

Treanor, Bronagh

From: Nulty, Laura
Sent: 03 April 2018 10:53
To: Treanor, Bronagh
Subject: FW: Draft Monaghan County Development Plan 2019-2025
Attachments: Clones Properties Zoning Letter.pdf

From: Noel Murphy [mailto:noelgerardmurphy@eircom.net]
Sent: 15 March 2018 19:02
To: Nulty, Laura
Subject: RE: Draft Monaghan County Development Plan 2019-2025

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Hi Laura, I have revised this letter with a few small amendments if you could please register the attached version of the letter not the first one I sent, Thank You
Noel

From: Noel Murphy [mailto:noelgerardmurphy@eircom.net]
Sent: 15 March 2018 15:39
To: 'Nulty, Laura' <lnulty@monaghancoco.ie>
Subject: RE: Draft Monaghan County Development Plan 2019-2025

Dear Laura,
Please find the attached letter of submission on behalf of Mr Peadar Mackle of Silverstream Service Station Tyholland in regards zoning in Clones.
The attached cover letter outlines the request and contains information to be retained for data protection. The following two pages are the submission itself with no references to names.
I am making one submission by email only.
Thank You

Noel Murphy

NOEL MURPHY - CHARTERED ARCHITECTURAL TECHNOLOGIST
Also REGISTERED BUILDING SURVEYOR & ASSIGNED CERTIFIER



Noel Murphy - MCIAT.BSchons.ArchTech&Mgt.Reg B0240
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SCANNED**

From: Nulty, Laura [mailto:lnulty@monaghancoco.ie]
Sent: 15 March 2018 13:40

Subject: Draft Monaghan County Development Plan 2019-2025
Importance: High

A Chara,

I wish to inform you that pursuant to Section 11 of the Planning and Development Acts, 2000-2016 the Draft Monaghan County Development Plan 2019-2025 is on public display and a public consultation phase will run **from Thursday 15th March 2018 until Friday 25th May 2018.**

The Draft Plan contains the written text and maps for County Monaghan including the five large towns with associated appendices contain supporting technical and environmental reports such as the Strategic Environmental Assessment, Natura Impact Assessment and the Record of Protected Structures. The Draft Plan is available to view at <https://monaghan.ie/planning/stage-2-draft/>

The Plan is available for inspection at the Planning Office, Municipal District Offices and library's of Monaghan County Council. A hard copy of the Draft Plan can be purchased from the Planning Office for a fee of €50 or €5 for a CD copy.

Submissions or observations regarding objectives and policies of the Draft development plan may be made **from Thursday 15th March 2018 until Friday 25th May 2018.**

A submission or observation can be made to Monaghan County Council, Forward Planning Team, Planning Section, County Offices, The Glen, Monaghan, or by email to devplan@monaghancoco.ie

Please make your submission by one medium only i.e. in hard copy or via email. This will avoid the duplication of submission reference numbers and will streamline the process.

Please include your name and address on a separate page to the content of your submission in order to assist Monaghan County Council in complying with the provisions of the Data Protection Act. Your assistance on these issues is appreciated.

For and on behalf of Monaghan County Council

Laura Nulty
Executive Planner
Monaghan County Council
The Glen
Monaghan
Tel - 047 30532

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NOEL MURPHY - CHARTERED ARCHITECTURAL TECHNOLOGIST
Also **CHARTERED BUILDING ENGINEER & REGISTERED BUILDING SURVEYOR**



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To;
Forward Planning Section, Planning Section, Monaghan County Council, The Glen, Monaghan.

Re; Draft Monaghan County Development Plan 2019-2025

Dear Sir/Madam,

I am writing on behalf of Peadar Mackle of Silverstream Service Station, Tyholland in regards the upcoming amendments to Co. Monaghan Development Plan. We are advised that the public consultation period commences Thursday, 15th March for 10 weeks and accordingly these submissions are being made on behalf of Peadar Mackle in regards zoning in and around Clones Town.

The submissions relate to properties belonging to Peadar Mackle in Clones Town; 'Property A' at the Traffic lights, Monaghan Rd, Clones Town, (opposite Applegreen) for which Mr Mackle is seeking zoning for Housing.

