

Sub 35

PLANNING SECTION
RECEIVED

10 AUG 2021

LONGFORD COUNTY COUNCIL

Deirdre Skelly

From: Sara Gillooley <Sara@cunninghamdp.ie>
Sent: Tuesday 10 August 2021 13:42
To: cdp
Subject: EXTERNAL - Zoning Submission For Pat Faughnan At Townspark, Newtownforbes, Co. Longford
Attachments: Zoning Sumission for Existing Lands At Townspark Newtownforbes, Co. Longford For Pat Faughnan - Folio LD19010F.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: 09/08/2021

Dear Sir/Madam,

**Re: Zoning Submission For Existing Lands At Townspark, Newtownforbes, Co. Longford
For Pat Faughnan. (Folio No. LD19010F).**

I refer to the above proposed material amendments County Development Plan 2021 – 2027 map of Newtownforbes a copy of which is attached in **Appendix A** for ease of reference. Please note that we as Chartered Engineers and Assigned Certifiers on behalf of the owner made a previous submission on 14/01/2021 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 “5” and a portion of the lands denoted “6” on the enclosed map in **Appendix A**. In relation to the portion of lands shown denoted “5” on the enclosed map in **Appendix A** it is my professional opinion that this portion of land is too small to develop into a residential development and should be extended to include the portion of lands immediately to the south which are shown zoned “Social/Community/Educational/Public”. In addition to this another reason for extending the portion of lands shown denoted “5” in the southern direction is because there is currently a disconnect between the portion of lands shown denoted “5” on the enclosed map in **Appendix A** and the lands to the rear that are within the same landholding that are zoned “Reserve Residential”.

In relation to the portion of lands shown denoted “6” on the enclosed map in **Appendix A** it is my professional opinion that portion of the landowners landholding that is within the lands denoted “6” which 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 landowners landholding is outlined in blue and denoted "A" for ease of reference that this portion of the landholding should be changed back from the "No Zoning" now proposed to "Strategic Residential Reserve".

Finally please note that I have shown the applicants total landholding at this location outlined in blue on the attached map in *Appendix A* for ease of reference where it is evident that there are now a total of 4 No. different type of zonings proposed, i.e. No. Zoning, Strategic Residential Reserve, Social/Community/Educational/Public and New Residential all on a landholding of less than 4 acres. As a result it is my professional opinion that the proposed zoning as currently proposed will not deliver any type of development during the lifetime of the proposed County Development Plan 2021-2027 unless it is changed to that proposed above.

