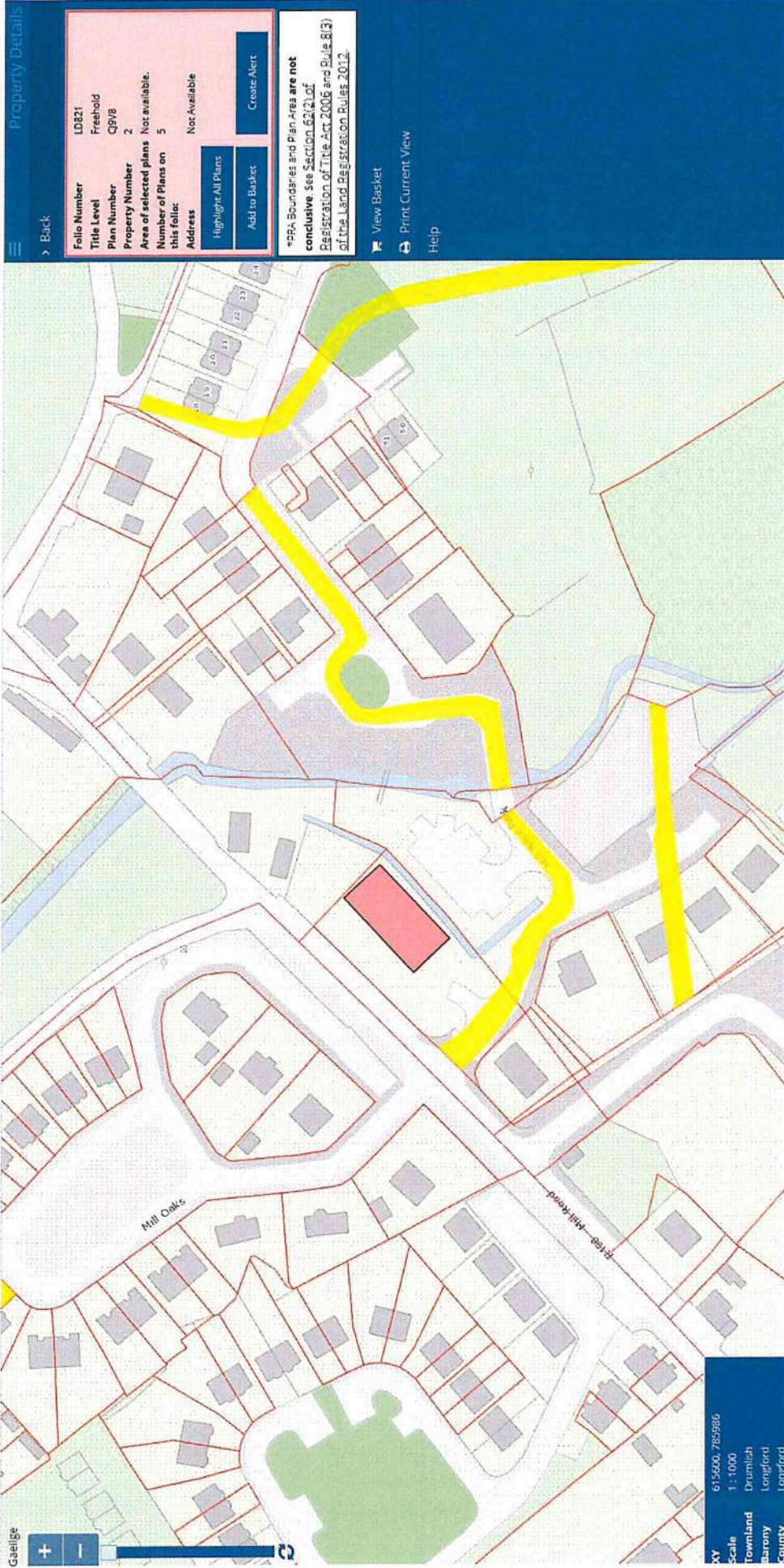
[Add to Basket](#) [Create Alert](#)

Area Boundaries and plan Area are not conclusive. See SECTION 62(1) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.

[View Basket](#) [Print Current View](#) [Help](#)



