

Sub 23

Deirdre Skelly

From: Sara Gillooley <Sara@cunninghamdp.ie>
Sent: Monday 9 August 2021 14:55
To: cdp
Subject: EXTERNAL - Zoning Submission for Brian Gorman At Ballinalee, Co. Longford
Attachments: Zoning Submission for Existing Lands At Ballinalee, Co. Longford For Brian Gorman.pdf

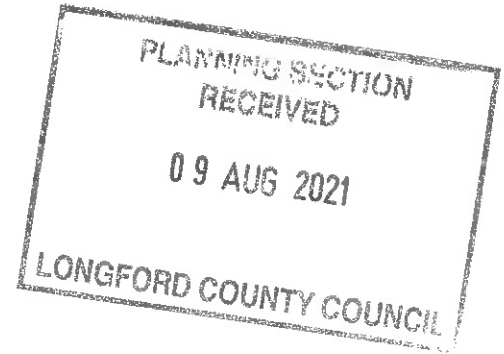
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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

Sara Gillooley
Personal Assistant/Secretary

Email: sara@cunninghamdp.ie
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

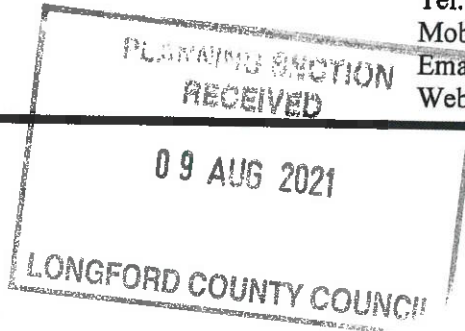


WORKING WITH YOU
FROM THE GROUND UP

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: 08/08/2021

Dear Sir/Madam

Re: Zoning Submission For Existing Lands At Ballinalee, Co. Longford For Mr. Brian Gorman.

I refer to the above proposed material amendments County Development Plan 2021 – 2027 map of Ballinalee a copy of which is attached in *Appendix A* for ease of reference which shows the Mr. Brian Gorman's landholding outlined in blue for ease of reference. This submission is in relation to the lands denoted "10" and "11" on the said map and which as evident on same are within the ownership of Mr. Brian Gorman.

It is our professional opinion that these lands should be zoned "Low Density Housing" or at least "Reserve Residential Reserve" as 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 on to which the lands front onto and whereby the existing newly installed wastewater treatment plant which services the Town of Ballinalee has adequate capacity for this proposed change of Zoning. In addition please note that the lands on which the newly constructed wastewater treatment system that services Ballinalee was previously owned by Mr. Gorman and therefore the subject lands can be serviced via connection into same subject to the normal Irish Water consent without the need for making a connection on the adjoining public road.

Finally both vehicular and pedestrian access can be provided to the subject lands in question via either the road frontage that the subject lands has or alternatively through the internal access roads and footpaths that service the estate known as St. John's which the subject lands surround and which has been taken in charge by Longford County Council.

Yours sincerely,

Signed: _____

Mark Cunningham, BEng, MSc, CEng, MIEI.

Appendix A

Bailnalee Proposed Material Amendments County Development Plan 2021-2027



Changed Zoning

Draft Plan Zoning in Draft Plan	Alterations Amended Zoning	Parcel No./ Area on Map
Recreational/Amenity/Green Space	No Zoning	1 - 11
Residential	Strategic Residential Reserve	12
Social/Community/Education/Public Utility	No Zoning	13
Strategic Residential Reserve	No Zoning	14, 15, 19, 22, 24, 25
	Residential	16, 18, 21, 23
	Light Industrial/Commercial/Community	17

