

SUB 21

**Deirdre Skelly**

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**From:** Sara Gillooley <Sara@cunninghamdp.ie>  
**Sent:** Monday 9 August 2021 14:48  
**To:** cdp  
**Subject:** EXTERNAL - Zoning Submission for Seamus McGovern At Drumlish, Co. Longford  
**Attachments:** Zoning Submission for Existing Lands At Drumlish, Co. Longford For Seamus McGovern - Folio LD12819F.pdf

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi,  
Please find attached herewith a Zoning Submission.  
Kindest regards,

Sara Gillooley  
Personal Assistant/Secretary

Email: [sara@cunninghamdp.ie](mailto:sara@cunninghamdp.ie)  
Telephone: 043-3340450  
Address: Cunningham Design & Planning,  
Block C, N4 Axis Centre, Longford,  
Co. Longford, N39 X7W0.

Mark Cunningham BEng, MSc, CEng, MIEI.  
Chartered Engineer and Assigned Certifier

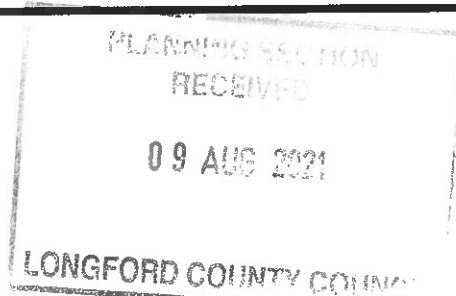


Sub 21

Red Cow Design & Planning Limited Trading As  
**CUNNINGHAM DESIGN & PLANNING**  
Consulting Engineers

Block C  
N4 Axis Centre  
Longford  
Co. Longford

Tel: 043 33 40450  
Mob: 087 850 9554  
Email: mark@cunninghamdp.ie  
Website: www.cunninghamdp.ie



Date: 09/08/2021


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 proposed material amendments County Development Plan 2021 – 2027 map of Drumlish a copy of which is attached in *Appendix A* for ease of reference. We as Chartered Engineers and Assigned Certifiers on behalf of the owner made a previous submission on 15/01/2021 a copy of which is attached in *Appendix B* for ease of reference.

Please note that this submission relates to the portion of lands shown denoted “40” on the enclosed map in *Appendix A*. On our previous submission dated 15/01/2021 we respectively suggested that the lands should be changed from “Strategic Residential Reserve” to “Site Resolution Objective” for the reasons outlined in that submission but instead the lands in question have now been changed to “No Zoning”. It is my professional opinion that since the lands denoted “40” on the enclosed map in *Appendix A* previously had the benefit of full planning permission under planning reference No. PL05/364 and are/were zoned “Strategic Residential Reserve” on both the current County Development Plan 2015-2021 and also the previous draft zoning maps for The County Development Plan 2021-2027 as is evident on the respective maps attached in *Appendix C* where the lands in question are outlined in blue and denoted “A” for ease of reference that these lands should be changed back to “Strategic Residential Reserve”.

Yours sincerely,

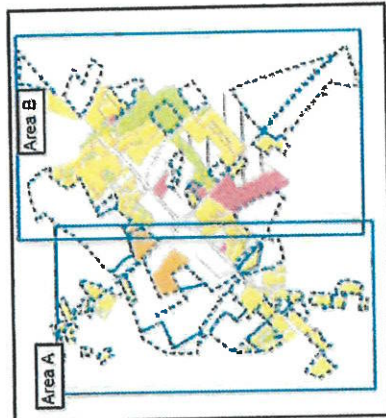
Signed: 