XY 615581, 705941
Scale 1:1000
Townland Drumlish
Barony Longford
County Longford



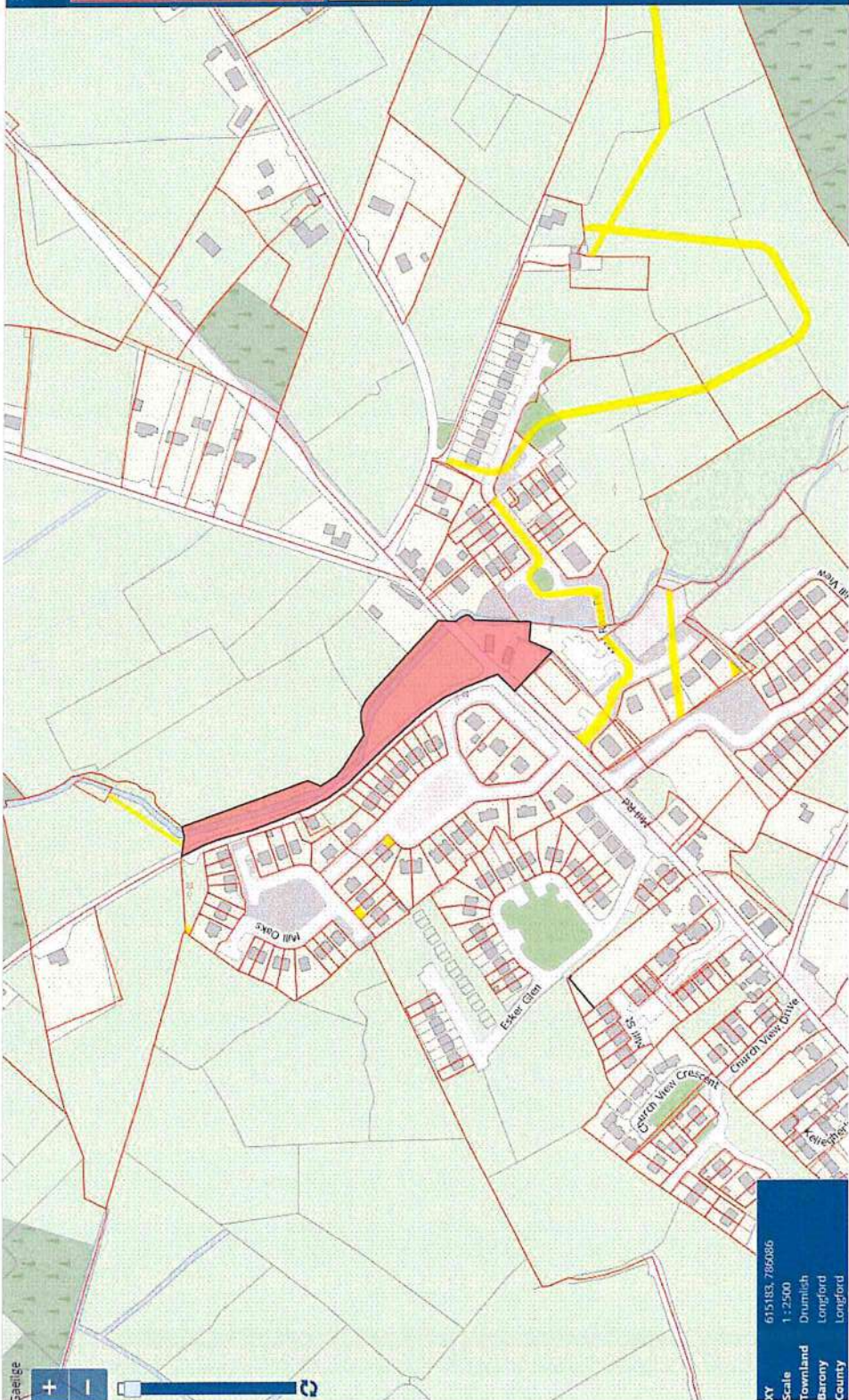
Property Details

Folio Number	LD821
Title Level	Freehold
Plan Number	C978
Property Number	2
Area of selected plans	Not available.
Number of Plans on this folio	5
Address	Not Available

MPA Boundaries and Plan Areas are not conclusive. See Section 62(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.

View Basket
Print Current View
Help

XY 615600, 785986
Scale 1 : 1000
Townland Drumlish
Barony Longford
County Longford



