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Date: 18/01/2021

Dear Sir/Madam

Re: Zoning Submission For Existing Lands At Granard, Co. Longford For Mr. Brendan Quinn (Folio No.'s LD1316).

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. Brendan Quinn's landholding at this location. In addition please find attached in *Appendix B* the relevant Draft Zoning Map of Granard for the proposed County Development Plan 2021 – 2027 which shows the lands that are subject to this submission outlined in blue and denoted with the letter "A" for ease of reference

It is our professional opinion that the landholding to the south of the adjoining public road and which is contained within Folio No. LD1316 should be zoned "Strategic Residential Reserve" instead of "Strategic Industrial Reserve". The reason being is because 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 Granard is located within 23Km of Longford Town and with an excellent road infrastructure that Granard is therefore ideally situated.

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. Granard 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 Granard 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. Granard is approximately 53 km from Athlone. The continued maintenance and consolidation of growth in Granard 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

¹ The Daft.ie House Price Report, Q4 2017

² The Daft.ie Rental Price Report, Q4 2017

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 "Strategic Residential Reserve" will contribute positively to meeting this.

In addition please find attached in *Appendix C* an aerial photograph which shows a recently constructed housing development. This newly constructed estate is shown zoned "Strategic Residential Reserve" and "Transport & Utility Objective". Since this estate is occupied it is our professional opinion that the lands shown be zoned "Residential" and whereby the "Strategic Residential Reserve" could as a result be transferred onto the lands that are subject to this submission. In addition please note that the existing pumping station that services in the town of Granard is clearly evident in the photograph attached *Appendix C*. It is our professional opinion that the above-mentioned lands are ideally located to provide new residential housing as the lands can be easily serviced by gravitating into this existing foul sewer public pumping station. In addition I also confirm that the lands have significant road frontage all of which is within the speed limits of Granard Town and also serviced via a public footpath which terminates at the pumping station but can be easily extended into the lands in question and therefore provide excellent connectivity to the Town Core of Granard.

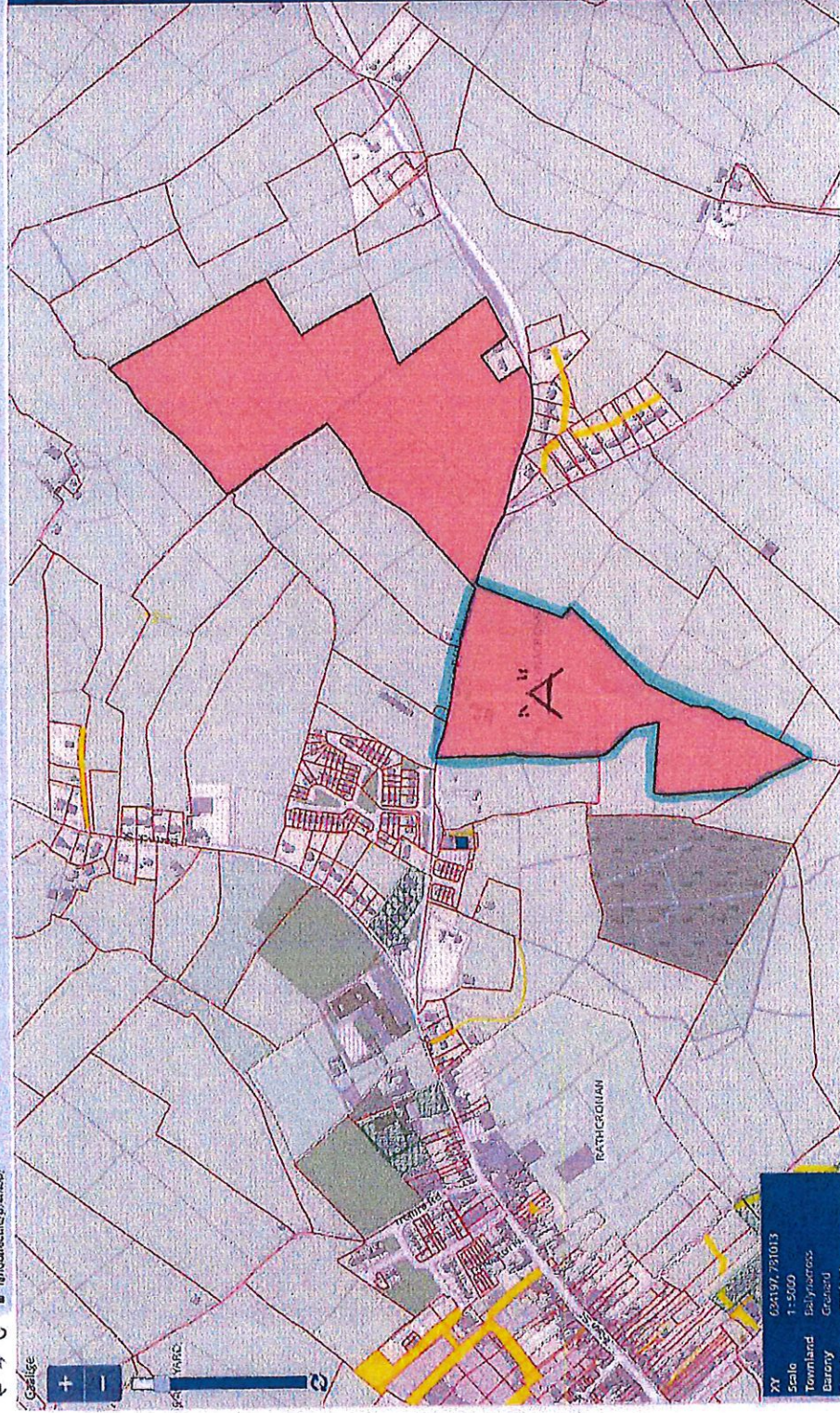
Therefore based on all of the above it is our professional opinion that the lands in question should be "Strategic Residential Reserve" instead of "Strategic Industrial Reserve".