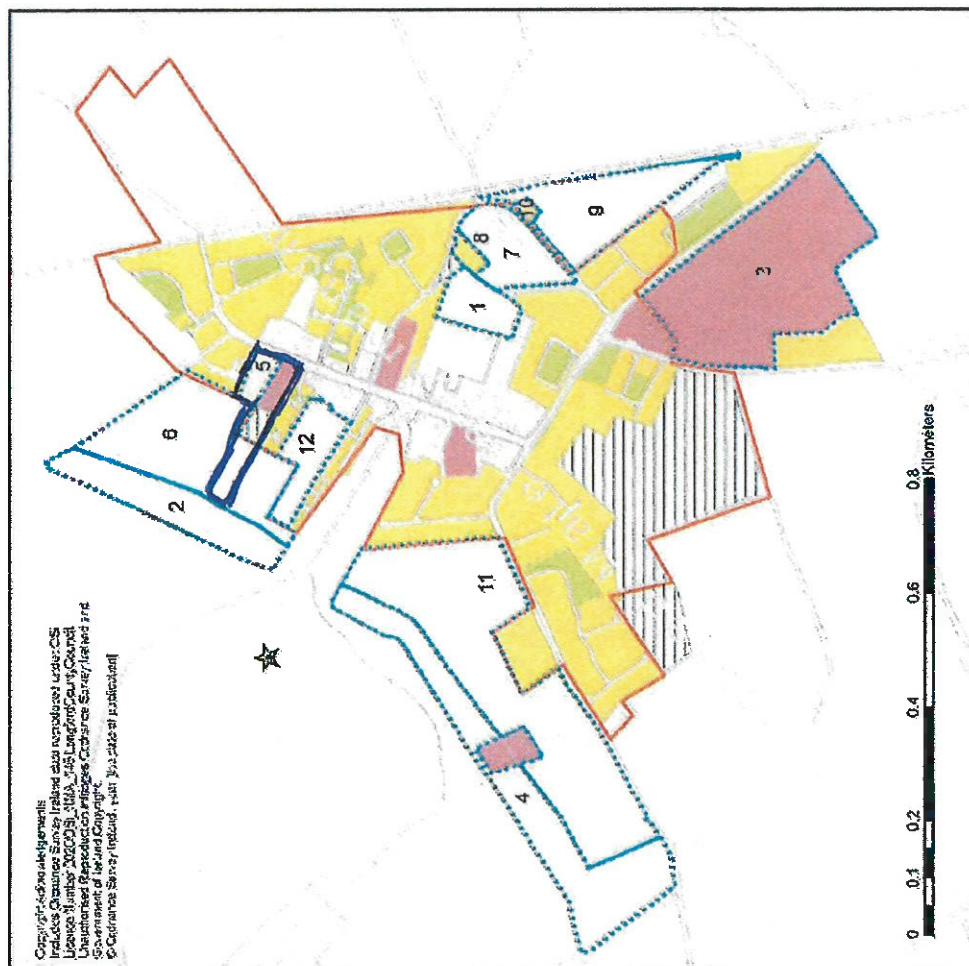
Yours sincerely,



Signed: _____
Mark Cunningham, BEng, MSc, CEng, MIEI.

Appendix A

**Newtownforbes
Proposed Material Amendments
County Development Plan 2021-2027**



Zoning Changes		
Drafts Plan:	Atteridge:	Preserve No:
Zoning in Draft	Amended Zoning	Assess Map
Plan		
New Residential	No Zoning	1
	No Zoning	2, 4
Recreation/Amenity/Green Space	Social/Community/Educational/	5
	Public Utility	
	No Zoning	5
	Straights Road dental Reserve	6, 7, 8, 11
	No Zoning	8
	Residential	9
	Residential	12
	New Residential	



Appendix B

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: 14/01/2021

Dear Sir/Madam,

**Re: Zoning Submission For Existing Lands At Townspark, Newtownforbes, Co. Longford
For Pat Faughnan. (Folio No. LD19010F).**

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 now attach in *Appendix A* a screen shot from Landdirect which shows Mr. Pat Faughnan's landholding at this location. In addition please find attached in *Appendix B* the relevant Draft Zoning Map of Newtownforbes 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.

Please note that we as Chartered Engineers and Assigned Certifiers prepared a planning permission application in 2019 in respect of the lands in question and I now attach in *Appendix C* the site layout drawing that formed part of this planning application. Please note that during the course of this planning permission application we liaised with Irish Water extensively in relation to the design of the foul sewer and water main services servicing the above-mentioned lands and whereby Irish Water concluded in their submission that they have no objection to the proposed development of these lands as is evident in the attached document in *Appendix D*. In addition please also note that during the course of this planning permission application there were no objections/submissions by third parties other than the submission mentioned above by Irish Water as is evident in the attached document in *Appendix E*.

In addition to this I also hereby confirm that the various matters that were raised during the Clarification of Further Information Letter which was issued during the planning process were

resolved and whereby no issues were raised by the Roads Department of The Local Authority or the TIA during the planning process.

In relation to planning policy 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 Newtownforbes is located within 2-3Km of Longford Town and with an excellent road infrastructure that Newtownforbes is therefore ideally situated.

