

Deirdre Skelly

From: Sara Gillooley <Sara@cunninghamdp.ie>
Sent: Monday 9 August 2021 14:50
To: cdp
Subject: EXTERNAL - Zoning Submission For LPJ Contractors at Drumlish, Co. Longford
Attachments: Zoning Submission for Existing Lands At Drumlish, Co. Longford For LPJ Contractors.pdf

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

Sara Gillooley
Personal Assistant/Secretary

Email: 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

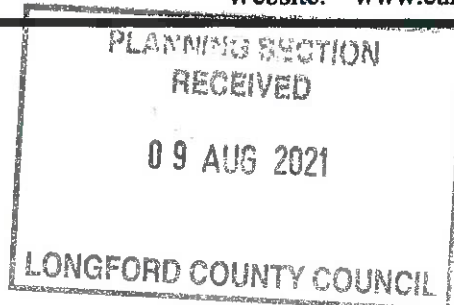


Sub 22

Red Cow Design & Planning Limited Trading As
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Tel: 043 33 40450
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Date: 09/08/2021

Dear Sir/Madam,

Re: Zoning Submission For Existing Lands At Drumlish, Co. Longford For LPJ Contractors Ltd.

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 where this submission relates to the portion of lands shown denoted “34” on the said map. It is our professional opinion that the field denoted “34” should be zoned “New Residential” as it is a natural extension of the field that is proposed to be zoned “New Residential” immediately to the east of same both of which are easily accessed and serviced via the existing internal access road together with foul sewer, surface water and watermain services that service the existing estate known as Esker Glen which is also in the landowners ownership.

In addition please find attached in *Appendix B* the current Zoning Map taken from the County Development Plan 2015 – 2021 and also the previous draft zoning maps for The County Development Plan 2021-2027 which shows that the field denoted “34” which is outlined in blue and denoted “34” for ease of reference are/were zoned “Residential/New Residential” respectively”.

