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Date: 18/01/2021

Dear Sir/Madam,

Re: Zoning Submission For Existing Lands At Island Site, Lisnamuck, Longford, Co. Longford For Hawthorn Construction and Fitouts Ltd. (Folio No. LD5267).

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 landholding at this location. In addition please find attached in *Appendix B* the relevant Draft Zoning Map of Longford Town for the proposed County Development Plan 2021 – 2027 which shows the lands in question outlined in blue for ease of reference. It is evident from this Draft Zoning Map that these lands are shown zoned “Strategic Residential Reserve”.

I hereby confirm that full planning permission was granted on the lands that are subject to this submission under planning reference number PL66/00 for a residential development and I now attach in *Appendix C* copy of the grant of planning permission together with the site layout drawing on foot of which permission was granted for ease of reference. It is therefore our professional opinion that since these lands already had the benefit of full planning permission under the above mentioned planning reference number together with the fact that the lands are ideally situated within walking distance of several places of employment that the lands in question should be zoned “Residential” instead of “Strategic Residential Reserve”. In addition I also hereby confirm that the lands in question are serviced with a public footpath along the lands entire road frontage as is evident in the google map street view image attached in *Appendix D* which leads into the Town Core of Longford Town.

Finally I hereby confirm 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 onto which the lands front onto and whereby the recently upgraded wastewater treatment plant which services the Town of Longford has adequate capacity to cater for this proposed change of Zoning.

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

Yours sincerely,



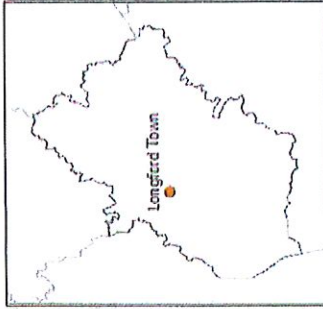
Signed: _____
Mark Cunningham, BEng, MSc, CEng, MIEI.

Appendix A

Appendix B

Longford Town Zoning & Flood Map

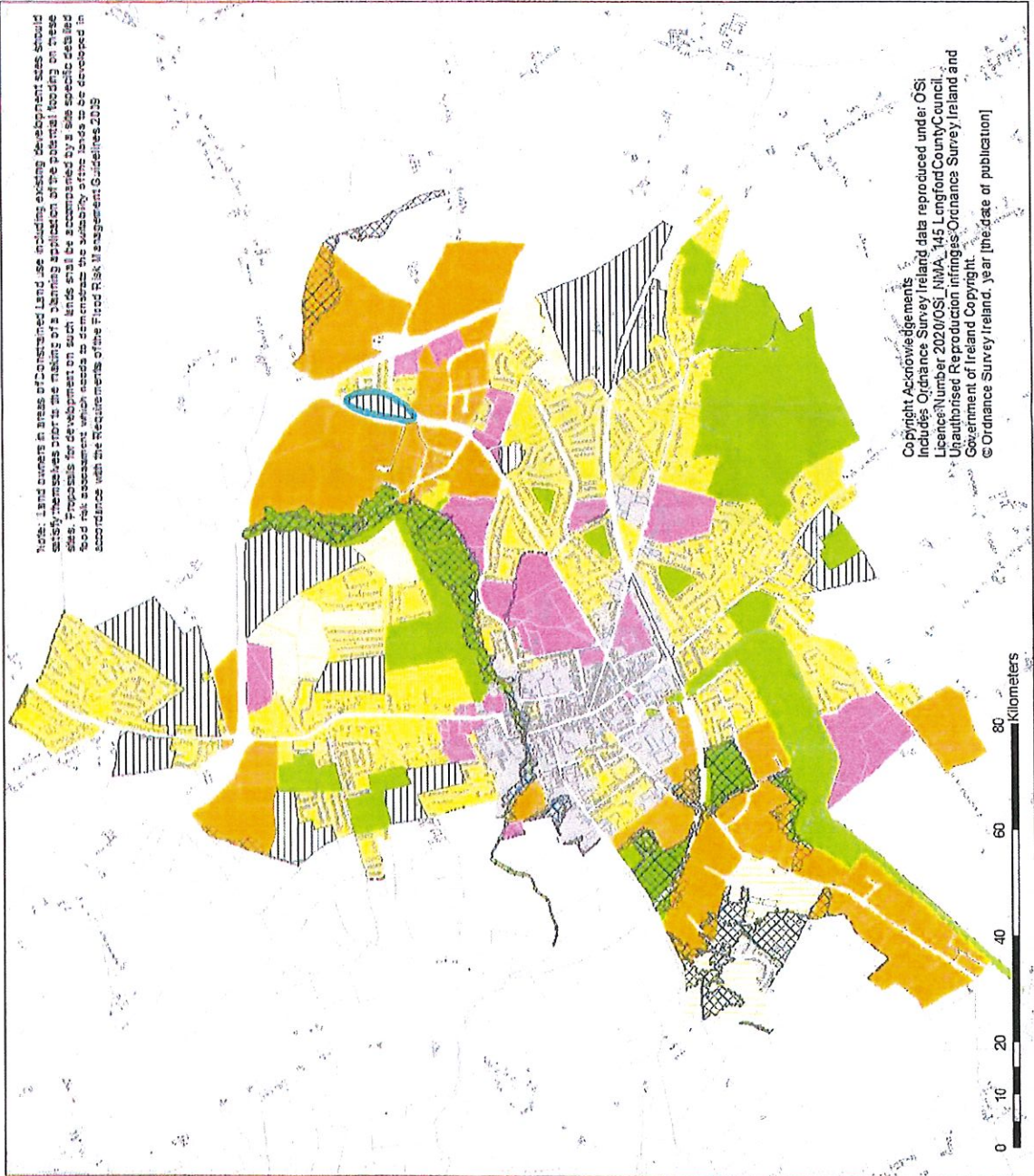
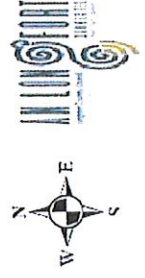
County Development Plan 2021-2027