Alongside the above, the subject lands constitutes 'Infill' land. The National Planning Framework emphasises the importance of developing such land to realise compact growth. Section 4.5 of the framework states that this principle is *"applicable to all scales of settlement, from largest city, to the smallest village"*. As outlined in the policy section above, national objective 11 states categorically that there is a presumption in favour of developing such lands within existing settlements. Allied to this by rezoning the lands 'New Residential' will also contribute directly to regeneration and rejuvenation objectives in the National Planning Framework which underline the importance of using as of yet undeveloped land with development potential in urban areas to deliver affordable homes and the creation of mixed-use communities.

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 2017¹. Average housing rents increased by 7.8% over the same period². Newtownforbes 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 Newtownforbes 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. Newtownforbes is approximately 48 km from Athlone. The continued maintenance and consolidation of growth in Newtownforbes 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 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 "New Residential" will contribute positively to meeting this.

Therefore based on all of the above together with the fact that since the lands in question are located along the main street of Newtownforbes within walking distance of local shops, church and other services including the main bus stop which is located less than 100m to the southwest of the site it is our professional opinion that the lands in question are ideally located for residential development. The current zoning of the lands to the front of the landholding is "Social/Community/Education" it is our professional opinion that these lands should be zoned "Town Core" so as to coincide with the "Town Core" zoning of the lands on the opposite side

¹ The Daft.ie House Price Report, Q4 2017

² The Daft.ie Rental Price Report, Q4 2017

of the main street to the lands in question. In addition it is our professional opinion that the remainder of the landholding to the rear which is zoned "Reserve Residential" should be zoned "Residential" so as to maximise the potential of these ideally located serviced infill lands.

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

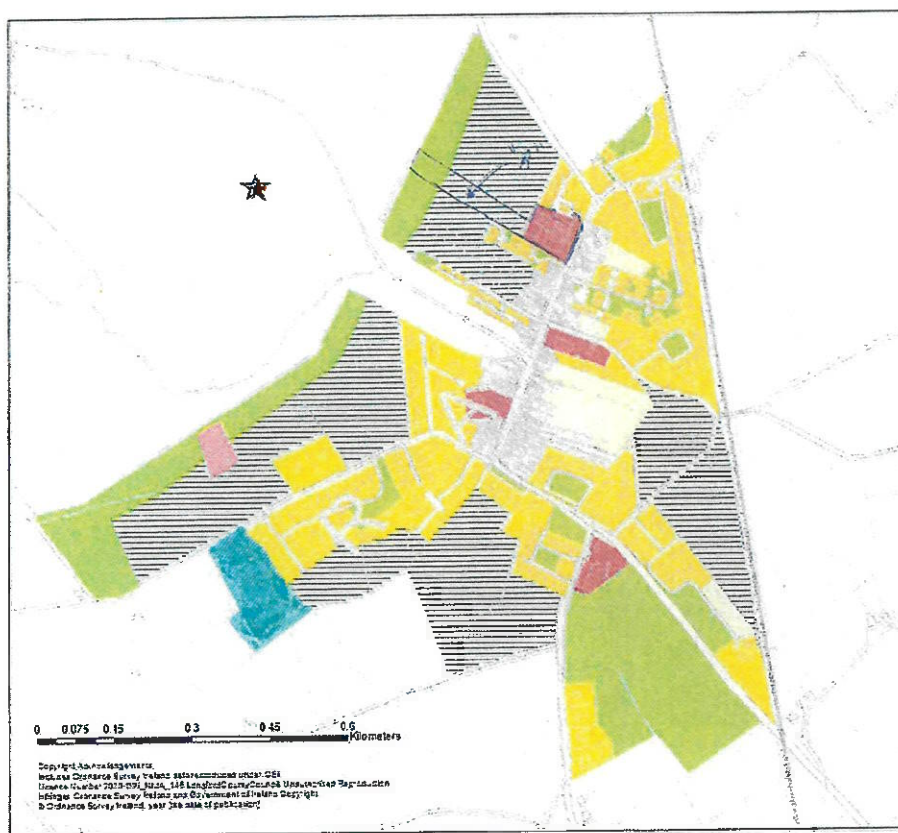
Yours sincerely,



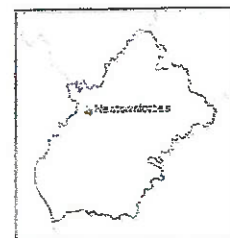
Signed: _____
Mark Cunningham, BEng, MSc, CEng, MIEI.

