

SUB 37

Deirdre Skelly

From: Sara Gillooley <Sara@cunninghamdp.ie>
Sent: Tuesday 10 August 2021 13:42
To: cdp
Subject: EXTERNAL - Zoning Submission For Raymond Farrell At Granard, Co. Longford
Attachments: Zoning Submission for Existing Lands At Granard, Co. Longford For Raymond Farrell.pdf

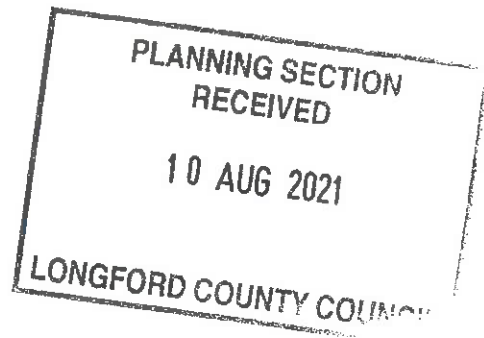
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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



Sub 32

Red Cow Design & Planning Limited Trading As
CUNNINGHAM DESIGN & PLANNING AUG 2021
Consulting Engineers

PLANNING SECTION
RECEIVED
LONGFORD COUNTY COUNCIL

Block C
N4 Axis Centre
Longford
Co. Longford

Tel: 043 33 4045
Mob: 087 850 9554
Email: mark@cunninghamdp.ie
Website: www.cunninghamdp.ie

PLANNING SECTION
RECEIVED
10 AUG 2021
LONGFORD COUNTY COUNCIL

Date: 09/08/2021

Dear Sir/Madam,

Re: Zoning Submission For Existing Lands At Granard, Co. Longford For Mr. Raymond Farrell).

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. Please note that we as Chartered Engineers and Assigned Certifiers on behalf of the owner made a previous submission on 13/01/2021 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 "3" on the enclosed map in *Appendix A*. Since the date of our previous submission the portion of lands shown denoted "3" on the enclosed map in *Appendix A* are now in the ownership of Mr. Raymond Farrell and adjoin his exiting commercial/industrial/warehousing business that is located on the adjoining landholding immediately to the east which is comprised under Folio No. LD16647F. It is therefore my professional opinion that portion of lands shown denoted "3" on the enclosed map in *Appendix A* should be zoned "Industrial/Commercial/Warehousing" as these lands, as mentioned above, are now in the ownership of Mr. Raymond Farrell, adjoin his existing premises on the western side which has a history of planning applications associated with industrial/commercial and warehousing use and can be accessed from the existing entrance which services the applicants existing premises under Folio No. LD16647F.

Finally I have shown the applicants landholding outlined in blue on the attached map in *Appendix A* for ease of reference.

Yours sincerely,

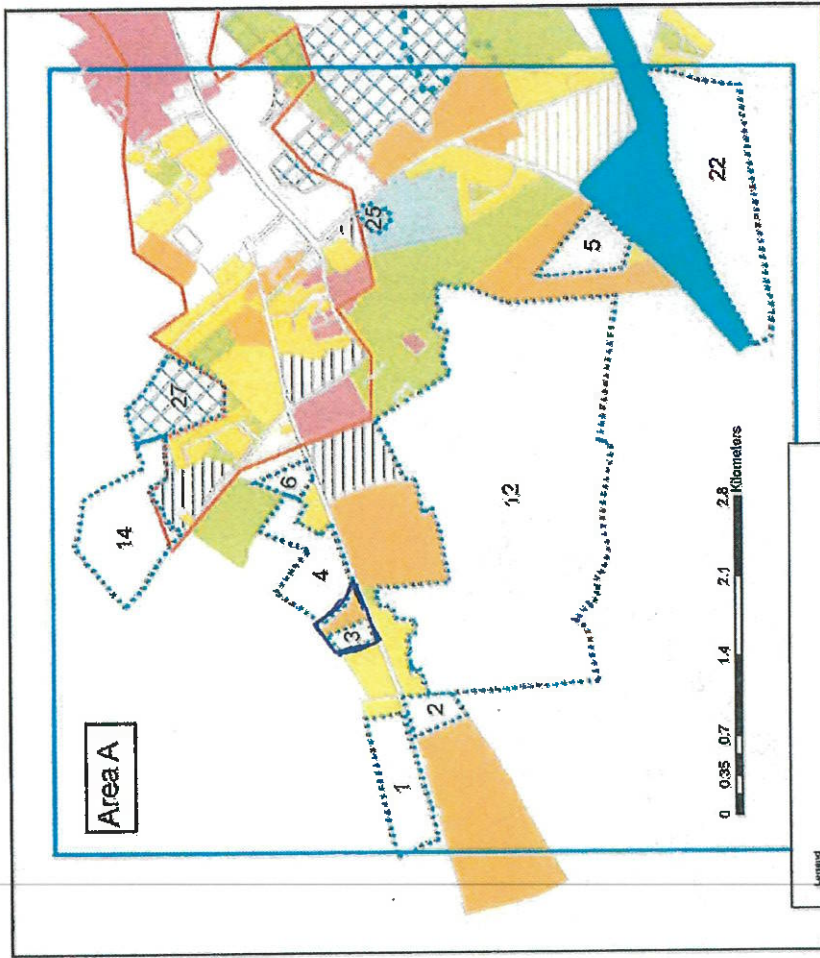
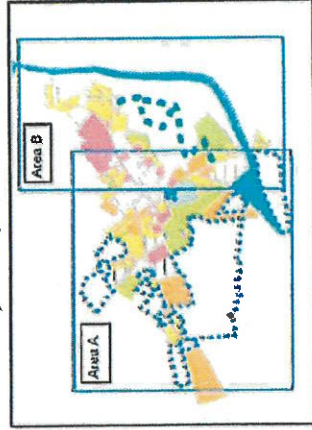