**Mark Cunningham, BEng, MSc, CEng, MIEI.**

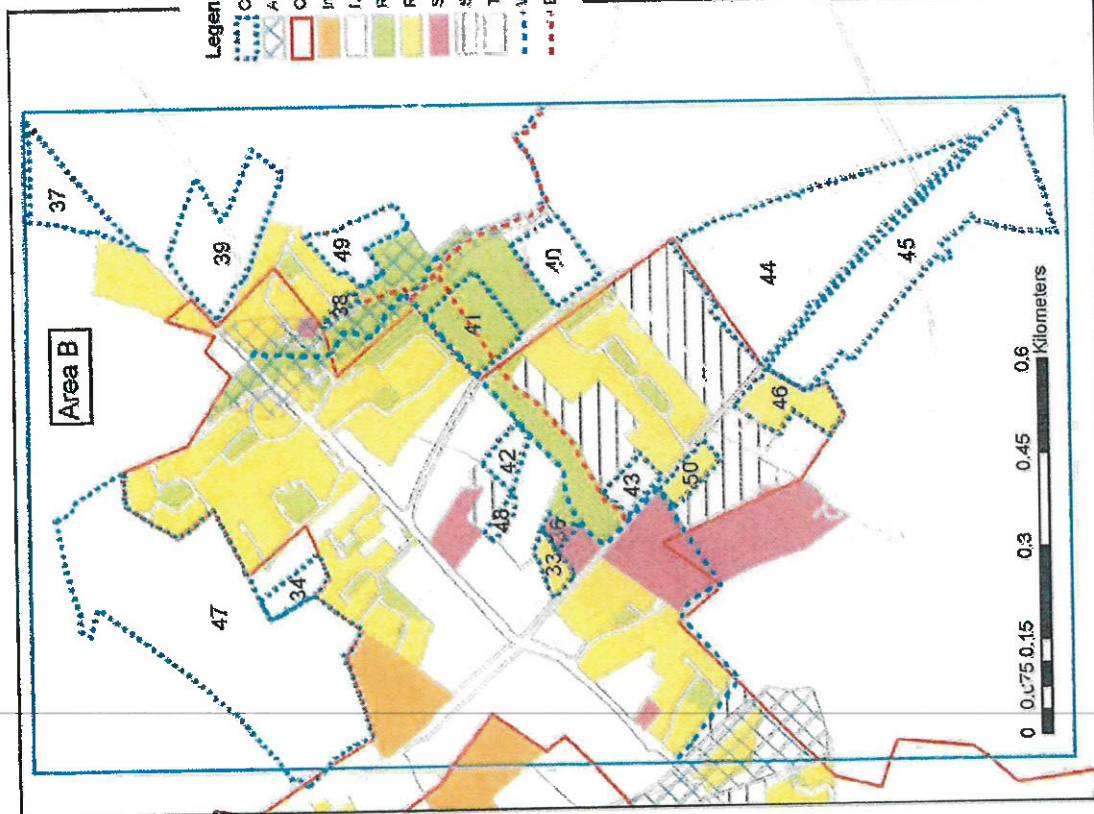
# *Appendix A*

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## Drumlish Proposed Material Amendments County Development Plan 2021-2027



- Legend**
- Charged Zoning
  - Areas of Constraint: Land Use
  - CSC Settlement Boundary
  - Industrial/Commercial/Workhousing
  - Low Residential
  - Recreation/Amenity/Green Space
  - Residential
  - Social/Community/Educational/Public Utility
  - Strategic/Residual Reserve
  - Town Core
  - Waterway (Amended)
  - Bridle Path (New)



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1. The map is for reference only.  
2. Ordnance Survey Ireland year (for scale of)



### Zoning Changes - Area B

Draft Plan: Zoning in Draft Area on Map	Alternative: Amended Zoning	Record No: Area on Map
Residential	Residential	33
No Zoning	No Zoning	34
Residential/Community/Workhousing Public Utility	Residential/Community/Workhousing Public Utility	35
Residential/Amenity/Green Space	Residential/Amenity/Green Space	37
No Zoning	No Zoning	38
Residential	Residential	39, 40, 44, 45, 47, 49
Strategic/Residual Reserve	Residential	41
No Zoning	No Zoning	42, 43, 48
Residential/Amenity/Green Space	Residential/Amenity/Green Space	44
Low Residential	Low Residential	42, 43, 48
Residential	Residential	46, 50
Waterway (Amended)	Waterway (Amended)	
Bridle Path (New)	Bridle Path (New)	

# *Appendix B*

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Red Cow Design & Planning Limited Trading As  
**CUNNINGHAM DESIGN & PLANNING**  
Consulting Engineers

Block C  
N4 Axis Centre  
Longford  
Co. Longford

Tel: 043 33 40450  
Mob: 087 850 9554  
Email: mark@cunninghamdp.ie  
Website: www.cunninghamdp.ie

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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*

