

Sub 25

**Deirdre Skelly**

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**From:** Sara Gillooley <Sara@cunninghamdp.ie>  
**Sent:** Monday 9 August 2021 14:59  
**To:** cdp  
**Subject:** EXTERNAL - Zoning Submission For Camlin Partnership At Ballinalee, Co. Longford  
**Attachments:** Zoning Submission for Existing Lands At Ballinalee, Co. Longford For Camlin Partnership.pdf

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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



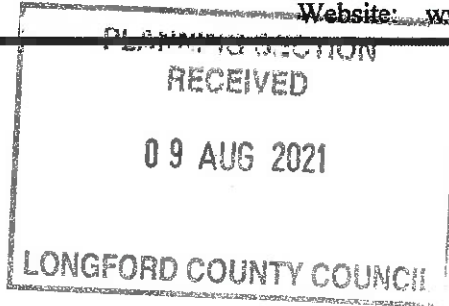
WORKING WITH YOU  
FROM THE GROUND UP

Sub 25

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Date: 09/08/2021

Dear Sir/Madam

**Re: Zoning Submission For Existing Lands At Existing Lands At Ballinalee, Co. Longford For Camlin Partnership.**

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. It is evident from the attached map in *Appendix A* that the lands denoted “2” is zoned “No Zoning”. It is our professional opinion that the portion of lands within Camlin Partnership ownership as shown outlined in blue and forming part of the lands denoted “2” on the attached map in *Appendix A* should be changed from “No Zoning” to “Industrial/Commercial/Warehousing”. This opinion is based on the fact that the lands in question has substantial road frontage with excellent sightlines in each direction. In addition to this the lands are is located within the speed limits that service the village of Ballinalee and are located practically opposite the wastewater treatment system that services the village where there is ample capacity to service any potential development.

Finally I hereby confirm that the lands in question can be developed subject to the recommendations of a hydrologist report if deemed required during any future planning process.

Yours sincerely,

Signed: \_\_\_\_\_

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

# *Appendix A*

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# Ballinalee Proposed Material Amendments County Development Plan 2021-2027



Draft Plan Zoning in Draft Plan	Alteration 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
	Lights Industrial/Commercial/Services	17



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