

Sub 38

Deirdre Skelly

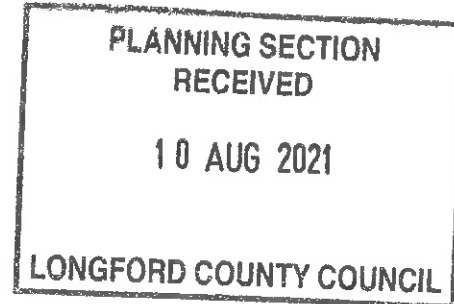
From: Sara Gillooley <Sara@cunninghamdp.ie>
Sent: Tuesday 10 August 2021 13:35
To: cdp
Subject: EXTERNAL - Zoning Submission For Ardagh Demesne Ltd At Ardagh, Co. Longford
Attachments: Zoning Submission for Existing Lands At Ardagh For Ardagh Demesne Ltd.pdf

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

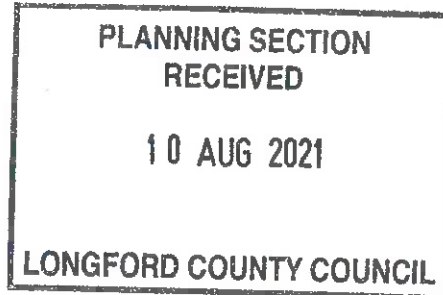


Sub 38

Red Cow Design & Planning Limited Trading As
CUNNINGHAM DESIGN & PLANNING
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Co. Longford

Tel: 043 33 40450
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Email: mark@cunninghamdp.ie
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Date: 09/08/2021

Dear Sir/Madam,

Re: Zoning Submission For Existing Lands At Ardagh, Co. Longford For Ardagh Demesne Limited (Folio No. LD17314F).

I refer to the above proposed material amendments County Development Plan 2021 – 2027 map of Ardagh a copy of which is attached in *Appendix A* for ease of reference. Please note that in my professional opinion the portion of lands shown denoted “25” on the enclosed map in *Appendix A* should be changed to “Tourism” as per its original zoning in the current County development Plan 2015-2021 a copy of which is attached in *Appendix B* for ease of reference. In addition to this it is also my professional opinion that the portion of lands shown denoted “4” on the attached map in *Appendix A* should also be zoned “Tourism” as a continuation of the lands shown denoted “25” and therefore provide a Tourism Belt along the portion of the landowners landholding that adjoins or is in close proximity to the adjoining public road on the southern and western boundaries of the landowners landholding.

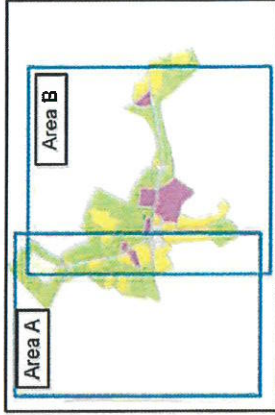
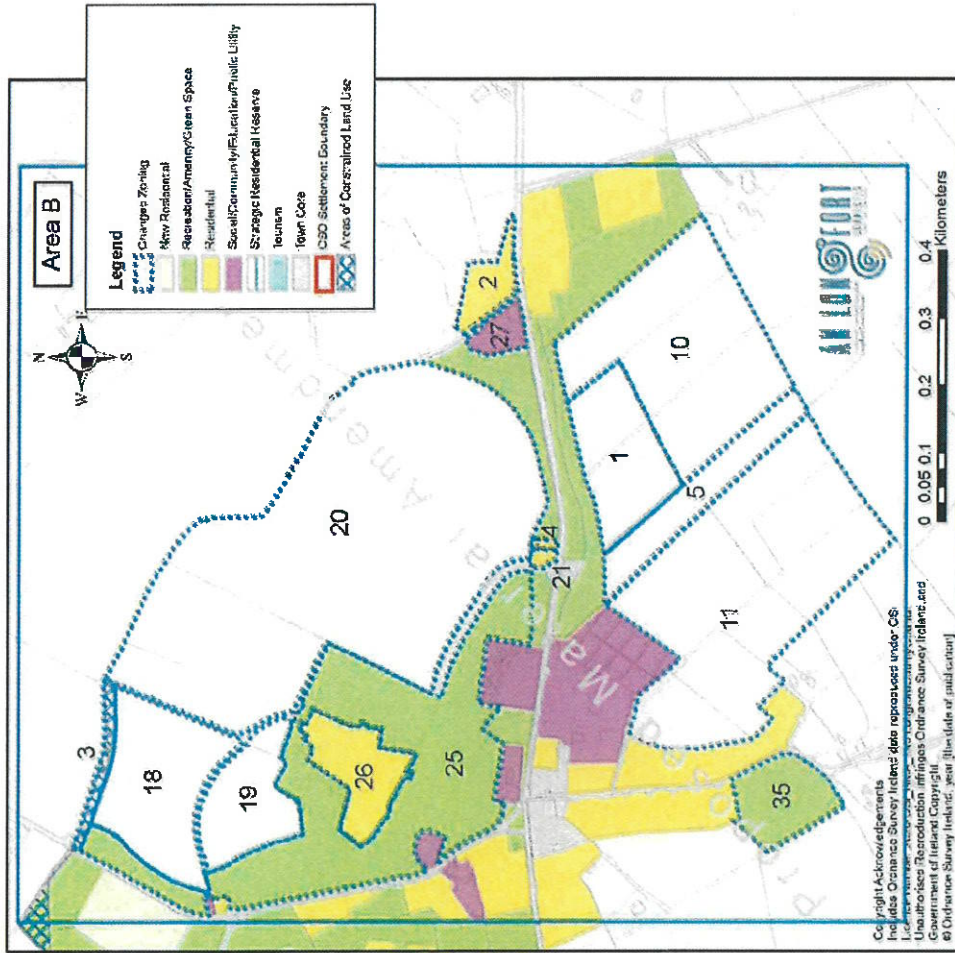
Yours sincerely,

A handwritten signature in blue ink, appearing to read "Mark Cunningham".