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**File Number** ID12819F  
**Title Level** Freehold  
**Plan Number** B85VU  
**Property Number** 1  
**Area of selected plans** 1.99 hectares.  
**Number of Plans on this folio:** 1  
**Address** Not Available  
[Add to Favorites](#) [Clear All](#)

**APPA Boundaries and Planning area not conclusive. See Section 62(2) of Regulation of Town Acts 2006 and Rule 8(3) of the Land Registration Rules 2012.**

[View Folio](#)  
[View Current View](#)  
[Help](#)

**Map** 00000700001  
**Scale** 1:2500  
**Townland** B9000 5  
**Barony** Carbury  
**County** Carlow

**Map** 00000700001  
**Scale** 1:2500  
**Townland** B9000 5  
**Barony** Carbury  
**County** Carlow

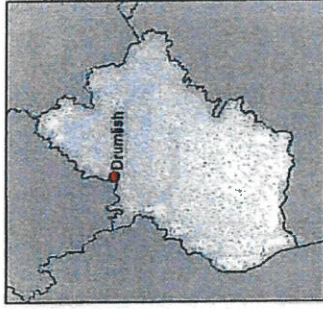
# *Appendix B*

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# Drumlish Zoning Map

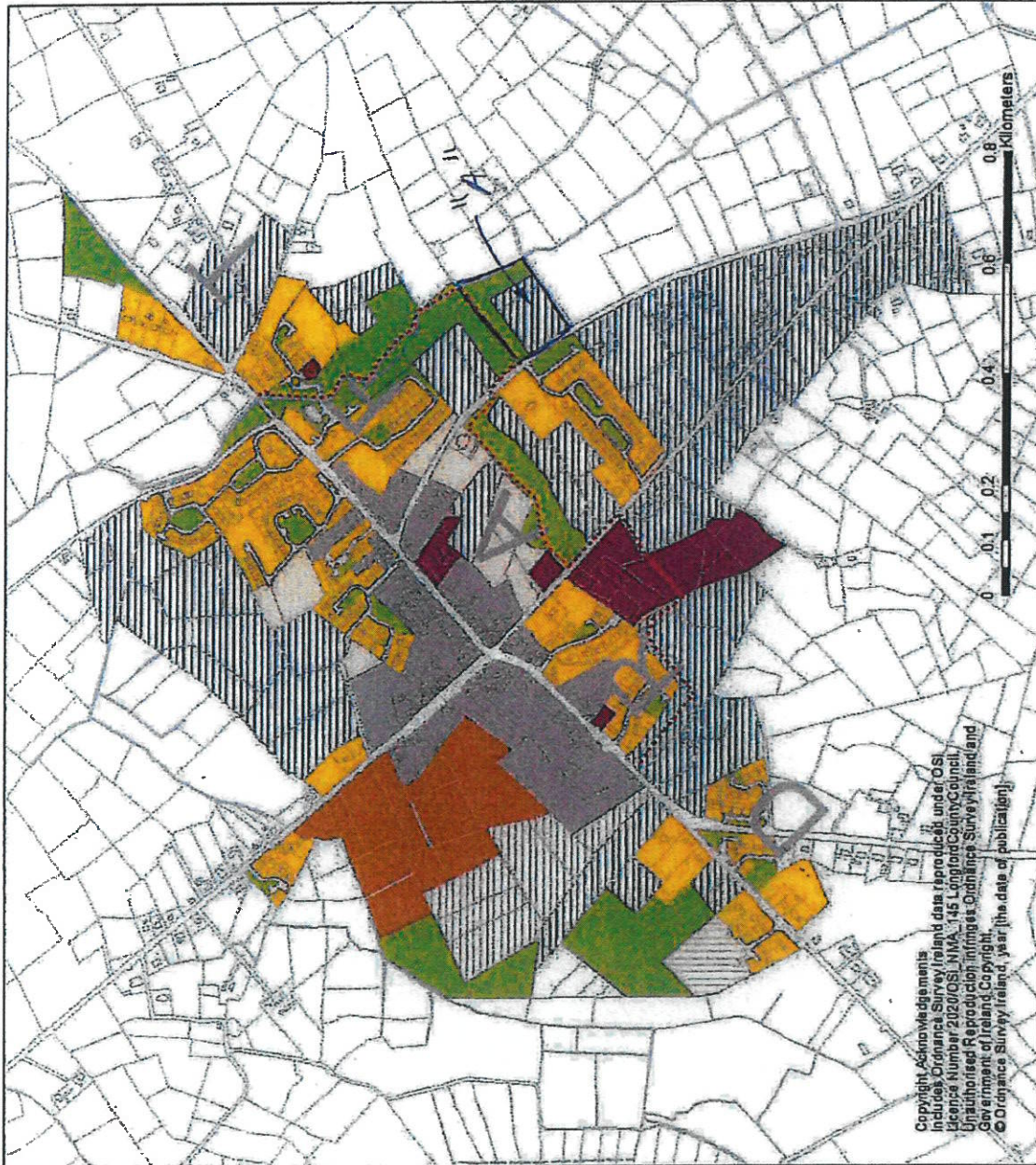
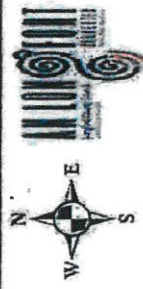
County Development Plan 2021-2027