Appendix A

Appendix B



Newtownforbes Zoning Map County Development Plan 2021-2027



Legend	
[Yellow Box]	New Residential
[Green Box]	Recreation/Amenity/Green Space
[Blue Box]	Residential
[Red Box]	Site Allocation Objective
[Grey Box]	Social/Community
[Dark Green Box]	Social/Community/Education
[Light Green Box]	Strategic Residential Reserve
[White Box]	Town Core
[Star Icon]	Tourism & Events

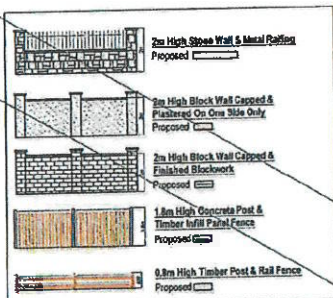
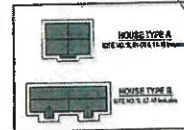
Notes:
 1. The map is a plan view of the land and does not show the topography of the area.
 2. The map is a plan view of the land and does not show the topography of the area.
 3. The map is a plan view of the land and does not show the topography of the area.



Appendix C

ORDNANCE SURVEY REF: 2230-B / 2168-D
 SITE AREA AS OUTLINED IN RED;
 4.067 ACRES / 1.646 HA
 TOTAL GREEN AREA; 0.634 ACRES
 (26% OF DEVELOPMENT AREA)
 DEVELOPMENT AREA; 2.489 ACRES / 1.007 HECTARES

HOUSE NO'S	FINISHED FLOOR LEVEL
01 & 02	98.300
03 & 04	98.300
05 & 06	98.300
07 & 08	97.500
09 & 10	97.500
11 & 12	95.300
13 & 14	95.300
15 & 16	95.000
17 & 18	95.000



SITE LAYOUT PLAN - BOUNDARY TREATMENT LAYOUT



CLUMMINGSHAM
 CONSULTING ENGINEERS
 100, The Quadrant, Bournemouth, Dorset, BH1 1AB
 Tel: 01202 506000 Fax: 01202 506001
 Email: info@clummingsham.co.uk Website: www.clummingsham.co.uk

Site: []
 Date: []
 Scale: []
 Drawn by: []
 Checked by: []
 Approved by: []

Appendix D



No Objection (Class I)

24 "Where the applicant proposes to connect to a public water/wastewater network operated by RW, the applicant must sign a user request agreement with RW prior to the commencement of the development and adhere to the standards and conditions set out in that agreement."

25 "In the interest of Public Health and Environmental Sustainability, Irish Water infrastructure capacity requirements and proposed connections to the Water and Wastewater infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme."

26 "Connect four sewer service pipes to a foul sewer mainline, where possible."

Connect foul sewer service pipes to a foul sewer manhole, where possible.

Date: 02 July 2019

Appendix E

Longford County Council

Home Search News Q&A Help About

Planning application details ref: 1992 Longford County Council

Decision Progress Indicator

Details

Application Development Comments Decision Appeal

Planning Application: 1992 (Longford County Council)

File Number: 1992

Application Type: PERMISSION

Received Date: 28/03/2019

Validated Date: 28/03/2019

Further Info Requested: 13/05/2019

Withdrawn Date: 28/11/2019

Decision Type:

Leave to Appeal:

Commenced Date:

Planning Status: WITHDRAWN

Decision Due Date:

Invalidated Date:

Further Info Received: 23/09/2019

Extend Date:

Decision Date:

Appeal Date:

Submissions By: 07/11/2019

Approved

Submitted

Further Information

Monitor

View Progress Files

View Map

Official to search results

Submitter Details

Current Name

Irish Water HQ Offices

Irish Water HQ Offices

Proposed Name

04/07/2019

29/04/2019

Scale and Legend

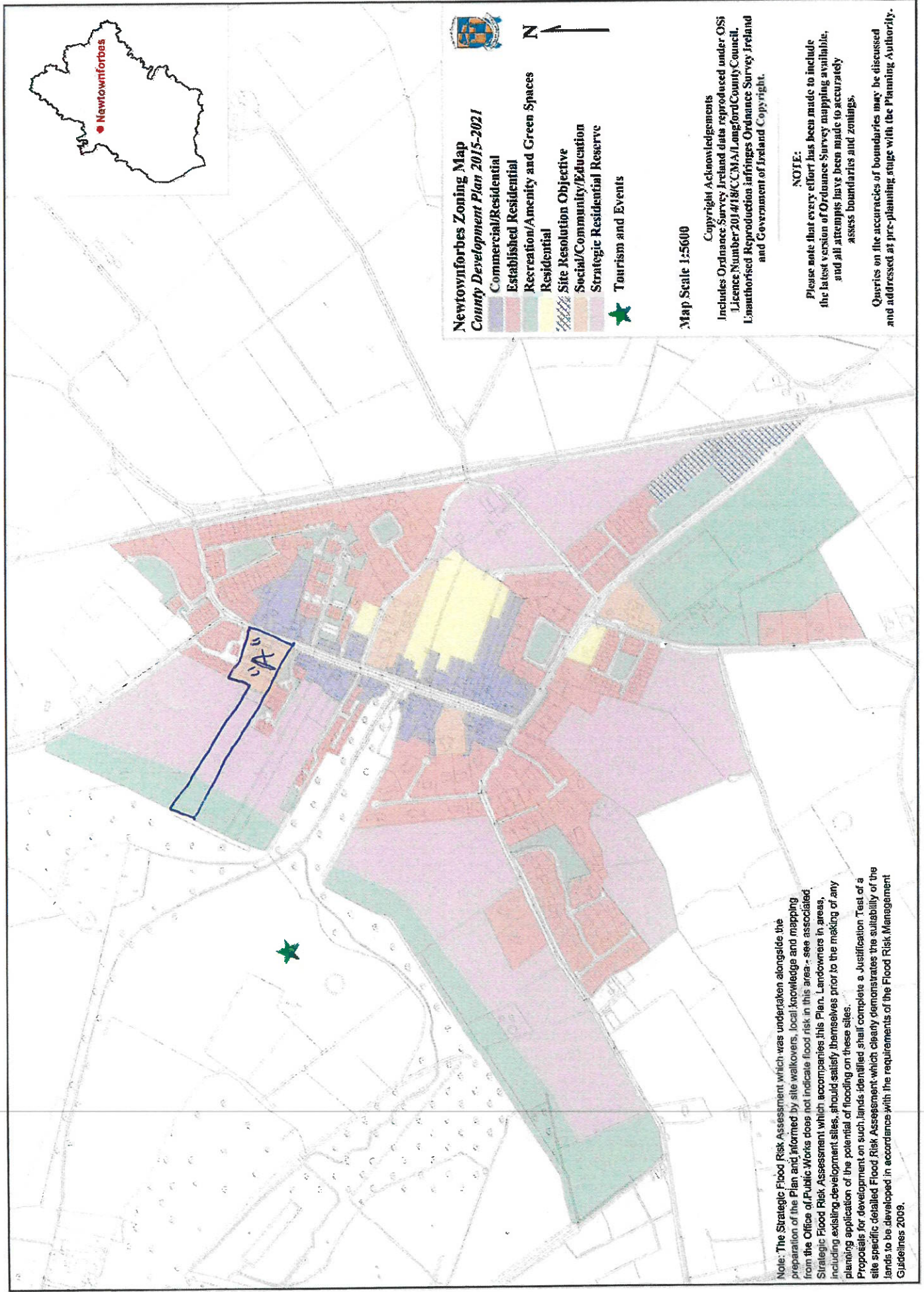
04/07/2019

29/04/2019

Page 1 of 1

Type here to search

Appendix C



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

- Commercial/Residential
- Established Residential
- Recreation/Amenity and Green Spaces
- Residential
- Site Resolution Objective
- Social/Community/Education
- Strategic Residential Reserve
- Tourism and Events