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	101316
Title Level	Freehold
Plan Number	1316.2
Property Number	2
Area of selected plans	22.80 Acres
Number of Plans on this folio	2
Address	No-Available

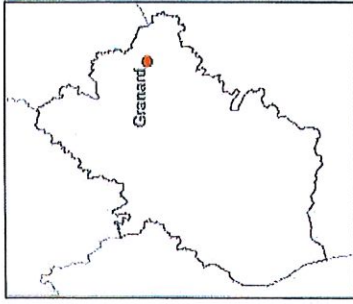
Highlight All Plans
Add to Basket
Create Alert

*** Boundaries and Plan/Are are not conclusive. See Section 62(2) of Registration of Title Act, 2006, and Rule 2(2) of the Land Registration Rules 2012.

Appendix B

Granard Zoning Map

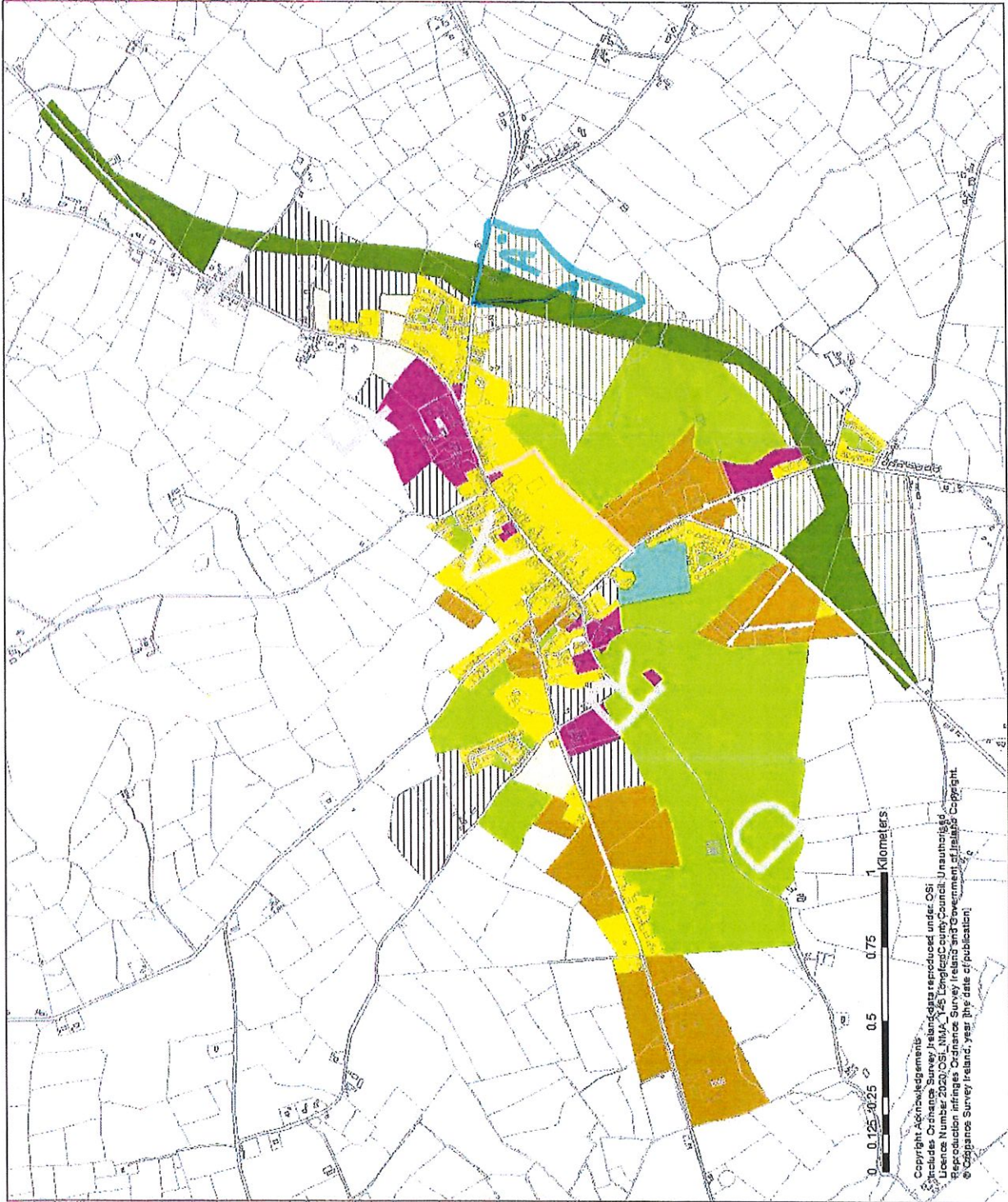
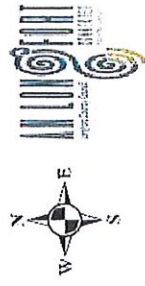
County Development Plan 2021-2027



Legend

	Industrial/Commercial/Retail/Leisure
	New Residential
	Recreation/Amenity & Green Spaces
	Residential
	Social/Community/Education
	Strategic Industrial Reserve
	Strategic Residential Reserve
	Tourism
	Town Core
	Transport & Utility Objective
	Proposed Service Road Granard

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.



Copyright acknowledgements:
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Appendix C