**Legend**

- Industrial/Commercial/Warehousing
- New Residential
- Recreation/Amenity/Open 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.



# *Appendix C*

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<b>Planning Reference: 05/364</b>	<b>Date Received: 28/07/2005</b>
	<b>Decision Due:</b>
	<b>Area:</b>

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:**

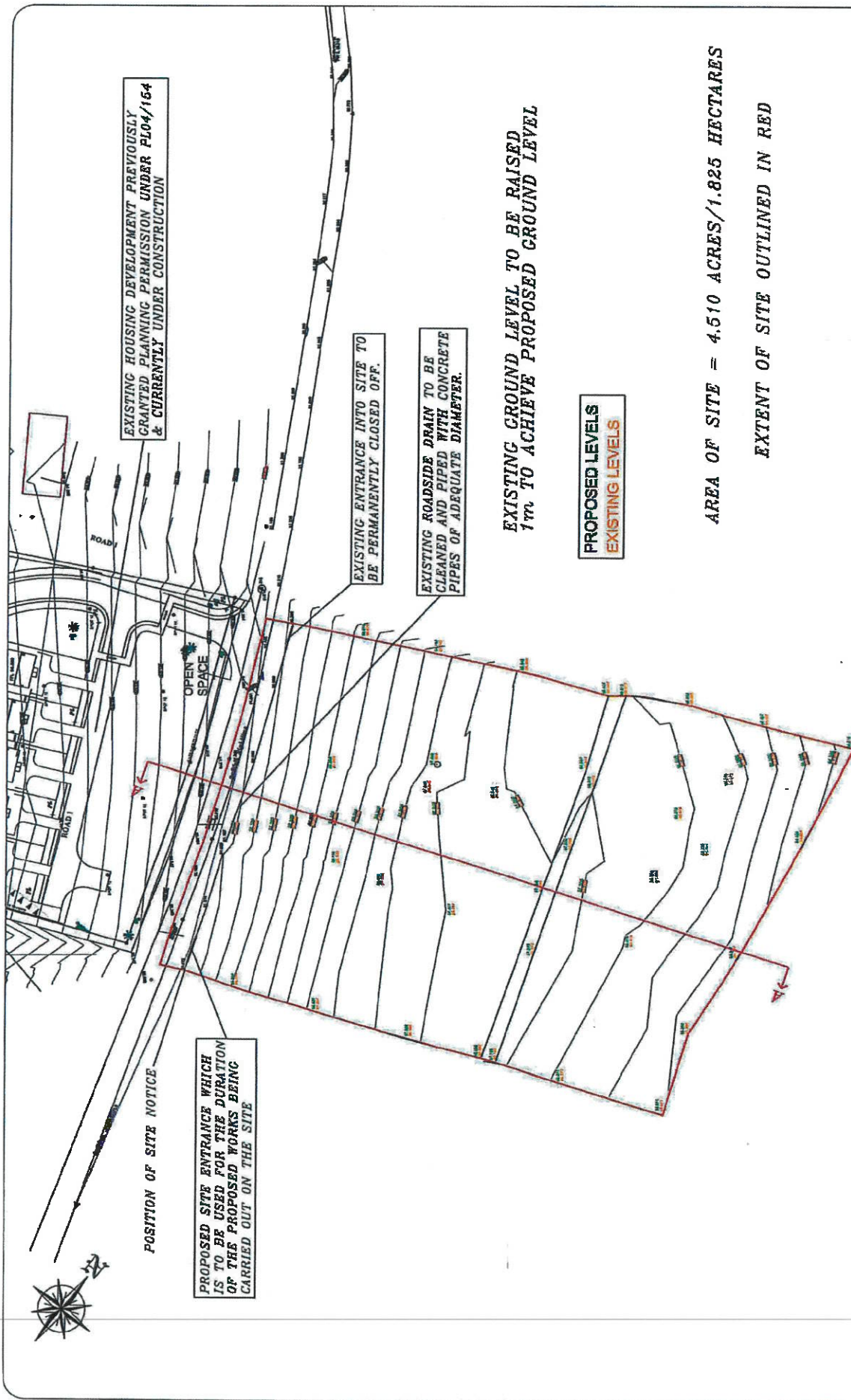
<b>CONDITIONS</b>	<b>REASON FOR CONDITIONS</b>