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

Appendix A

Ardagh
Proposed Material Amendments
County Development Plan 2021-2027



Changed Zoning

| Draft Plan Zoning in Draft | Amended Zoning | Parcel No. Area on Map |
|-------------------------------|--------------------------------|------------------------|
| Near Residential | Residential | 7 |
| No Zoning | Recreation/Amenity/Green Space | 3 |
| | Residential | 4 |
| | Residential | 5 |
| Strategic Residential Reserve | Residential | 6 |
| | Residential | 13 |
| Tourism | Residential | 9 |
| | Residential | 15 |
| | Residential | 16 |
| | Residential | 17 |
| Town Core | Residential | 28 |

Appendix B



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

- Commercial/Residential
- Established Residential
- Recreation/Amenity and Green Spaces
- Residential
- Social/Community/Education
- Strategic Residential Reserve
- Tourism Culture & Events



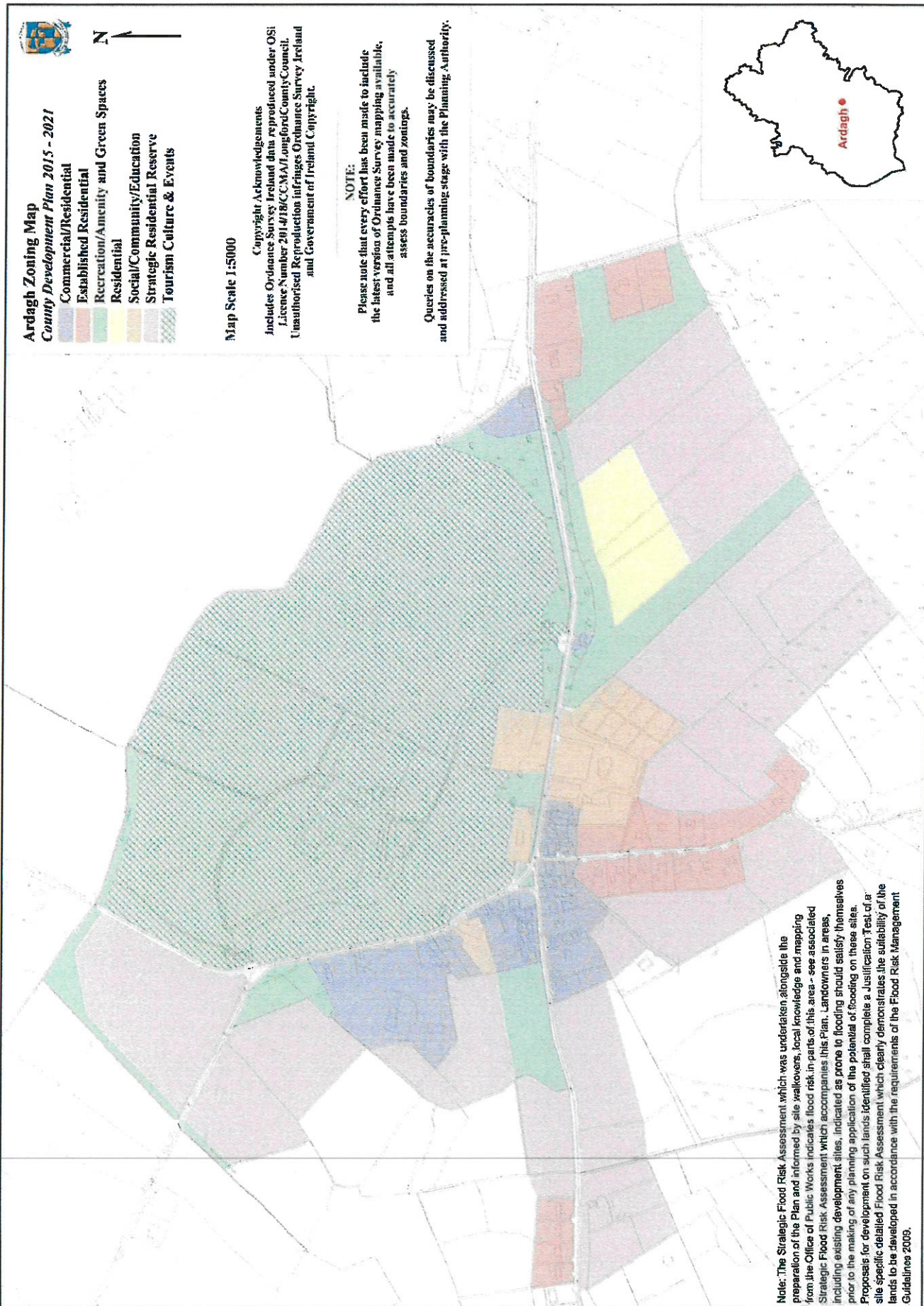
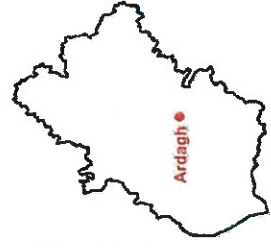
Map Scale 1:5000

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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 stages with the Planning Authority.



Note: The Strategic Flood Risk Assessment which was undertaken alongside the preparation of the Plan and informed by site walkovers, local knowledge and mapping from the Office of Public Works indicates flood risk in parts of this area - see associated Strategic Flood Risk Assessment which accompanies this Plan. Landowners in areas, including existing development sites, indicated as prone to flooding 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.