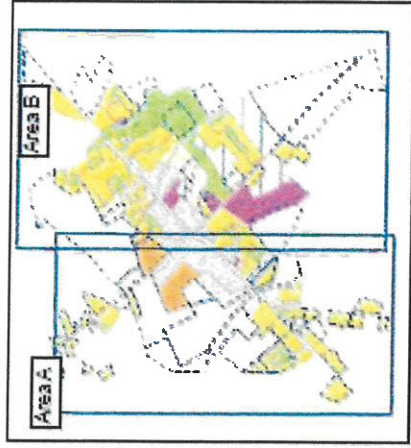
Yours sincerely,

Signed: _____

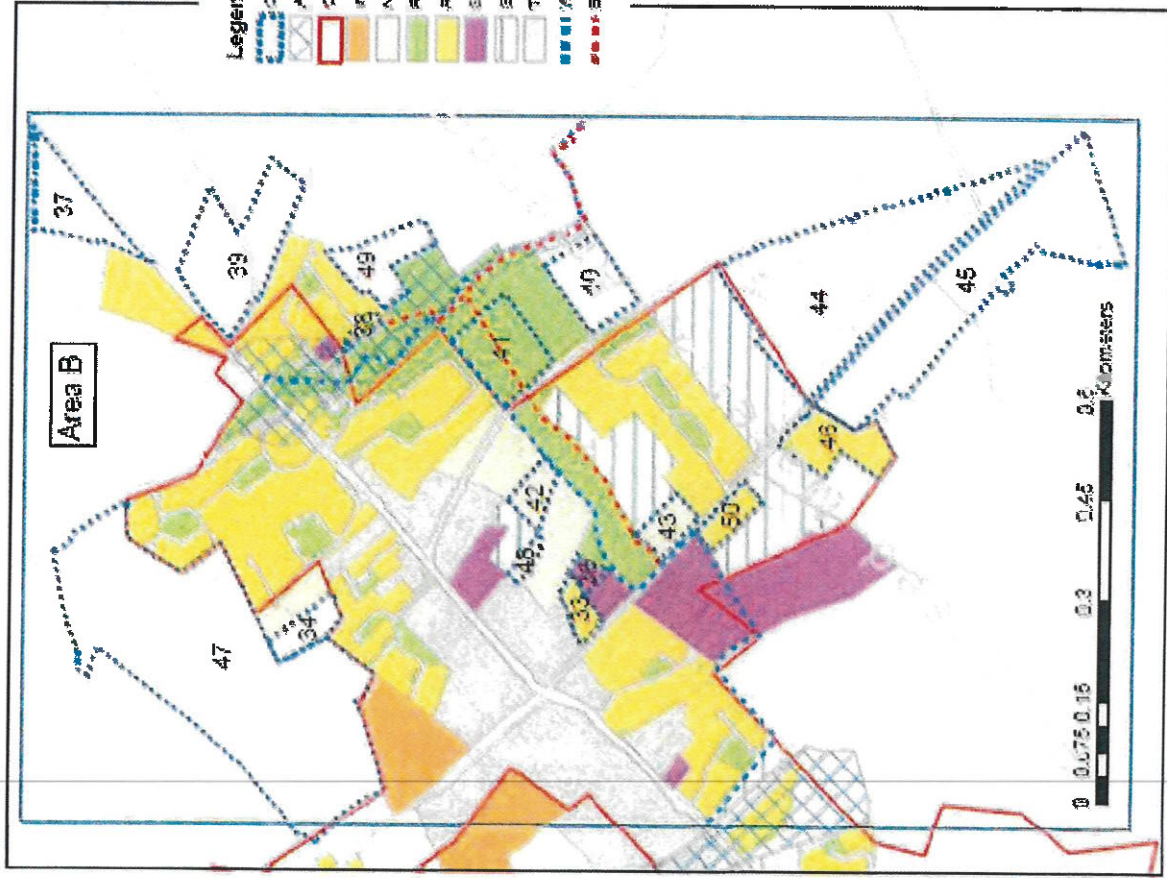
Mark Cunningham, BEng, MSc, CEng, MIEI.

Appendix A

Drumlish Proposed Material Amendments County Development Plan 2021-2027



- Legend**
- Changed Zoning
 - Areas of Contained Land Use
 - SSO Retention Boundary
 - Roads/Carriageways/Drainage
 - New Residents
 - Recreation/Amenity/Green Space
 - Residents
 - Social/Community/Educational Public Utility
 - Strategic Residents Reserve
 - Town Core
 - Major/Arterial
 - Single Farm Unit



Zoning Changes - Area B

Code Plan Zoning to Code Area Residential	Alternative Amended Zoning	Residual Area on Map
Residential	Residential	33
Residential	Residential	34
Residential	Residential	35
Residential	Residential	36
Residential	Residential	37
Residential	Residential	38
Residential	Residential	39
Residential	Residential	40
Residential	Residential	41
Residential	Residential	42
Residential	Residential	43
Residential	Residential	44
Residential	Residential	45
Residential	Residential	46
Residential	Residential	47
Residential	Residential	48
Residential	Residential	49
Residential	Residential	50

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Appendix B

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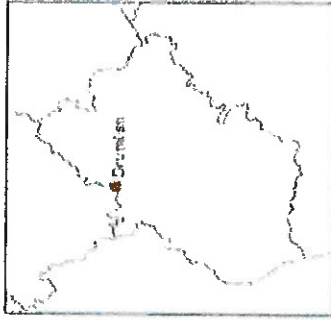
NOTE:
Please note that every effort has been made to include the latest version of Ordnance Survey mapping available, and all attempts have been made to accurately assess boundaries and zonings.