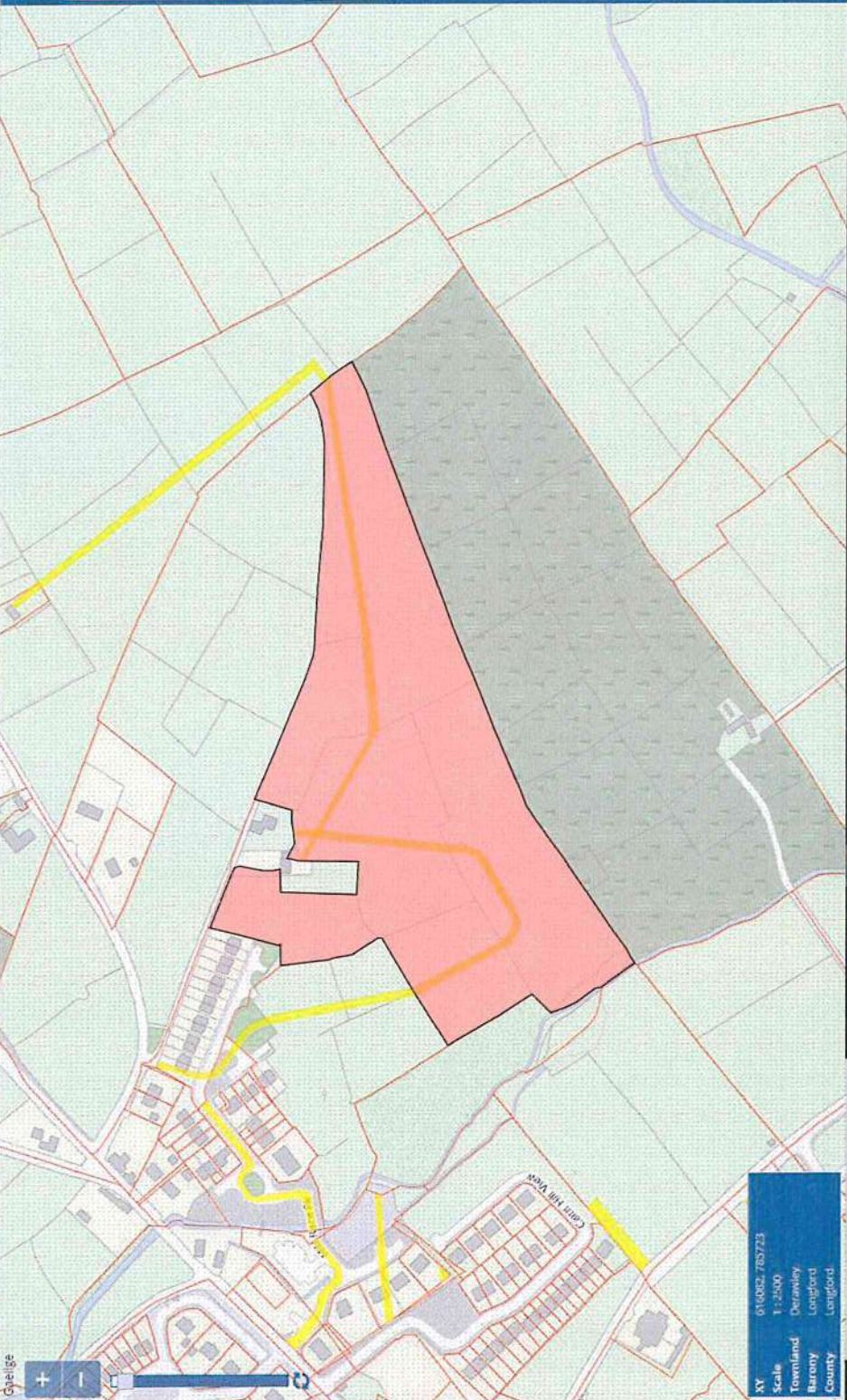
Property details

> Back

Folio Number	LD18233F
Title Level	Freehold
Plan Number	D8260
Property Number	1
Area of selected plans	0.94 hectares.
Number of Plans on this folio:	2
Address	Mill Road, Drumlish, Co. Longford, N39 KA61

[Highlight All Plans](#)
[Add to Basket](#)
[Create Alert](#)

*PPA Boundaries and Plan Area are not conclusive. See Section 62(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.



Property Details

Back

Folio Number: LD393
Title Level: Freehold
Plan Number: 11
Property Number: 1
Area of selected plans: 6.60 hectares.
Number of Plans on this folio: 1
Address: Not Available

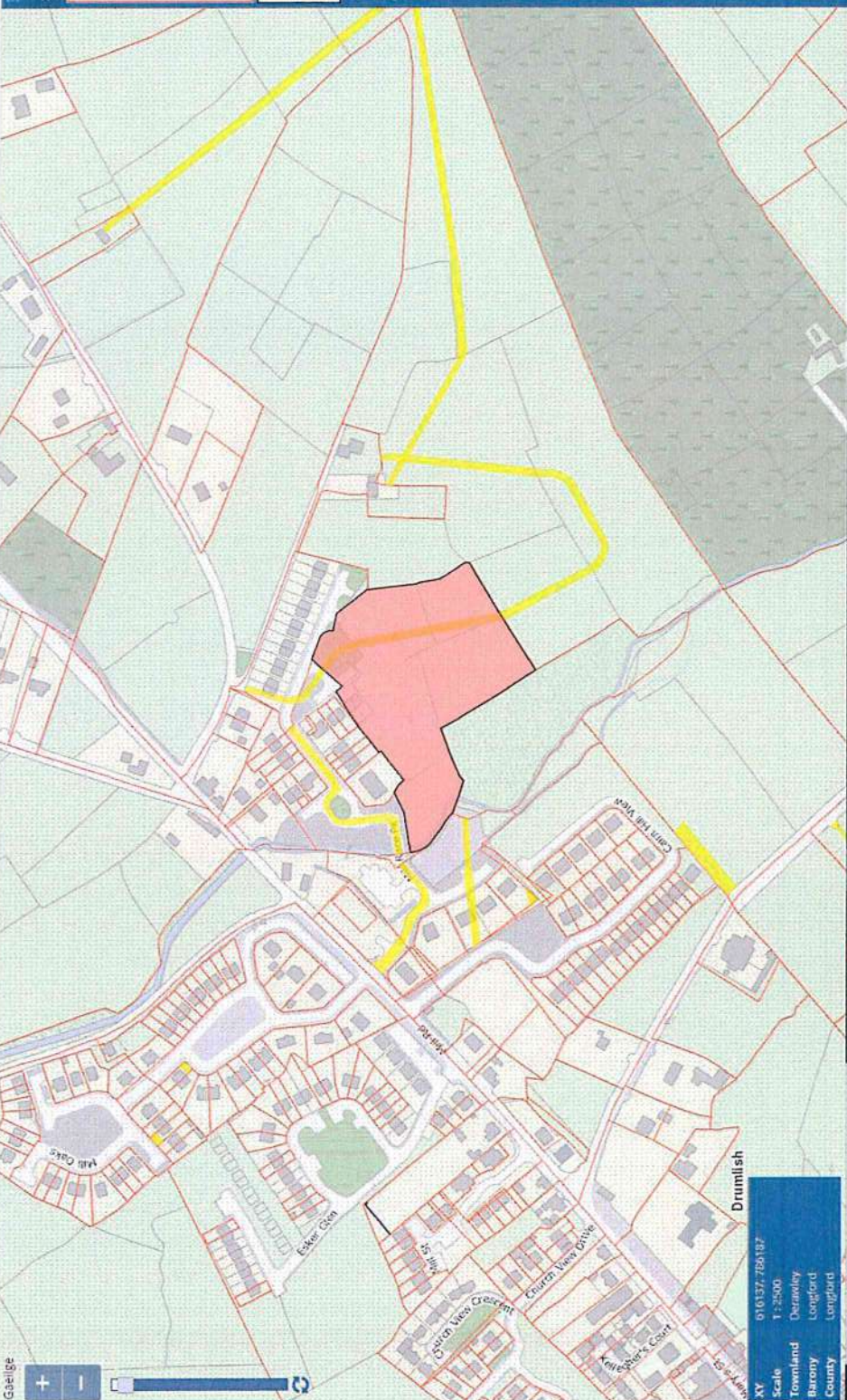
Add to Basket | Create Alert

The following Applications are Pending on this Folio
D2016L004728T Queried

*PPA Boundaries and Plan Area are not conclusive. See Section 62(2) of Registration of Title Act 2006 and S.4.2(2) of the Land Registration Rules 2012.