Also 'Property B', Analore St, Clones, for which Mr Mackle is seeking rezoning to Residential following the zoning change on this property from 'Proposed Residential' to 'Landscape' previously. Mr Mackle had begun to construct a housing development on this site before the downturn.

Also 'Property C', adjoining Property B which was previously zoned 'Proposed Residential' and is now proposed as 'Residential B'. We would require clarification whether the housing development previously granted would be acceptable within this zoning and if not we would request zoning to facilitate a housing development.

More detail and maps are attached in regards 'Property A' and 'Property B' and 'Property C'.

We would be pleased if these alterations can be considered in the upcoming amendments to County Monaghan Development Plan.

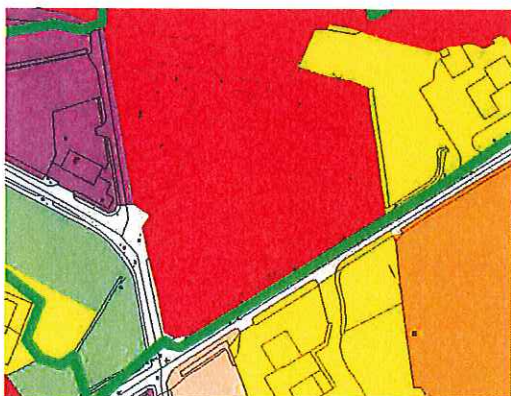
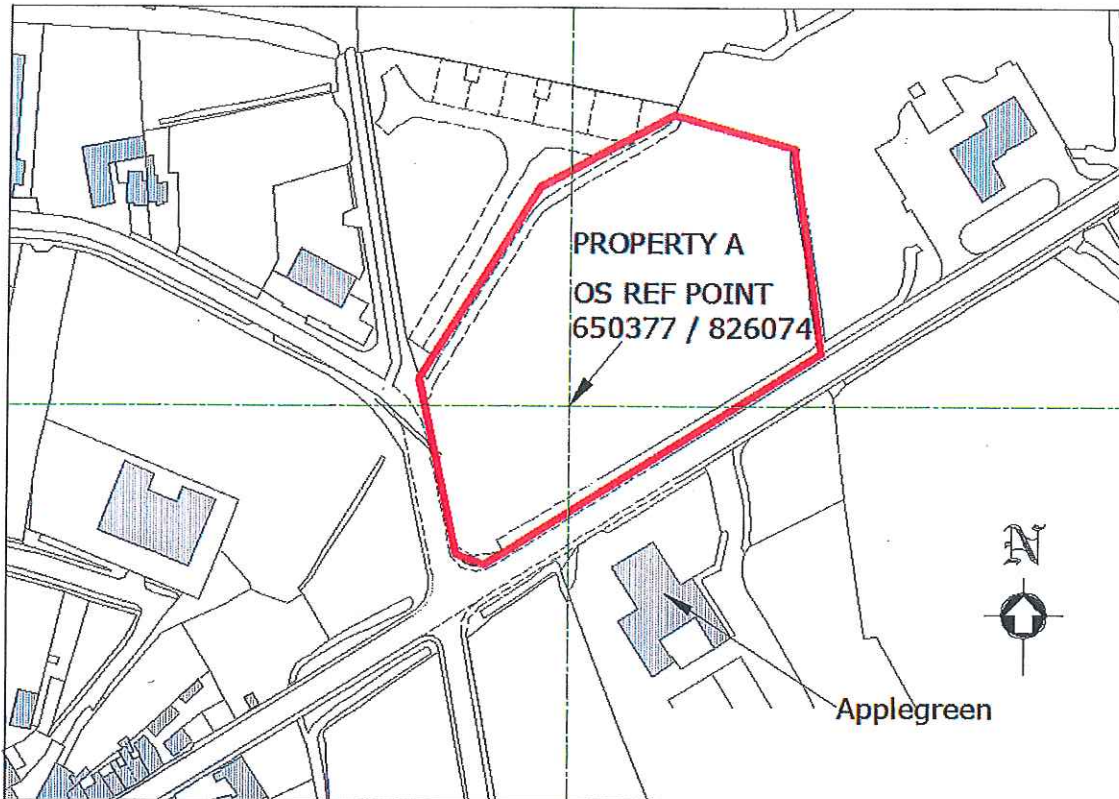
This cover letter is to be kept separate from the attached reports in compliance with your Data Protection requirements. Please send all correspondence to myself on behalf of Mr Mackle.