Legend

	Town Core
	Social Community
	Industrial Commercial
	Site Resolution Objective Residential
	New Residential
	Strategic Residential Reserve
	Recreational, Amenity & Green Space
	Areas of Constrained Use

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.



Appendix C

LONGFORD TOWN COUNCIL

**LOCAL GOVERNMENT (PLANNING & DEVELOPMENT ACTS, 1963 AND 1999,
THE PLANNING AND DEVELOPMENT ACT 2000**

**REG. NO.
66/00**

**APPLICATION BY Mr. Mel Harte, C/o Dixon McGaver Nolan,
Architects, 14 Lower Baggot Street, Dublin 2.**

On 29th August 2002

FOR A PERMISSION

FOR: Erection of Housing Development of 41 Houses with Associated Services

AT Island Site at Lisnamuck adjoining Ballinalee Road, Longford.

FURTHER TO NOTICE DATED 20th December 2002

**Subject to conditions set out in the Schedule (18 No.) attached
to the said Notice dated 20th December 2002 of it's intention to grant a Permission.**

SIGNED ON BEHALF OF LONGFORD TOWN COUNCIL

.....
TOWN CLERK

DATED THIS 24th DAY OF JANUARY 2003

NOTE FOR GUIDANCE OF DEVELOPER.

A Grant of Planning Permission or Approval does not of itself empower a person to carry out a development unless that person is otherwise legally entitled to do so.

In accordance with Section 34 (13) of the Planning and Development Act, 2000, you are advised that a person shall not be entitled solely by reason of a permission under this section to carry out any development.

Unless otherwise stated, or unless it is revoked, a Permission is valid for a period of five years. Approval is valid only for the period of the Outline Permission to which it relates.



Schedule of Conditions - Planning Application Ref. No. 66/00

No.	Condition	Reason for Condition
1.	That the development be carried out in its entirety in accordance with the plans, particulars and specifications lodged as part of the application, and specifically as amended by further information received on the 5 th November 2002 save as may be required by the other conditions attached hereto.	To ensure that the development shall be in accordance with the permission and that effective control can be maintained.
2.	Full details including plans, elevations and sections of house type E shall be submitted to the planning authority for the agreement prior to the commencement of the development.	In the interests of proper planning and development.
3.	House No's 11, 12, 13, 14, 15, 16, house type "C", on the site layout received by the planning authority on 5 th November 2002, shall be omitted from the proposed development, and the area suitably landscaped as public open space.	In order to provide an adequate level of public open space in accordance with the requirements of Longford Town Development Plan 1997, and in the interests of the residential amenity of adjoining property owners and the proper planning and development of the area.
4.	The applicant shall provide additional road gullies along the Western edge of the old Ballinalee Road, to cater for surface water run off. Details of which shall be agreed	In the interests of road safety.
5.	The 38Kv E.S.B. lines that transverse the site shall be placed underground or removed from the development site within one year from the grant of permission. In any event ducting shall be provided as part of the development if the above works have not taken place.	In the interest of public safety and visual amenity.
6.	Roads, footpaths, services - i.e. water mains, sewers, surface water drains, electricity television and telecommunications ducting shall be laid in accordance with the requirements of the Department of Environment publication "Recommendations for site development works for Housing Areas," 1998.	In the interest of an adequate standard of development.
7.	The area of public open space shall be reserved for such use and shall be hard landscaped and/or soiled, seeded, levelled and landscaped in accordance with a detailed scheme including plant species and numbers to be planted, and a timeframe for implementation, to be agreed with the Planning Authority.	In the interests of public amenity and the proper planning and development of the area.