View Basket | Print Current View | Help

XY: 016082.78723
Scale: 1:2500
Townland: Deranley
Barony: Longford
County: Longford



Property Details

Back

Folio Number	LD19290F
Title Level	Freehold
Plan Number	D14146
Property Number	1
Area of selected plans	1.76 hectares.
Number of Plans on this folio:	1
Address	Not Available

Add to Basket Create Alert

Map boundaries and plan area are not conclusive. See Section 62(1) of Registration of Title Act 2006 and Rule 6(2) of the Land Registration Rules 2012.

View Basket
Print Current View
Help

XY: 010137.768187
Scale: 1:2500
Townland: Dezauley
Barony: Longford
County: Longford

Type here to search

Property Details

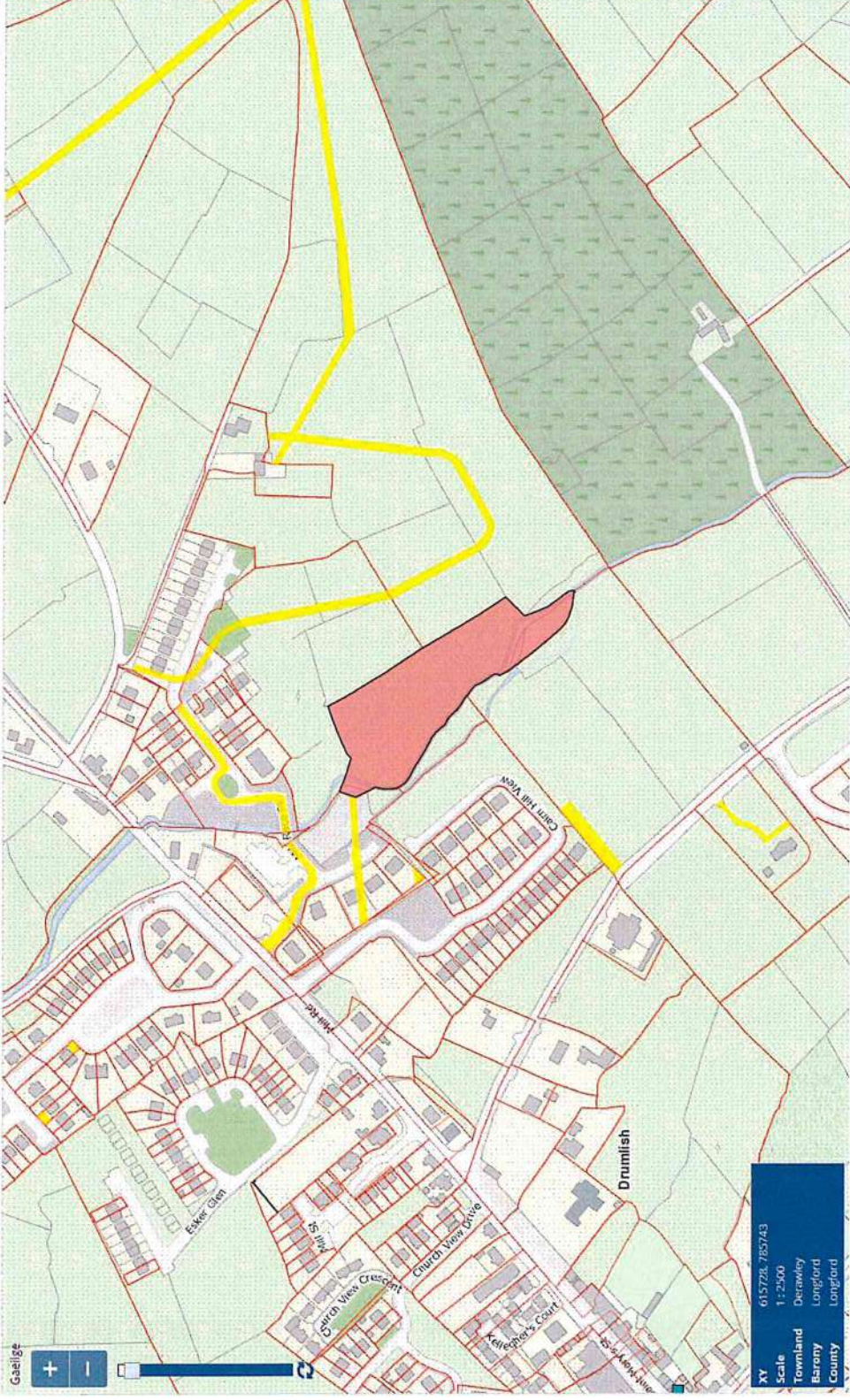
Back

Folio Number	LD821
Title Level	Freehold
Plan Number	821
Property Number	1
Area of selected plans	1.07 hectares.
Number of Plans on this folio:	5
Address	Not Available

Highlight All Plans
Add to Basket
Create Alert

*PPA Boundaries and Plan Area are not conclusive. See SECTION 62(2) OF REGISTRATION OF TITLES ACT 2006 and Rule 8(3) of the Land Registration Rules 2012.

