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Date: 15/01/2021

Dear Sir/Madam,

Re: Zoning Submission For Existing Lands At Drumlish, Co. Longford For Mr. Seamus McGovern (Folio No. LD12819F).

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 Mr. Seamus McGovern'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 portions of land are shown zoned "Strategic Residential Reserve".

It is our professional opinion that the subject lands shown outlined in blue and denoted with the letter "A" should be zoned "Site Resolution Objective". The reason being is that this zoning allows for a mix of uses for the regeneration of the area. The lands in question had the benefit of full planning permission under planning reference No. PL05/364 a copy of which is attached herewith in *Appendix C* for ease of reference to fill the existing lands with soils and subsoils to bring it up to a certain level. I hereby confirm that the permitted levels have not yet been achieved and the lands remain in **an unfinished state**. The reason that the lands were never completed to the permitted levels was because of the economic downturn that occurred **like so many other sites** during the lifetime of the permission and as a result there was no fill material available from construction sites to fill same.

I hereby confirm that there is now demand for sites that can receive such fill material and I hereby confirm that Mr. McGovern intends to complete same subject to the necessary consents.

It is our professional opinion that by changing the zoning of the lands to “Site Resolution Objective” will allow for consent applications to be made which would include bringing the lands up to the previously permitted levels will help ensure that the proposed village walkway with recreation/amenity/green open space alongside same as shown on the Draft Zoning Map of Drumlish for the proposed County Development Plan 2021 – 2027 attached in *Appendix B* will be constructed. In the event that should the lands be zoned “Site Resolution Objective” then Mr. McGovern will then apply for the necessary consent to complete the site to the previously granted levels and also construct the village walkway with supporting green area which will benefit the area in which the lands in question are located. The construction of The Village Walkway through these lands will provide connectivity to the walkway that a neighbouring landowner to the north must construct along the mill river to service a newly constructed housing estate of 16 No. dwelling houses.

This walkway that the neighbouring landowner to the north must construct will open 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 C*. 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 which is a focal building when travelling into Drumlish from the northern direction. This pond is currently inaccessible by the public however in the event that should the lands subject to this submission be zoned “Site Resolution Objective” and the proposed Village Walkway through the subject lands be completed as a result of this proposed zoning then this area would become an import focal point and feature in this locality for the enjoyment of both the residents of the existing estate to the north and also the general public who would use the proposed Village Walkway.

In addition to this once The Village Walkway is constructed through Mr. McGovern’s lands then this walkway can connect in with the existing public footpath which services the adjoining public road and provide connectivity into the Town Core of Drumlish and the services that same provides.

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

> Back

Folio Number	LD12819F
Title Level	Freehold
Plan Number	BE5YU
Property Number	1
Area of selected plans	1.99 hectares.
Number of Plans on this folio:	1
Address	Not Available