Signed: \_\_\_\_\_  
**AREA ENGINEER**

Signed: \_\_\_\_\_  
**SENIOR EXECUTIVE PLANNER**

Signed: \_\_\_\_\_  
**SENIOR PLANNER**





EXISTING HOUSING DEVELOPMENT PREVIOUSLY GRANTED PLANNING PERMISSION UNDER PLO4/164 & CURRENTLY UNDER CONSTRUCTION

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

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

POSITION OF SITE NOTICE

<p>M.Cunningham CONSULTING ENGINEERS LTD. For the 10/1/14 100, Cambridge Road, Cambridge CB2 3RQ Tel: 01223 326000 Fax: 01223 326001 www.mcc-engineers.co.uk</p>	JOB NO: - DRG. NO: 01 DRAIN BY: B.Mc.V. SCALE: 1:500 REV:	DATE: Nov'08
	<p>Full Planning Permission is being sought from Longford County Council To          Develop a Proposed Site At Droghda Hill, Longford, Co.          Longford. The Proposed Site is 4.510 Acres (1.825 Hectares) in          Total. The Proposed Site Will Be Used For Residential Development          (On The Proposed Site Will Be Built Materials Such As Scaff. &amp; Scaffolding          Wholly It is Proposed To Increase The Existing Ground Level Of The          Proposed Site By 1m Throughout The Site &amp; Complete The Filling Of The          Proposed Site Within Two Years OF THE GRANT OF ANY STATEMENT</p>	

