

Sub 26

**Deirdre Skelly**

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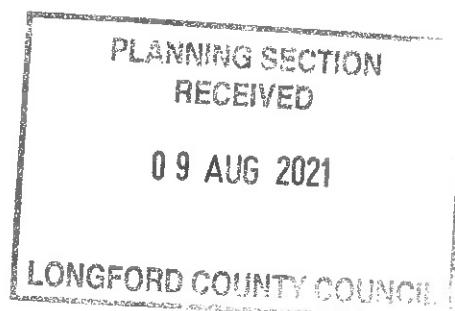
**From:** Sara Gillooley <Sara@cunninghamdp.ie>  
**Sent:** Monday 9 August 2021 15:00  
**To:** cdp  
**Subject:** EXTERNAL - Zoning Submission For Brendan Quinn At Granard, Co. Longford  
**Attachments:** Zoning Submission for Existing Lands At Granard Co. Longford For Brendan Quinn - Folio LD1316.pdf

**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

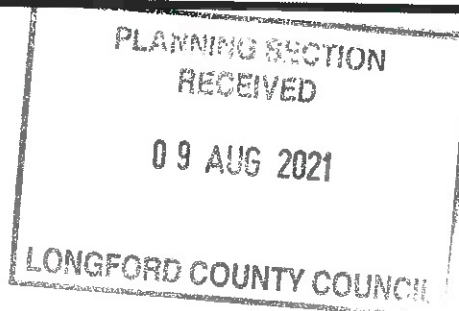


Sub 26

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

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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 Granard, Co. Longford For Mr. Brendan Quinn (Folio No.'s LD1316).**

I refer to the above proposed material amendments County Development Plan 2021 – 2027 map of Granard 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 11/01/2021 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 “26”, “21” and “11” on the enclosed map in *Appendix A*. On our previous submission dated 11/01/2021 we respectively suggested that the lands should be changed from “Strategic Industrial Reserve” to “Strategic Residential Reserve” 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 the lands in question should be zoned “Strategic Residential Reserve” for the reasons outlined in our previous submission a copy of which is attached in *Appendix B* for ease of reference.

Yours sincerely,

Signed: 

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

# *Appendix A*

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# *Appendix B*

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**Red Cow Design & Planning Limited Trading As**  
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Date: 18/01/2021

Dear Sir/Madam

**Re: Zoning Submission For Existing Lands At Granard, Co. Longford For Mr. Brendan Quinn (Folio No.'s LD1316).**

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. Brendan Quinn's landholding at this location. In addition please find attached in *Appendix B* the relevant Draft Zoning Map of Granard for the proposed County Development Plan 2021 – 2027 which shows the lands that are subject to this submission outlined in blue and denoted with the letter "A" for ease of reference

It is our professional opinion that the landholding to the south of the adjoining public road and which is contained within Folio No. LD1316 should be zoned "Strategic Residential Reserve" instead of "Strategic Industrial Reserve". The reason being is because The National Planning Framework identifies the 'Midlands Regional Area' which includes Longford as an important strategic growth area. *It central location in Ireland can be leveraged to enable significant strategic investment to a greater extent than at present, supported by a sustainable pattern of population growth, with a focus on strategic national employment and infrastructure development, quality of life and a strengthening of the urban core of the county towns and other principal settlements".*

Within this, Athlone is identified as the primary regional centre which acts as focal point for large geographical areas in its hinterland. It is earmarked for significant capacity to grow sustainably, secure investment for and work positively with adjacent interdependent areas.

National Policy Objective 3a states it is the intention of the government to concentrate a sizable proportion of development in existing settlements:

*“Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements”.*

Section 4.5 underlines the importance of achieving urban infill/brownfield development, which is formalised under National Policy Objective 11:

*“In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth”.* It is our professional opinion that since Granard is located within 23Km of Longford Town and with an excellent road infrastructure that Granard is therefore ideally situated.

### **HOUSING DEMAND**

There is demand for new housing locally. A review of market reports confirms a year-on-year increase in average house prices of 19% in County Longford in 2017<sup>1</sup>. Average housing rents increased by 7.8% over the same period<sup>2</sup>. Granard also has an important role to play in offsetting demand for urban-generated rural housing in the hinterland of the town

Further, demand for future development in Granard will be driven directly by the contents of the National Planning Framework which identifies the ‘Midlands Regional Area’ which includes Longford as strategically important. Athlone is identified as a primary regional growth centre which acts as focal point for large geographical areas in its hinterland.

It is earmarked for significant capacity to grow, secure investment for and work positively with adjacent interdependent areas. Granard is approximately 53 km from Athlone. The continued maintenance and consolidation of growth in Granard will ensure it is best placed to deliver on this potential.

At a highest level, accelerating delivery of housing for the private, social and rented sectors is a key priority for the Government. Ensuring sufficient stable and sustained provision of housing that is affordable, in the right locations, meets people’s different needs and is of lasting quality is identified as one of the greatest challenges facing the country at present. ‘*Rebuilding Ireland – Action Plan for Housing and Homelessness*’ gives effect to the Government objective “to ramp up delivery of housing from its current under-supply across all tenures to help individuals

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<sup>1</sup> The Daft.ie House Price Report, Q4 2017

<sup>2</sup> The Daft.ie Rental Price Report, Q4 2017



*and families meet their housing needs*". This Plan sets ambitious targets to double the annual level of residential construction to 25,000 homes and deliver 47,000 units of social housing in the period to 2021. The location and suitability of the subject lands and by rezoning same "Strategic Residential Reserve" will contribute positively to meeting this.