View Basket
Print Current View
Help



XV 015728.785743
Scale 1:2500
Townland Derawley
Barony Longford
County Longford

Appendix B

Drumlish Zoning Map

County Development Plan 2021-2027

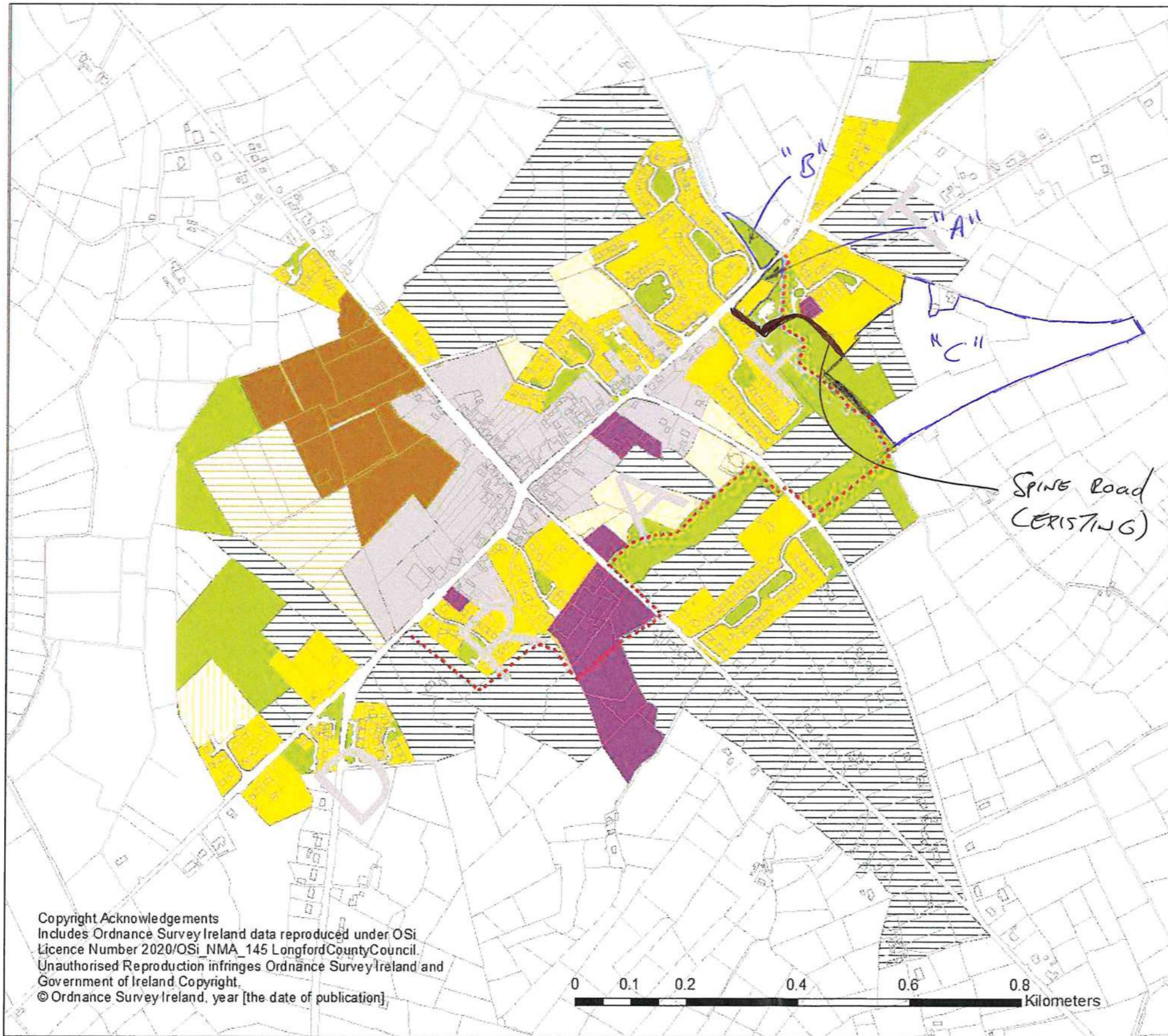
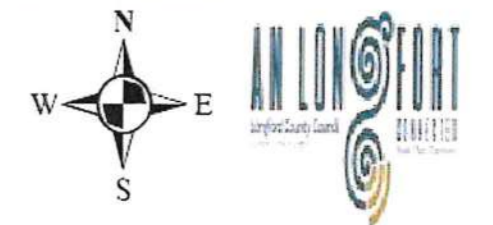