Ordnance Survey Ref: 2107-B

# *Appendix D*

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# Planning Pack Map



National Mapping Agency

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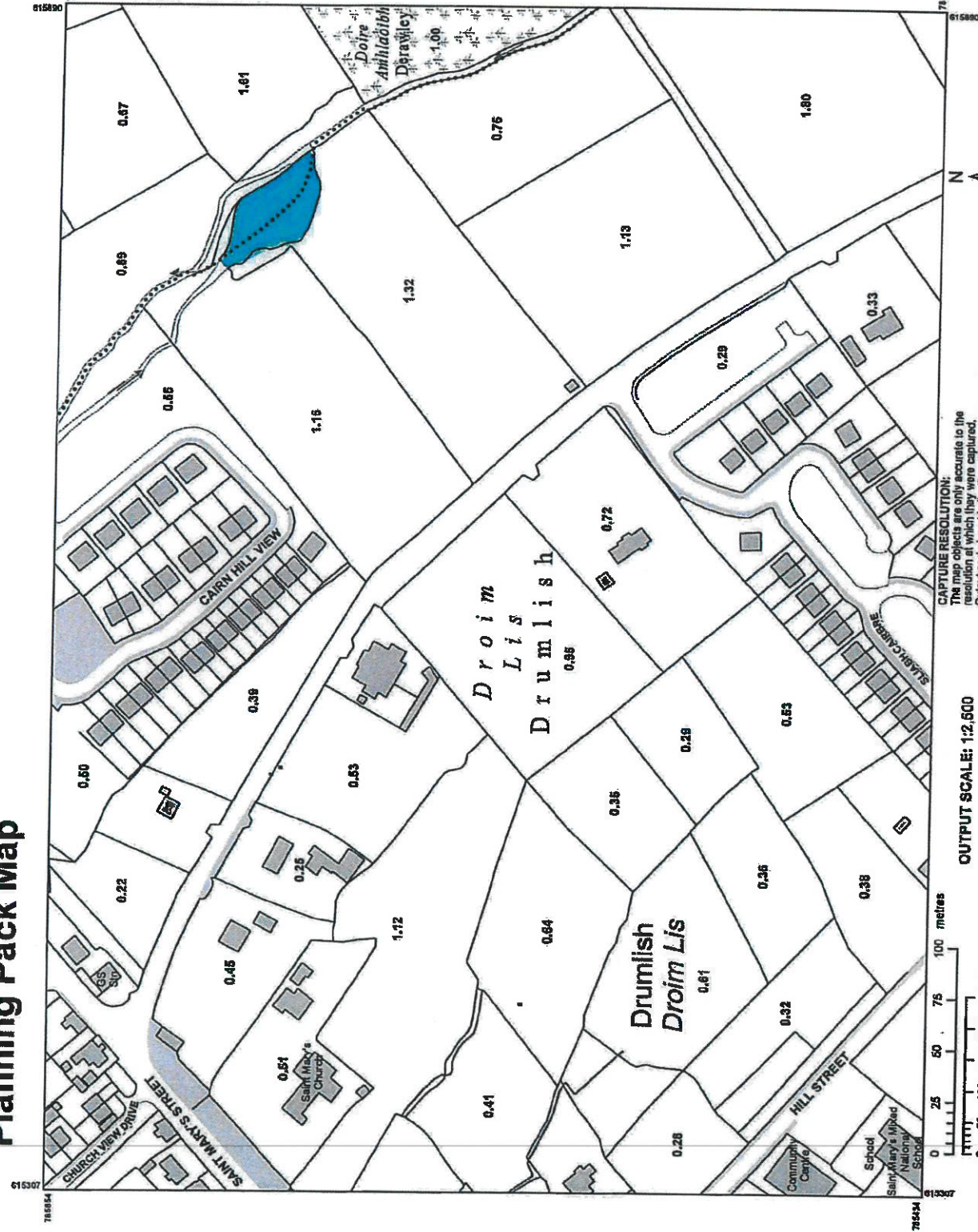
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**LEGEND:**  
<http://www.osi.ie>  
 search 'Large Scale Legend'