Map Scale 1:5600

Copyright Acknowledgements

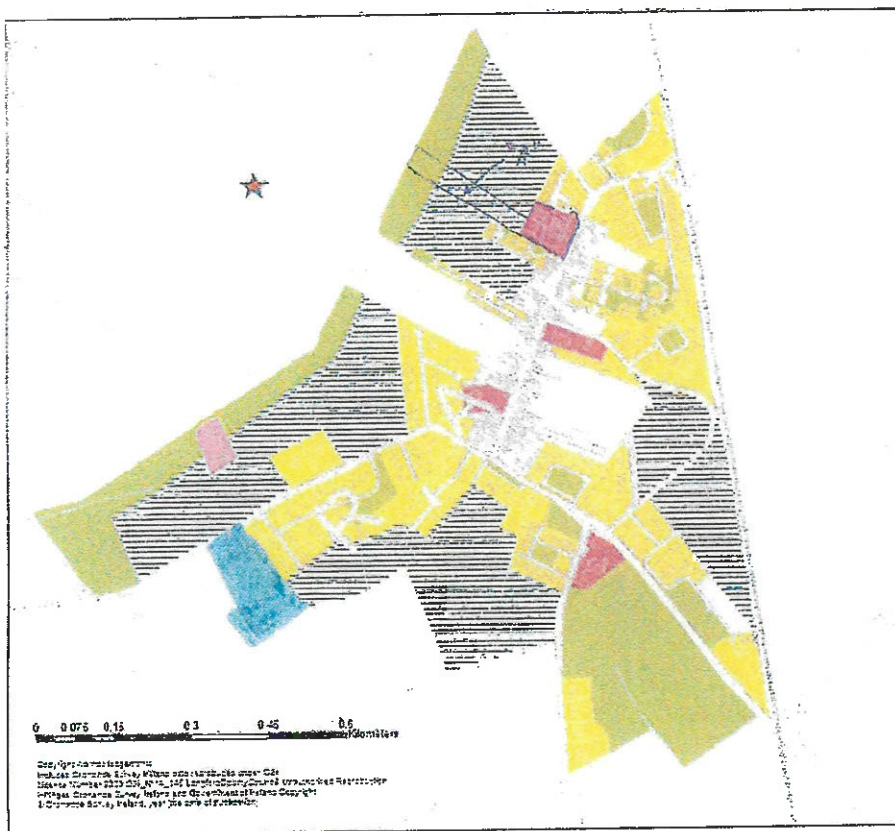
Includes Ordnance Survey Ireland data reproduced under OSI Licence Number 2014/18/CCMA/Langford County Council.
Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland Copyright.

NOTE:

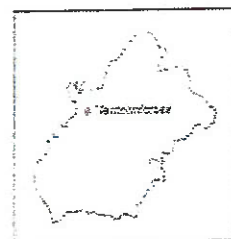
Please note that every effort has been made to include the latest version of Ordnance Survey mapping available, and all attempts have been made to accurately assess boundaries and zonings.

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

Note: The Strategic Flood Risk Assessment which was undertaken alongside the preparation of the Plan and informed by site walkers, local knowledge and mapping from the Office of Public Works does not indicate flood risk in this area - see associated Strategic Flood Risk Assessment which accompanies this Plan. Landowners in areas, including existing development sites, 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.



Newtownforbes Zoning Map County Development Plan 2021-2027



- Legend**
- Non-Residential
 - Recreation/Open Space
 - Residential
 - Site Allocation Objectives
 - Social/Community
 - Social/Community Education
 - Strategic Residential Reserve
 - Town Core
 - Tourism & Events

This map is a summary of the zoning map. It is not a legal document. The zoning map is the legal document. The zoning map is the legal document. The zoning map is the legal document.