Legend

- 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

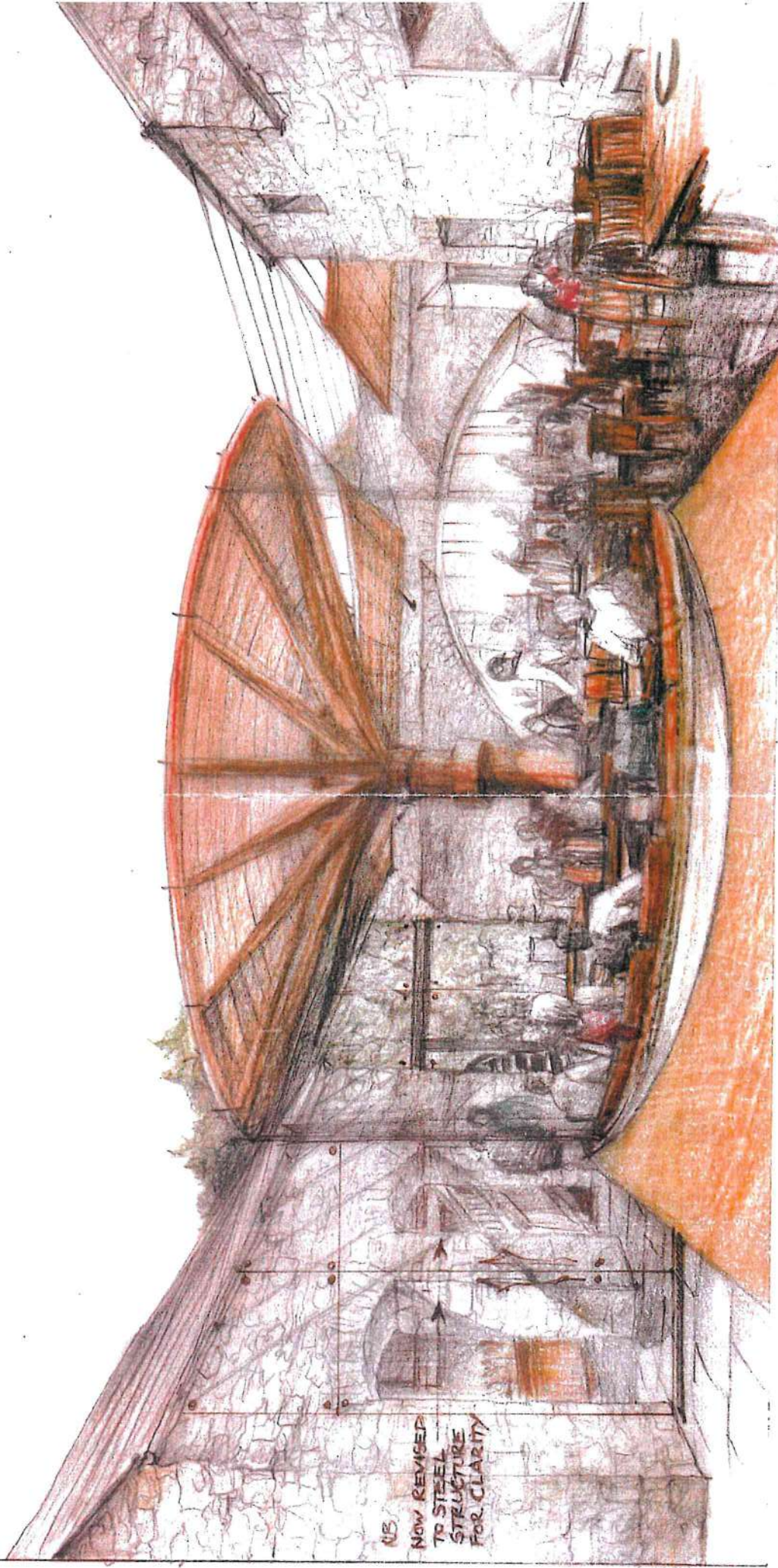
Notes: Please note that every effort has been made to include the latest version of Ordnance Survey mapping available.

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



NB
 NOW REVISED
 TO STEEL
 STRUCTURE
 FOR CLARITY

DRAWING	INTERIOR CONCEPT PERSPECTIVE
SCALE	07 P 11 - 14
DRAWING NO.	14.2.08
DATE	14.2.08
DRAWN BY	PHILIP RODGERS
REVISIONS	STRUCTURE @ OPES TO WALL AS BAR WILL NOW BE STEEL-FRAMED

**CONVERSION OF DRUMLISH
 MILL TO RESTAURANT / BAR**
 CLIENT - PHILIP RODGERS

BRENDAN MCGETTIGAN & ASSOCIATES LTD
 ARCHITECTS & DESIGN CONSULTANTS
 3 Garden Vale, Athlone, Co. Wick.
 Tel: 045 852924 / Fax: 045 852925 / E: dm@bma.ie / W: www.bma.ie



Appendix D

PLANNING AND DEVELOPMENT ACTS 2000-2010

Section 42 of the Planning & Development Act, 2010 (as amended by Section 28 of the Planning & Development Act, 2010)

Manager's Order No: P25905

Subject: Reference Number: PL11/181


Name of Applicant: Terracotta Construction Ltd.,
Address: c/o Michael Murphy,
Hill House,
Annaghmacullen,
Cloone,
Co. Leitrim.

Nature of Application: EXTENSION OF DURATION of Planning Ref PL06/355 for detached two storey dwelling house (to be used for the purposes of Guesthouse Accommodation), formation of entrance onto public roadway, connection to adjoining utility services, landscaping, boundary fence/wall and ancillary site works.

Location of Development: Drumlish Td., Drumlish, Co. Longford.

ORDER: That an Extension of Duration of Planning Permission Ref PL06/355 be granted to Terracotta Construction Ltd. for detached two storey dwelling house (to be used for the purposes of Guesthouse Accommodation), formation of entrance onto public roadway, connection to adjoining utility services, landscaping, boundary fence/wall and ancillary site works.