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



Drumlish Zoning Map

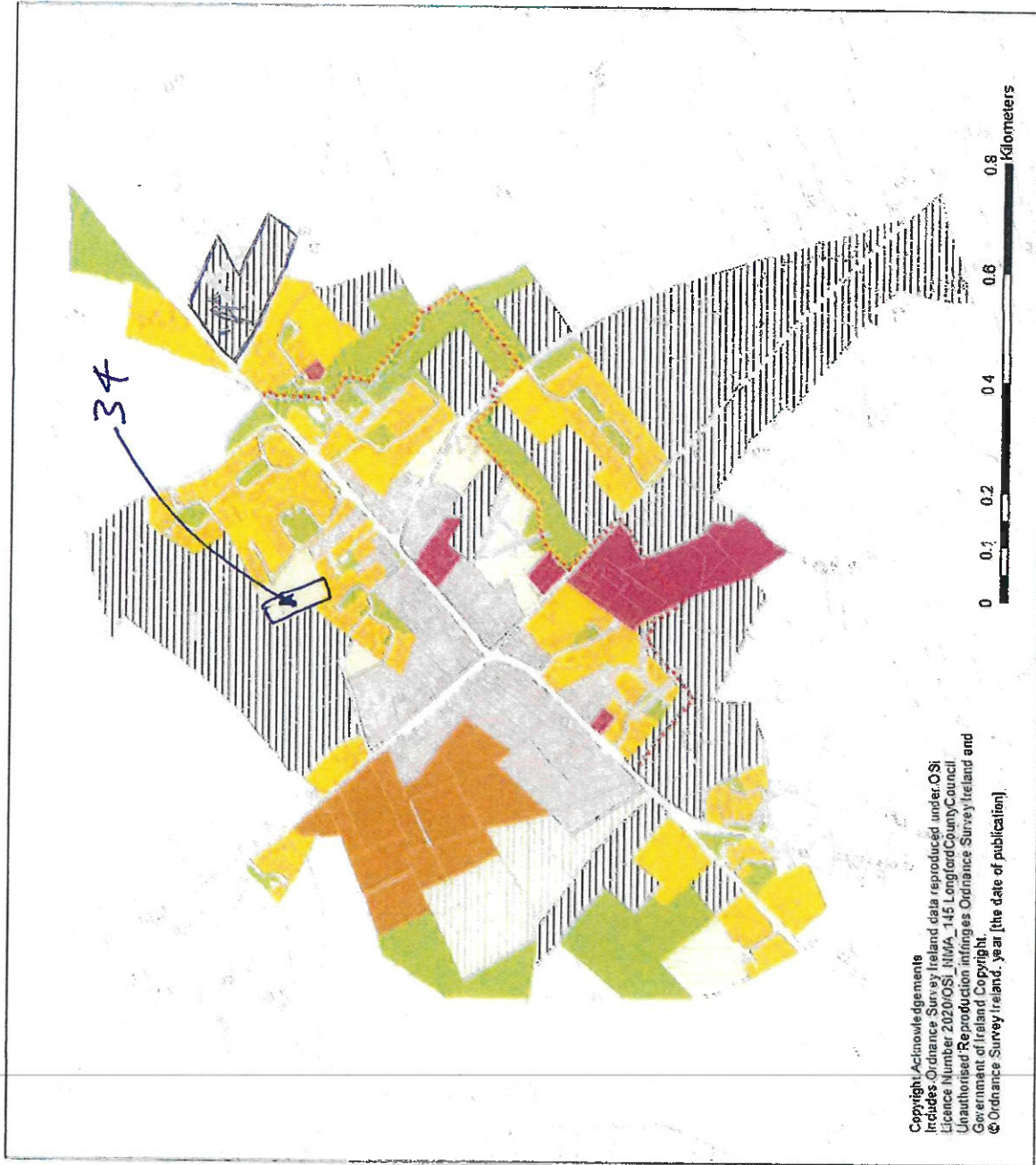
County Development Plan 2021-2027



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 to the accuracy of boundaries may be discussed and addressed at pre-planning stage with the Planning Authority.



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