In addition please find attached in *Appendix C* an aerial photograph which shows a recently constructed housing development. This newly constructed estate is shown zoned "Strategic Residential Reserve" and "Transport & Utility Objective". Since this estate is occupied it is our professional opinion that the lands shown be zoned "Residential" and whereby the "Strategic Residential Reserve" could as a result be transferred onto the lands that are subject to this submission. In addition please note that the existing pumping station that services in the town of Granard is clearly evident in the photograph attached *Appendix C*. It is our professional opinion that the above-mentioned lands are ideally located to provide new residential housing as the lands can be easily serviced by gravitating into this existing foul sewer public pumping station. In addition I also confirm that the lands have significant road frontage all of which is within the speed limits of Granard Town and also serviced via a public footpath which terminates at the pumping station but can be easily extended into the lands in question and therefore provide excellent connectivity to the Town Core of Granard.

Therefore based on all of the above it is our professional opinion that the lands in question should be "Strategic Residential Reserve" instead of "Strategic Industrial Reserve".

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

Yours sincerely,

Signed:

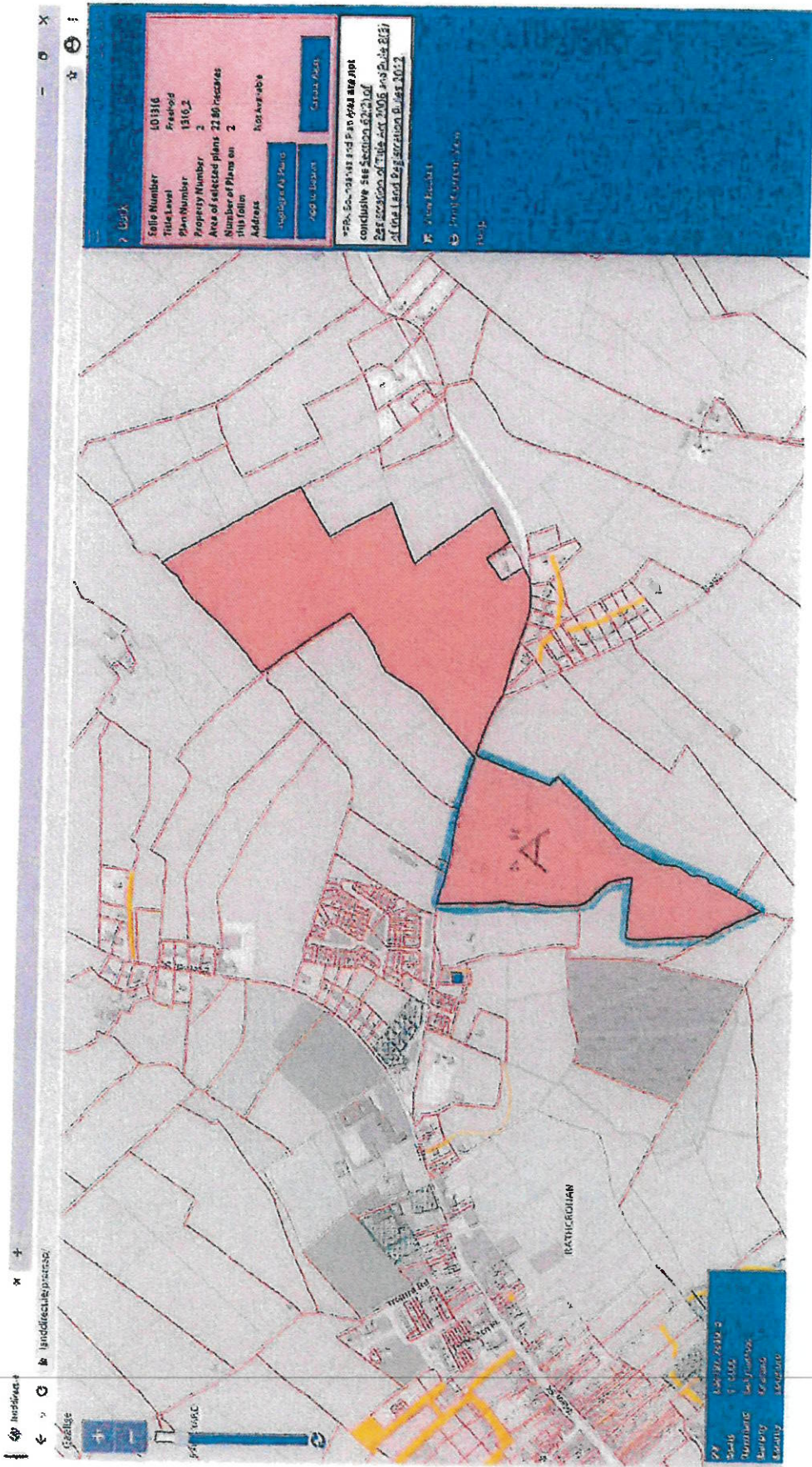


*Mark Cunningham, BEng, MSc, CEng, MIEI.*



# *Appendix A*

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HomeMap

landirect.ie/ra/csc/

Scale

North

East

West

South

Scale

North

East

West

South

Scale

North

East

West

South

Scale

North

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Scale

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Scale

North

East

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South

# *Appendix B*

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# *Appendix C*

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