Yours Sincerely,

Noel Murphy (agent for Peadar Mackle)

Submission 1; Property A at Traffic Lights, Monaghan Rd. Clones

The property in the map attached named 'Property 1' and outlined in red is currently zoned 'Industry/Enterprise/Employment' and is proposed to continue in this zone. It was previously zoned 'Town Centre' thereby suitable for Commercial purposes as we understand it. The owner is keen to see Property A zoned as suitable for housing.



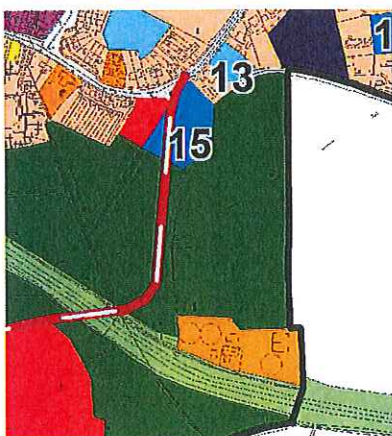
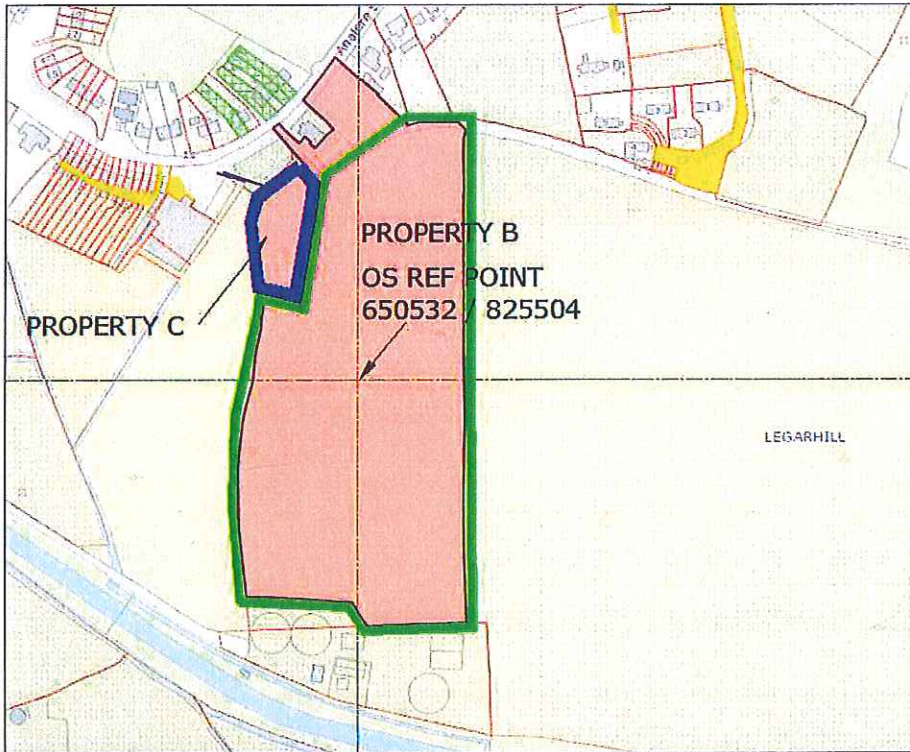
Property A as depicted in Draft Monaghan County Development Plan 2019-2025

 Industry/Enterprise/Employment

Submission 2; Property B Analore St, Clones

The property in the map attached named 'Property B' and outlined in green belongs is currently zoned and is proposed to be zoned 'Landscape Protection/Conservation'. It was previously zoned 'Higher Density Housing' and the owner had permission (Planning Ref 1020001) to erect a total of 40 dwellings. Site Construction was started and later halted. The owner is keen to see it rezoned for housing particularly given the resurgence in this market in recent times.

'Property C' also owned by the same person is shown now within the proposed zone 'Proposed Residential B'. In the previous Development Plan it was simple termed 'Proposed Residential'. We wish to request that the zoning would still accommodate a scheme for multiple housing similar to Planning Ref 1020001.



Property B as depicted in Draft Monaghan County Development Plan 2019-2025

- Proposed Residential A
- Proposed Residential B

■ Landscape Protection/Conservation