Add to Basket

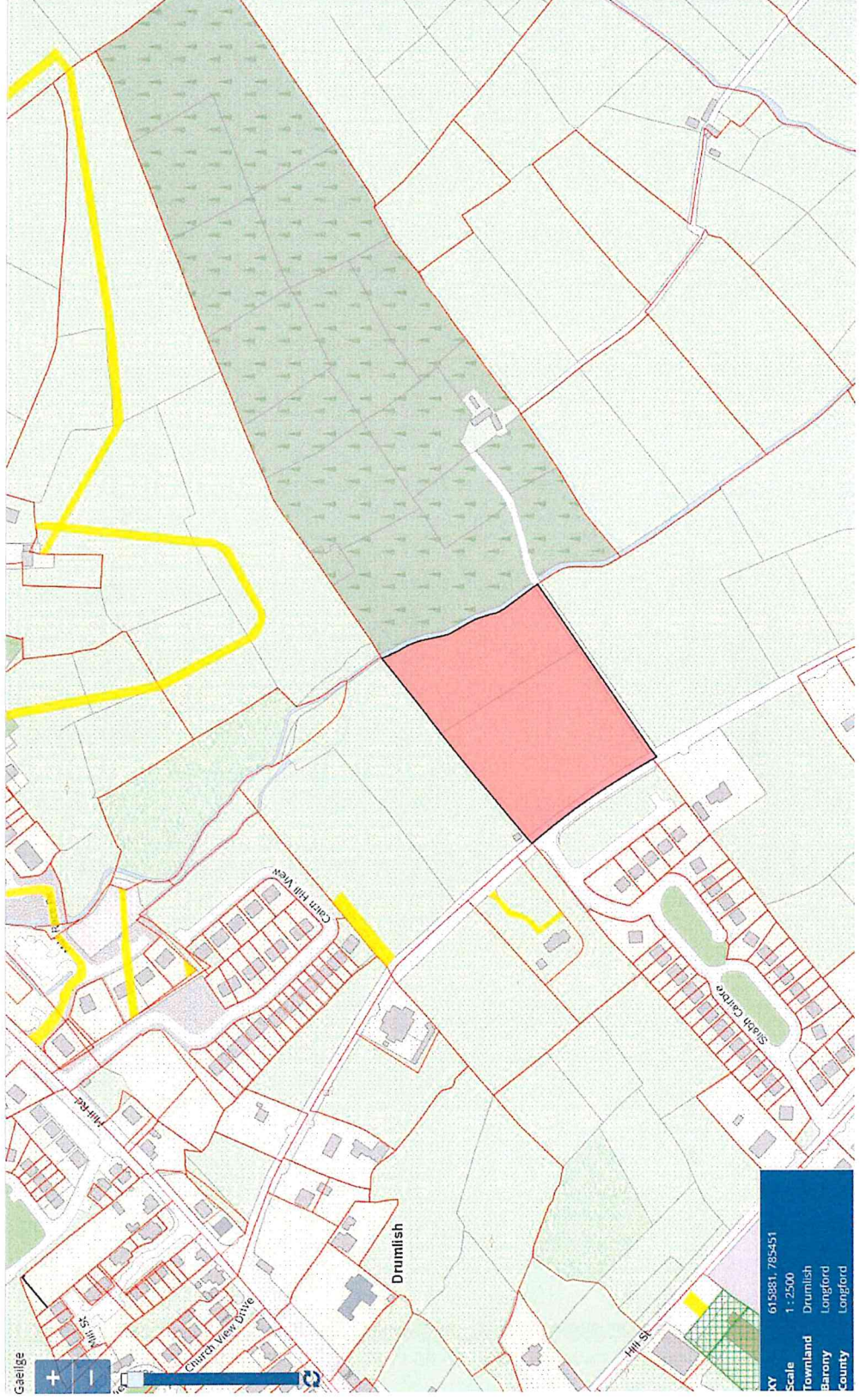
Create Alert

Map 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



Gaeilge

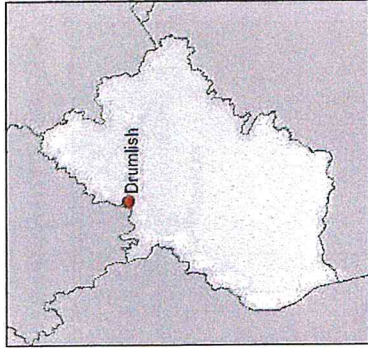


XY 615881, 785451
 Scale 1 : 2500
 Townland Drumlish
 Barony Longford
 County Longford