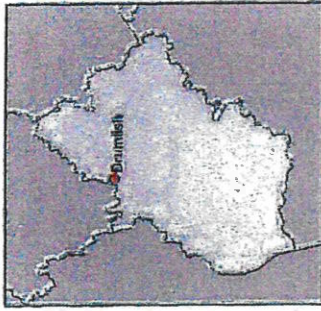
# *Appendix C*

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# Drumlish Zoning Map

County Development Plan 2021-2027

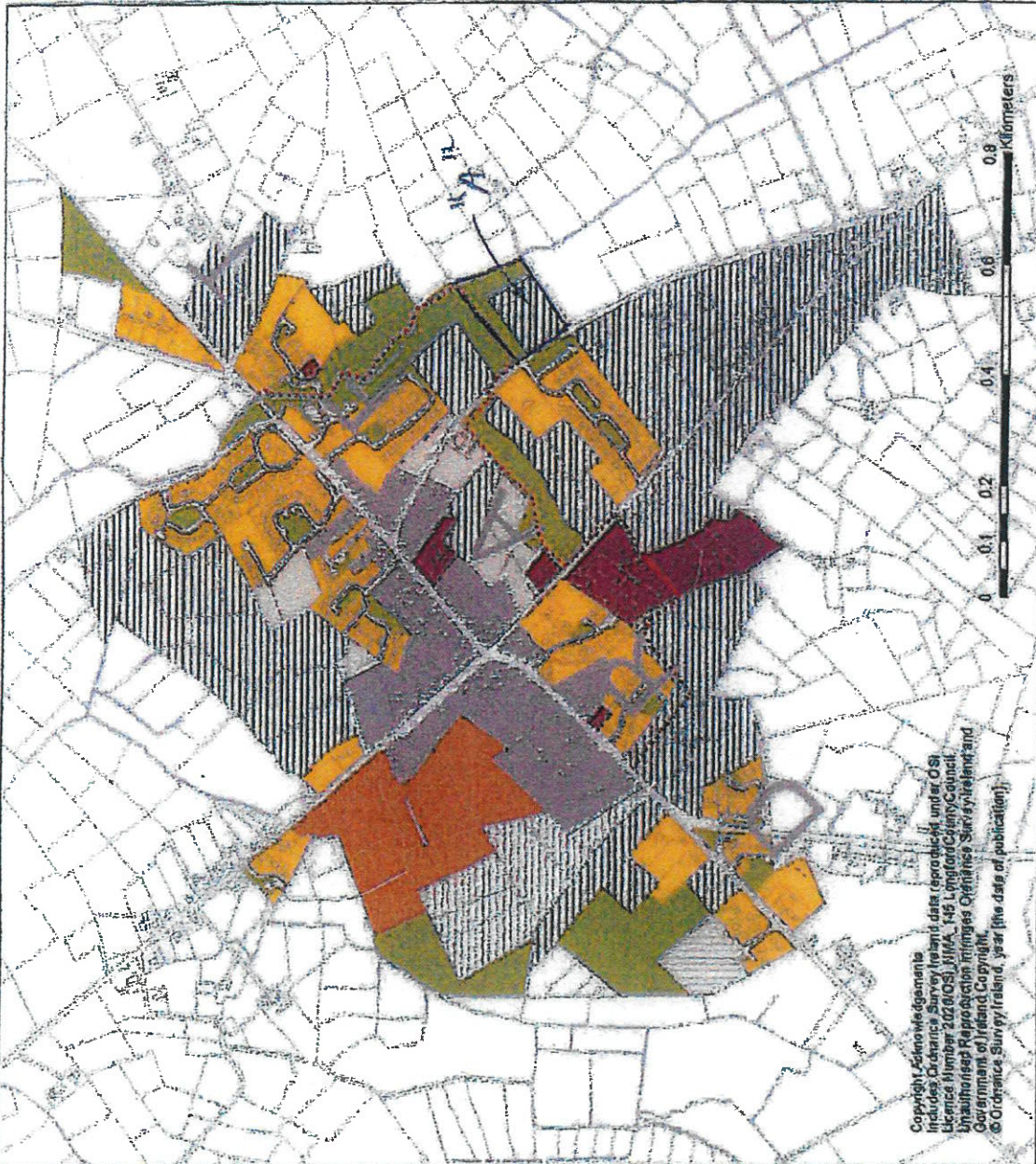
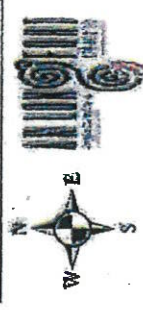


**Legend**

	Industrial/Commercial/Warehousing
	Low Residential
	Recreation/Amenity/Open Spaces
	Residential
	Site Resolution Objective
	Social/Community/Education
	Strategic Industrial Reserves
	Strategic Residential Reserves
	Town Core
	Village Walkway

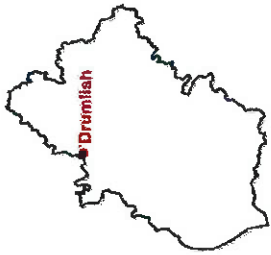
**Notes:** Future uses that may be appropriate have been made to ensure the latest version of Ordinance Sheets maps is available.

**Guides:** on the accuracy of boundaries may be checked and addressed in pre-planning stage with the Planning Authority.





Notes: 1. The Strategic Flood Risk Assessment which was undertaken alongside the preparation of the Plan and informed by site walkovers, local knowledge and mapping from the Office of Public Works indicates flood risk in parts of this area - see associated Strategic Flood Risk Assessment which accompanies this Plan. Landowners in areas, including existing development sites, identified as prone to flooding should satisfy themselves prior to the making of any planning application of the potential of flooding on these sites. Proposals for development on such lands identified shall complete a Justification Test of a site specific detailed Flood Risk Assessment which clearly demonstrates the suitability of the lands to be developed in accordance with the requirements of the Flood Risk Management Guidelines 2009.



**Drumlish Zoning Map  
County Development Plan 2015 - 2021**

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

Map Scale 1:6000

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**NOTE:**  
Please note that every effort has been made to include the latest version of Ordnance Survey mapping available, and all attempts have been made to accurately assess boundaries and zonings.

Queries on the accuracies of boundaries may be discussed and addressed at pre-planning stage with the Planning Authority.



"A"