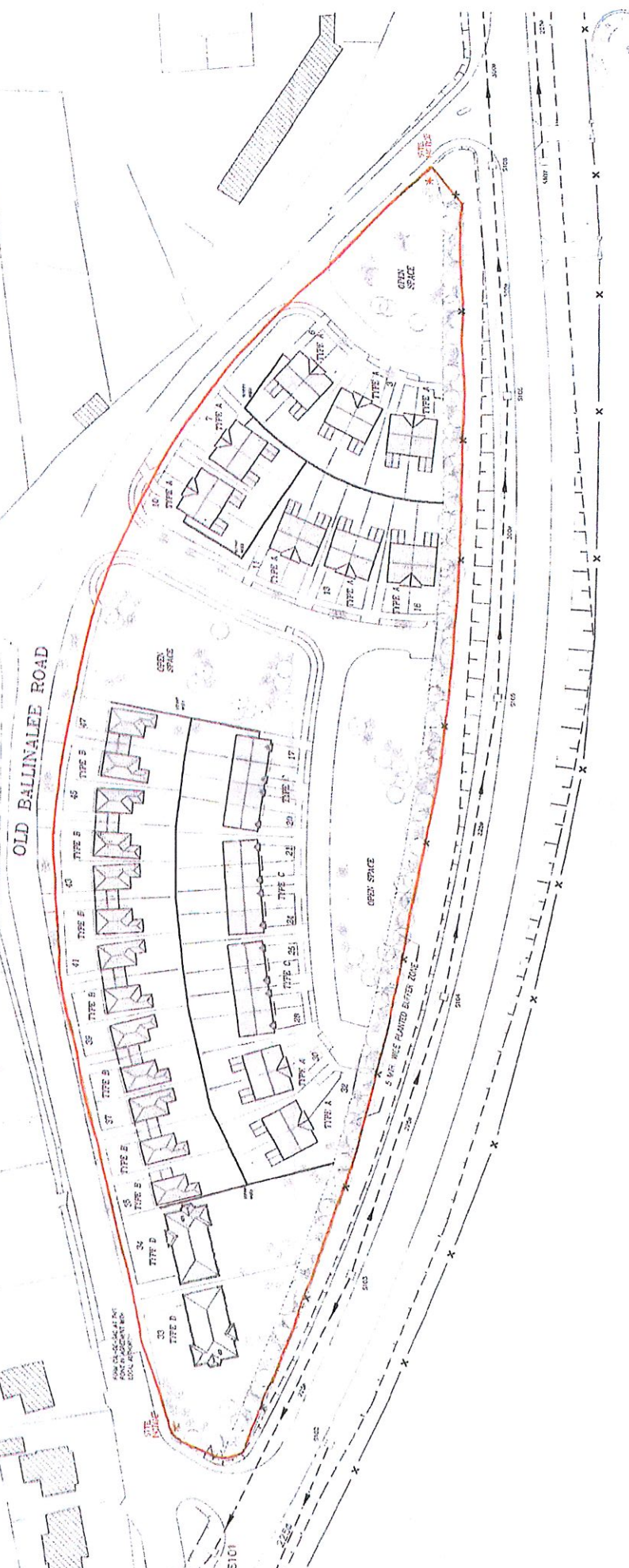
8.	<p>The internal roads layout shall meet with the requirements of "Recommendations for site development works for Housing Areas" – Department of the Environment and Local Government (1988). In particular the following is required:</p> <p>(i) All internal footways shall have a minimum width of 2 meters.</p> <p>(ii) Grass verges shall be planted, the details of which shall be submitted to the planning authority for agreement.</p> <p>(iii) The applicant shall make provision for the drainage of internal roads within the site. Existing road drainage in the area shall not be affected by the proposed development.</p>	<p>In the interests of Road Safety, visual amenity and the Proper Planning and Development of the area</p>
9.	<p>Water supply, foul and surface water drainage arrangements shall be in accordance with the requirements of the Sanitary Authority and any necessary licenses obtained prior to the commencement of works. In this regard the following requirements of the Sanitary Services Section of Longford Town Council shall be complied with in full:</p> <p>a. All services shall be constructed in accordance with "Recommendations for Site Development Works", Department of Environment and Local Government, 1998.</p> <p>b. Connections to sewers and water mains will be subject to license and agreement with the Sanitary Authority.</p> <p>c. "As constructed" drawings and CCTV surveys shall be provided before connection to the Town sewers is permitted.</p> <p>d. Surface water shall be disposed separately and not via the foul sewer.</p> <p>e. Connection to the Public Water Main will be subject to license by and agreement with the Sanitary Authority.</p> <p>f. Separate water meter chambers of an approved type shall be provided for each unit and a suitable meter will be required close to the connection point to the public water main.</p>	<p>In the interests of Public Health and the Proper Planning and Development of the Area</p>