Appendix B

Drumlish Zoning Map

County Development Plan 2021-2027

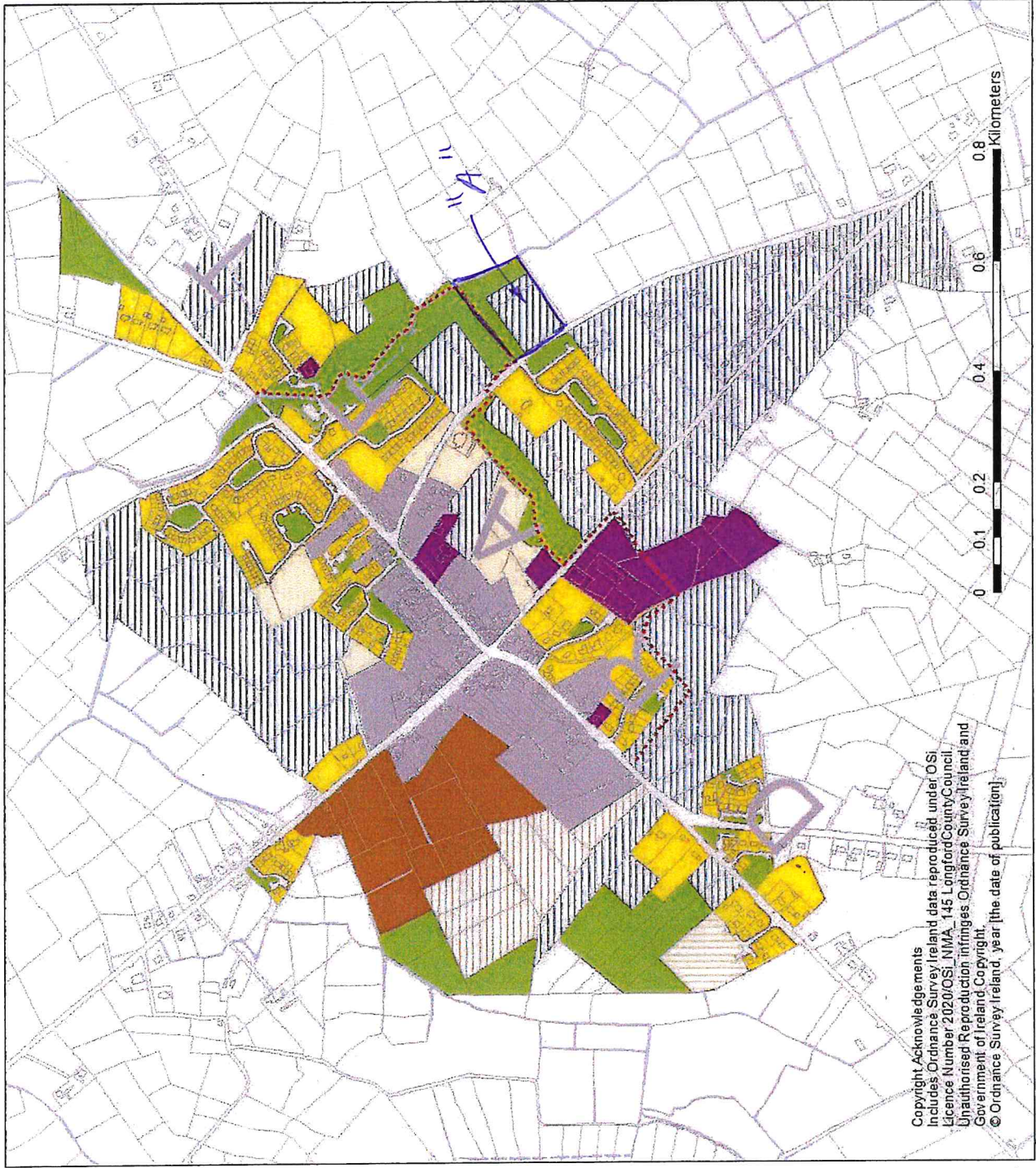
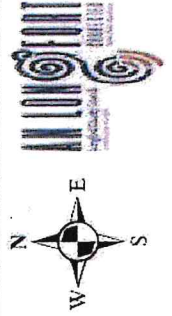


Legend

- 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

Planning Reference: 05/364	Date Received: 28/07/2005 Decision Due: Area:
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Cattan Developments
Mark Cunningham
4, Earl Street
Longford

Nature of Development:

PERMISSION for disposal of materials on site at Drumlish Hill. The materials come under the classes of activity, in accordance with the Fourth Schedule of the Waste Management Act 1996 at Drumlish Hill Drumlish Co. Longford

Chief Fire Officer) attached
Road Design)

Notice on Site:
The Longford News:

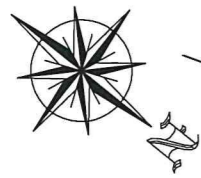
Recommended that permission be granted/refused subject to the following conditions:

CONDITIONS	REASON FOR CONDITIONS

Signed: _____
AREA ENGINEER

Signed: _____
SENIOR EXECUTIVE PLANNER

Signed: _____
SENIOR PLANNER



POSITION OF SITE NOTICE

PROPOSED SITE ENTRANCE WHICH IS TO BE USED FOR THE DURATION OF THE PROPOSED WORKS BEING CARRIED OUT ON THE SITE

EXISTING HOUSING DEVELOPMENT PREVIOUSLY GRANTED PLANNING PERMISSION UNDER PL04/154 & CURRENTLY UNDER CONSTRUCTION

OPEN SPACE

EXISTING ENTRANCE INTO SITE TO BE PERMANENTLY CLOSED OFF.

EXISTING ROADSIDE DRAIN TO BE CLEANED AND PIPED WITH CONCRETE PIPES OF ADEQUATE DIAMETER.

EXISTING GROUND LEVEL TO BE RAISED 1m TO ACHIEVE PROPOSED GROUND LEVEL

PROPOSED LEVELS
EXISTING LEVELS

AREA OF SITE = 4.510 ACRES/1.825 HECTARES

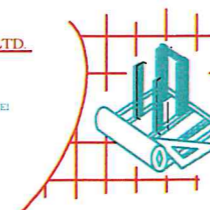
EXTENT OF SITE OUTLINED IN RED

Ordnance Survey Ref: 2107-B

M.Cunningham
CONSULTING ENGINEERING LTD.