Signed: -


Director of Services

Dated this 7th day of October, 2011

LONGFORD COUNTY COUNCIL

NOTIFICATION OF EXTENSION OF DURATION TO PLANNING PERMISSION

PLANNING AND DEVELOPMENT ACTS 2000 - 2010

To: Terracotta Construction Ltd.

Address: c/o Michael Murphy,
Hill House,
Annaghmacullen,
Cloone,
Co. Leitrim.

**Ref. No. in Register of Planning
Permission been extended: -** PL06/355

Date of Permission: - 25/08/06

**Location of land or address
Of structure to which
Permission relates: -** Drumlish Td.,
Drumlish,
Co. Longford

Decision relates:- Application for extension of duration of planning permission
PL06/355 – detached two storey dwelling house (to be used for
the purposes of Guesthouse Accommodation) formation of
entrance onto public roadway, connection to adjoining utility
services, landscaping, boundary fence/wall and ancillary site
works

**Date of Decision to extend the
Duration of the permission: -** 7th October, 2011

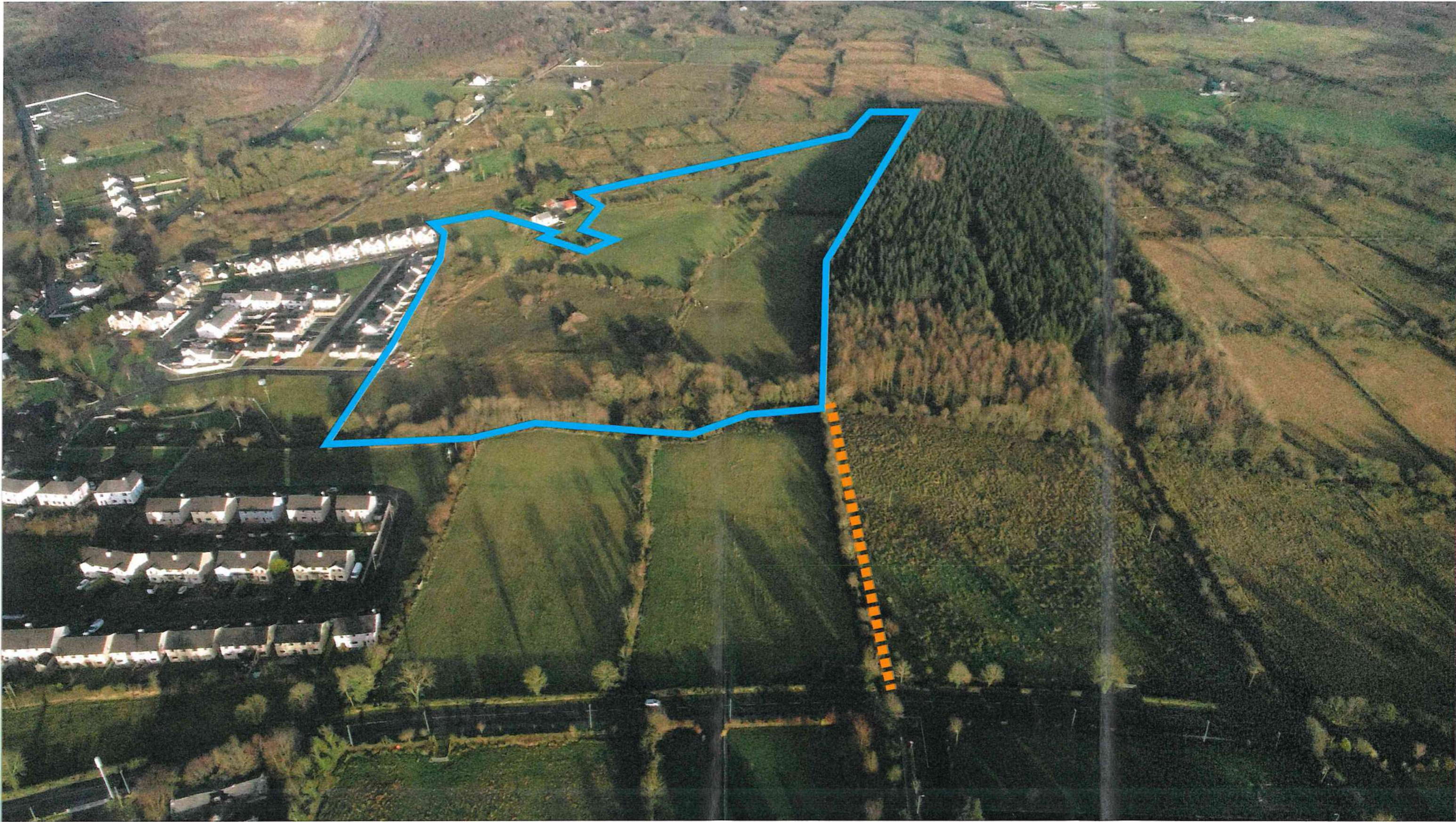
Nature of Decision: - To grant permission