Signed: Mark Cunningham, BEng, MSc, CEng, MIEI.

Appendix A

Extent of Applicants Landholding outlined in BLUE

Granard Proposed Material Amendments County Development Plan 2021-2027



Legend

- Change of Zoning
- CSO Saltanant Boundary
- Area of Commercial Land Use
- Industrial/Commercial/Manufacturing
- Low Residential
- Recreational/Amenity/Green Space
- Residential
- Strategic Community/Recreation/Preserve Unity
- Strategic Industrial Reserve
- Strategic Residential Reserve
- Town Core
- Town Edge
- Transport & Utility Objectives
- Archaic Wallows
- Proposed Services Near Granard

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Zoning Changes

Draft Plan Zoning	Alternative Amended Zoning	Proposed Area on Map
Industrial/Commercial/Manufacturing	Low Residential	1
	Low Residential	2
	Low Residential	3
	Low Residential	4
	Low Residential	5
New Residential	Low Residential	6
Recreation/Amenity/Green Space	Low Residential	17
Recreation/Amenity/Green Space	Low Residential	12
Residential Reserve	Low Residential	10
Strategic Industrial Reserve	Low Residential	22
Town Core	Low Residential	25

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: 13/01/2021

Dear Sir/Madam,

Re: Zoning Submission For Existing Lands At Granard, Co. Longford For Mr. Raymond Farrell (Folio No. LD16647F).

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 screen shot from Land Direct which shows Mr. Raymond Farrell'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 in question shown outlined in blue and denoted with the letter "A" for ease of reference

I hereby confirm that the lands comprised within Folio No. LD16647F have always been used for industrial/commercial and warehousing and has a history of planning applications associated with such. It is our professional opinion that this land and the surrounding lands should be zoned the "Industrial/Commercial/Warehousing" as these lands have significant road frontage onto the regional road which in turn meets the national primary routes and therefore provides for ease of transportation of goods too and from these areas.

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

chrome://appengine/pdf x landirect/planmap/

Google

Scale 1:2000
 Forward
 30 city
 30 city
 30 city

Type here to search

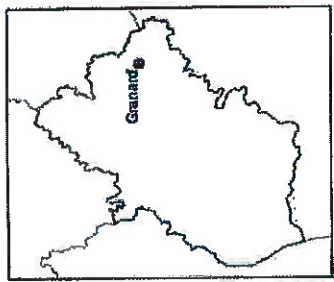
LD164379
 Title Level Freehold
 Plan Number CU/CA
 Property Number 1
 Area of selected plans 6381 hectares
 Number of Plans on 1
 Address Pieces Furniture Removal, Greenhill, Greenod, Co. Longford, N39 1P60

Area highlighted and Plan Area are not conclusive. See Section 62(2) of the Planning and Development Act 2008 and S.I. 633 of 2008 of the Land Registration Rules 2012

CHURCHQUARTER
 GRAMMILL
 HOARFIELD
 TERFOTE

Appendix B

**Granard
Zoning Map**
County Development Plan 2021-2027



Legend

	Industrial/Commercial/Warehousing
	Neighbourhood Residential
	Recreation/Open Space & Green Spaces
	Residential
	Special Residential
	Social/Community Use
	Strategic Industrial Reserve
	Strategic Residential Reserve
	Tourism
	Town Core
	Transport & Utility Objective
	Proposed Service Road Granard

Notes:
Please note that every effort has been made to include the latest version of Ordnance Survey mapping available.
Queries on the accuracy of boundaries may be discussed and addressed at pre-publication meetings with the Planning Authority.