	<p>g. On site attenuation shall be provided for the surface water discharge in accordance with the Recommendations of the Surface Water Drainage Master Plan for the South West Environs of Longford Town prepared by Nicholas O'Dwyer, Consulting Engineers for Longford County Council. For all developments (small and medium) up to 24 HA in area, the permissible outflow should be calculated using the estimation method contained in the Institute of Hydrology No. 124.</p> $QBAR = 0.0018 * (AREA)^{0.89} (SAAR)^{1.17} (SOIL)^{2.17}$ <p>Where BAR (M³/S) is the mean annual peak flow AREA (km²) is the area of the catchment SAAR (mm) is the standard annual average rainfall SOIL is a soil index with values in the range 0.15-0.5</p> <p>Detention tanks with a sufficient capacity to store the 1 in 30 year storm event should be provided. This storage should be provided above the highest recorded flood level.</p> <p>An emergency overflow should be provided from the tank, capable of passing flows up to the 100-year storm event. Overflow from the tank should be retained within the site area up to the 100 year event.</p>	
10.	No dwelling house shall be occupied until all the services have been connected thereto and are operational.	In the interests of the proper planning and development of the area.
11.	<p>Details of the materials, colours and textures of all the external finishes shall be submitted to the Planning Authority for agreement.</p> <p>No house shall be dry-dashed and a sample of all external materials, colours and brick to be used shall be submitted to the planning authority for agreement prior to the commencement of the development.</p>	In the interests of visual amenity.
12.	Public lighting shall be provided in accordance with the requirements of the Department of Environment publication "Recommendations for site development works for Housing Areas," 1998 and the proposed scheme shall be submitted to the Planning Authority.	In the interests of residential amenity and public safety

13.	All service cables and ducting such as electrical, telephone, broadband and cable television etc. to be provided for the development shall be run underground within the site at the developers own expense (cables and ducting may be provided by the service provider subject to agreement).	The under grounding of service wires will improve the visual environment in the interest of the visual amenities of the area. The provision of the various services is in the interest of orderly development and to ensure the provision of modern communication systems to the development
14.	Prior to commencement of the development, proposals for an estate/street name, house numbering scheme and associated signage shall be submitted to the Planning Authority for agreement. The estate name should reflect an individual, item or place, etc, of local historical, cultural, archaeological or heritage significance.	In the interests of orderly development
15.	That all necessary measures be taken to reduce the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.	To protect the amenities of the area
16.	The requirements of the Principal Environmental Health Officer shall be obtained and fully complied with in the development.	In the interests of public health.
17.	The developer shall pay a financial contribution of (£61,500.00p) €78,088.89c or similar suitable arrangement /alternative to be agreed with the Planning Authority to be paid by the applicant to Longford Town Council towards the cost of provision of public services and roads in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.	The provision of such services in the area by the council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the costs of providing the services.
18.	Prior to the commencement of the development, the developer shall lodge with the Planning Authority, a cash deposit, a bond of an insurance company or other security, to secure the provision and satisfactory completion and maintenance until taken in charge by the Local Authority of Roads, footpaths, water mains, Public Open Spaces and other services required in connection with the development coupled with an agreement empowering the Planning Authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The amount of the security shall be (£143,500.00p) €182,207.41c This shall be the subject of a legal agreement drawn up by the Council's Legal Advisor.	To Ensure the Satisfactory Completion of the Development.



OLD BALLINALEE ROAD



Appendix D