**The period by which the
Planning Permission has
Been extended or further extended:** 23rd August, 2016

Signed: M. Murphy
Administrative Officer

Date: 7th October 2011

Appendix E



Appendix F

Planning Pack Map

CENTRE COORDINATES:
ITM 615599,785639

PUBLISHED: 07/07/2020
ORDER NO.: 50127895_1

MAP SERIES: 2107-B
MAP SHEETS: 1:2,500

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Dublin 8,
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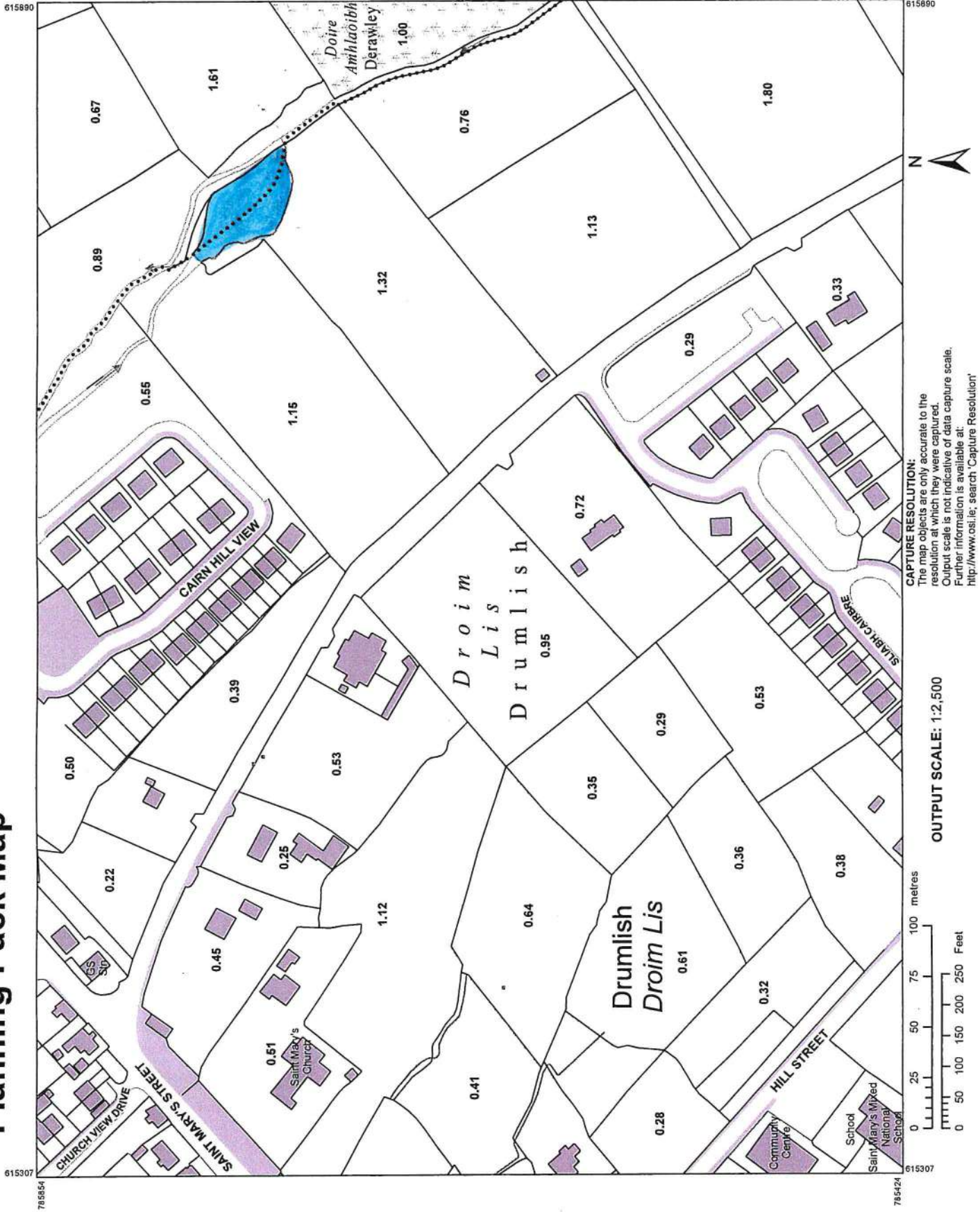
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2020
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LEGEND:
<http://www.osi.ie>
search 'Large Scale Legend'



CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
<http://www.osi.ie>, search 'Capture Resolution'

OUTPUT SCALE: 1:2,500

Appendix G

PLANNING PURPOSES ONLY

ORDNANCE SURVEY LICENCE No. :
EN 0015206
ORDNANCE SURVEY REF.
LD005-09



NOTES :

- ALL WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS AND MOST RECENT REVISION OF TECHNICAL GUIDANCE DOCUMENTS.
- ALL WORKS TO BE IN ACCORDANCE WITH D.O.E "RECOMMENDATIONS FOR SITE DEVELOPMENT WORKS FOR AREAS" - NOVEMBER 1998
- ALL LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.
- IF IN DOUBT CONCERNING LEVELS, CONTACT THE ENGINEER.
- DO NOT SCALE, USE FIGURED DIMENSIONS ONLY.
- WHERE COVER TO CROWN OF PIPE IS LESS THAN 1.2M, USE 150mm CONCRETE SURROUND ON 1/2 LENGTH PIPES. POLYTHENE SLEEVING ON ALL JOINTS.

ALL F.F.L.'S 300mm ABOVE CENTRE LINE OF ROAD

EXTENT OF RETAINING STRUCTURE / WALL DENOTED THUS - - - - -

FOUL SEWER LAYOUT



Job No. 060410	SK- No.	Dr. No. 02	Rev.	Drawn By : P.D.	Date : 18/04/06	Scale : 1:500
Drawing Title : SITE LAYOUT SHOWING			Job Title : PROPOSED MIXED RESIDENTIAL DEVELOPMENT AT			

Rev.	Description	Date	By
Midland Design Services			
No. 2 Church St., Longford, Co. Longford.			
			M.