

Treanor, Bronagh

From: Muckno Lodge [info@mucknolodge.ie]
Sent: 14 May 2018 14:41
To: ldevplan
Cc: brian mc guinness
Subject: Submission to Monaghan County Development Plan 2019-2025
Attachments: Submission On Monaghan Development Plan- F&B McGuinness13May2018.pdf; F&B McGuinness LoughMuckno Tourism Proposal Landscape_Drawing May18.pdf

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Dear Monaghan Planning Unit,

Please find attached submission on the draft Monaghan County Development Plan 2019 - 2025.

We hope you look favourably on our submission and welcome any questions.

Best regards,
Fiona & Brian McGuinness

Muckno Lodge Self Catering Accommodation

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Submission On Monaghan County Development Plan 2019 – 2025

13th May 2018

FAO: Forward Planning Unit, Planning Dept. & Tourism Dept. Monaghan County Council

To whom it concerns,

We would like to request that a special designation is made in the Monaghan County Development Plan 2019-2025, at a very limited area of the shoreline of Lough Muckno (as specified on the attached map), to develop very special and unique tourist accommodation to further enhance the area.

Monaghan County Council have identified that there is shortage of tourist accommodation in the county which our proposal will address.

The owners of this land (Peter McGinn and Fiona & Brian McGuinness), have agreed with Monaghan County Council and the Irish Angling Development Alliance to allow for the development of Angling pegs on their land along the full stretch of shoreline at the South Lodge point of Lough Muckno to develop the county's angling tourism product. Work on this project is due to commence summer 2018. This fantastic project will attract additional angling tourists to the area.

Therefore, we feel that given there is a shortage of accommodation, the development of tourist accommodation along this stretch would be a natural and fitting compliment to the great work already being carried out by Monaghan County Council and the IADA on this project. It would also be the perfect complement to Concra Wood Golf Club given this stretch of land marches the course.

The attraction to any development here is the USP of a tranquil Lakeshore setting overlooking Lough Muckno, along with the ability to access Concra Wood. Building anywhere to the left of the green line removes any USP that this area holds as fundamentally it removes the view of the lake, and therefore would not make sense financially or otherwise to develop.

We have a number of ideas from unique floating homes, to log cabins, to more traditional cottages. We would look forward to working with Monaghan County Council to find the best solution within the area proposed on the map that is both unique, aesthetically pleasing, and environmentally friendly to the area. We would look to engineer a solution at would address any concerns Monaghan County Council would have with waste-water management and sewage.

We have already developed a successful self-catering business in Toome, Castleblayney. Muckno Lodge has been successfully operating now for 6 years, is recognised as a 4 Star Bord Failte approved tourist accommodation, has received a Tripadvisor Certificate of Excellence, and has over sixty 5 Star reviews on Tripadvisor. This development would serve to expand and make our business a full-time operation, which would bring additional employment. It will also undoubtedly attract additional tourists to this under promoted area of outstanding natural beauty and contribute to the growth of tourism and tourist spend in County Monaghan.

We hope you look favourably on our request for special designation and look forward to working with you to develop a fantastic tourism product for the county.

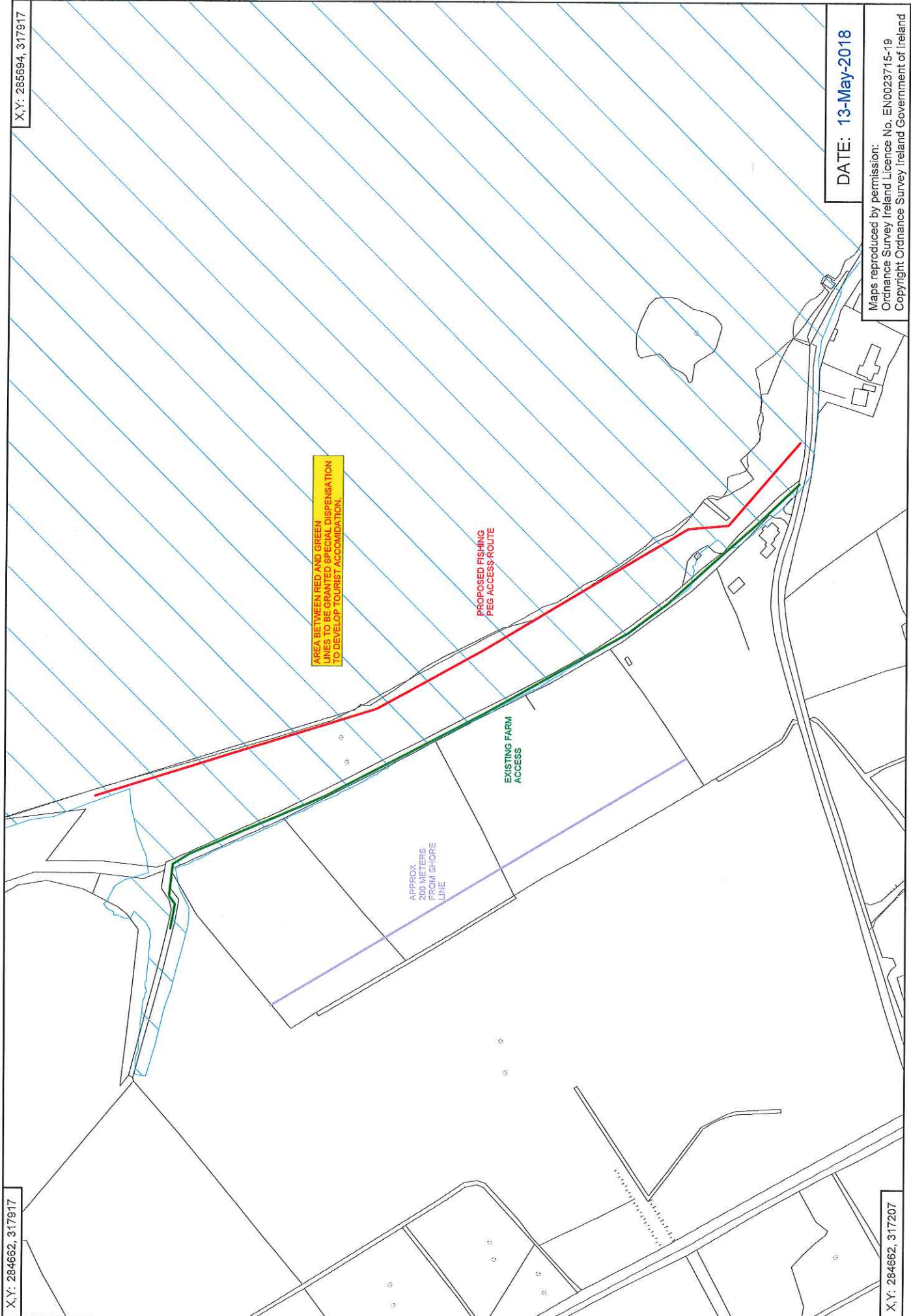
Yours sincerely,

Fiona & Brian McGuinness, Toome, Co. Monaghan.

087 9531435 (Fiona), 087 1234835 (Brian)

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DATE: 13-May-2018

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