Contact:
Mark Cunningham BEng MSc GCL MBEI
Mobile: 087-8509594
Phone: 043-80450
Fax: 043-80451
Email: cunninghammark@eircom.net

Address:



JOB NO;	DRG. NO;	DRAWN BY;	SCALE;	REV;	DATE;
-	01	B.Mc.V.	1:500		Nov'05

Full Planning Permission Is Being Sought From Longford County Council To Dispose Of Materials On A Proposed Site At Drumlish Hill, Longford, Co. Longford For Cattan Developments. The Materials That Are To Be Disposed Of On The Proposed Site Will Be Inert Materials Such As Soils & Subsoils Whereby It Is Proposed To Increase The Existing Ground Level Of The Proposed Site By 1m Throughout The Site & Complete The Filling Of The Proposed Site Within Two Years Of The GRANT Of Any Subsequent

Appendix D

Planning Pack Map



National Mapping Agency

CENTRE COORDINATES:
ITM 615599,785639

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

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

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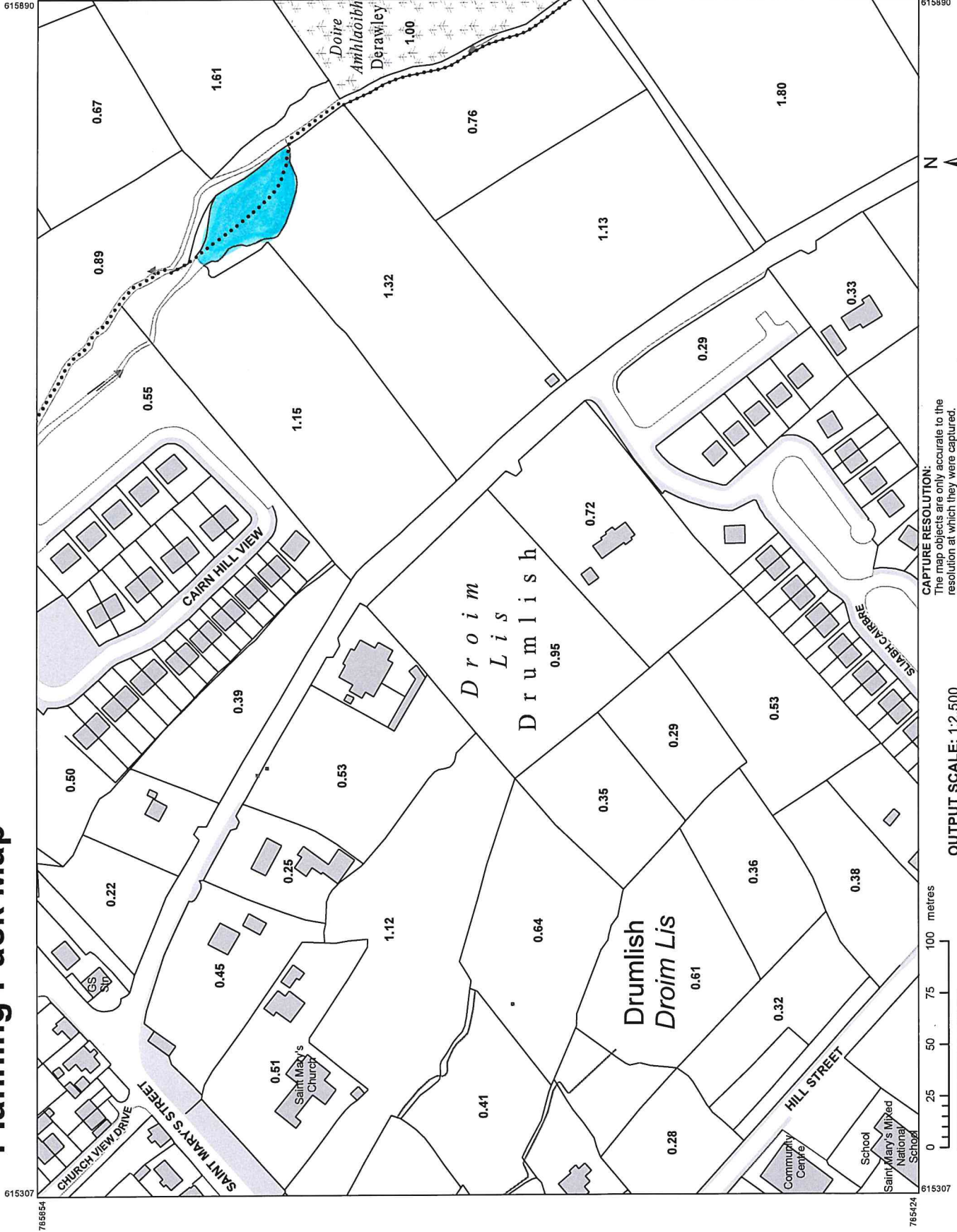
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LEGEND:
<http://www.osi.ie>;
search 'Large Scale Legend'



CAPTURE RESOLUTION:
The map objects are only accurate to the
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Output scale is not indicative of data capture scale.
Further information is available at:
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OUTPUT SCALE: 1:2,500