

## Treanor, Bronagh

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**From:** Ronan Woods [pdesconsultants@gmail.com]  
**Sent:** 22 May 2018 14:40  
**To:** !devplan  
**Subject:** Draft development plan submissions  
**Attachments:** Planning submission re lands at Edenamo, Inniskeen (PJ & EJ Doherty Ltd).pdf; Planning submission re lands at Church Heath, Castleblayney (JC Developments Ltd).pdf

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Toirleach, Laura & Darina,

Good afternoon and hope all are well.

Please find attached submissions in respect of the following parcels of lands:

- Church Heath at Castleblayney;
- Edenamo at Inniskeen.

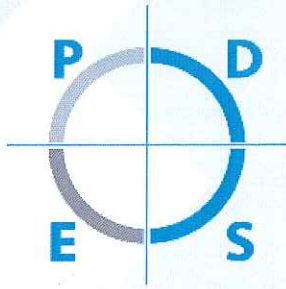
Can you acknowledge receipt for our records?

Kind regards,



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CHARTERED PLANNING CONSULTANTS

SCANNED

**PLANNING SUBMISSION RE  
DRAFT MONAGHAN COUNTY  
DEVELOPMENT PLAN 2019-2025**

*In respect of*  
**LANDS AT INNISKEEN,  
CO MONAGHAN**

*Prepared by*  
**PDES PLANNING CONSULTANTS**

*On behalf of*  
**PJ & EJ DOHERTY  
LTD**

**MAY 2018**

## 1.0 Introduction

We have been instructed to make this submission on behalf of our client, PJ & EJ Doherty Ltd, in respect of lands at Edenamo, Inniskeen.

This submission is made in response to the public notice dated 15<sup>th</sup> March 2018, inviting submissions up until 25<sup>th</sup> May 2018 in relation to the draft Monaghan County Development Plan 2019-2025.

In summary, this submission requests the following:

**-That the Planning Authority amend the proposed zoning/settlement envelope as proposed for Inniskeen so that our client's lands as outlined (4.34ha) are included within the settlement envelope for Inniskeen.**



Figure 1: Subject lands for reference purposes (which correlates with the site area encompassed under permission 04/1438) (source: arcgis map viewer)

## 2.0 Current planning context

The subject lands are noted being partly within the existing settlement envelope for Inniskeen under the 2013-2019 Plan.

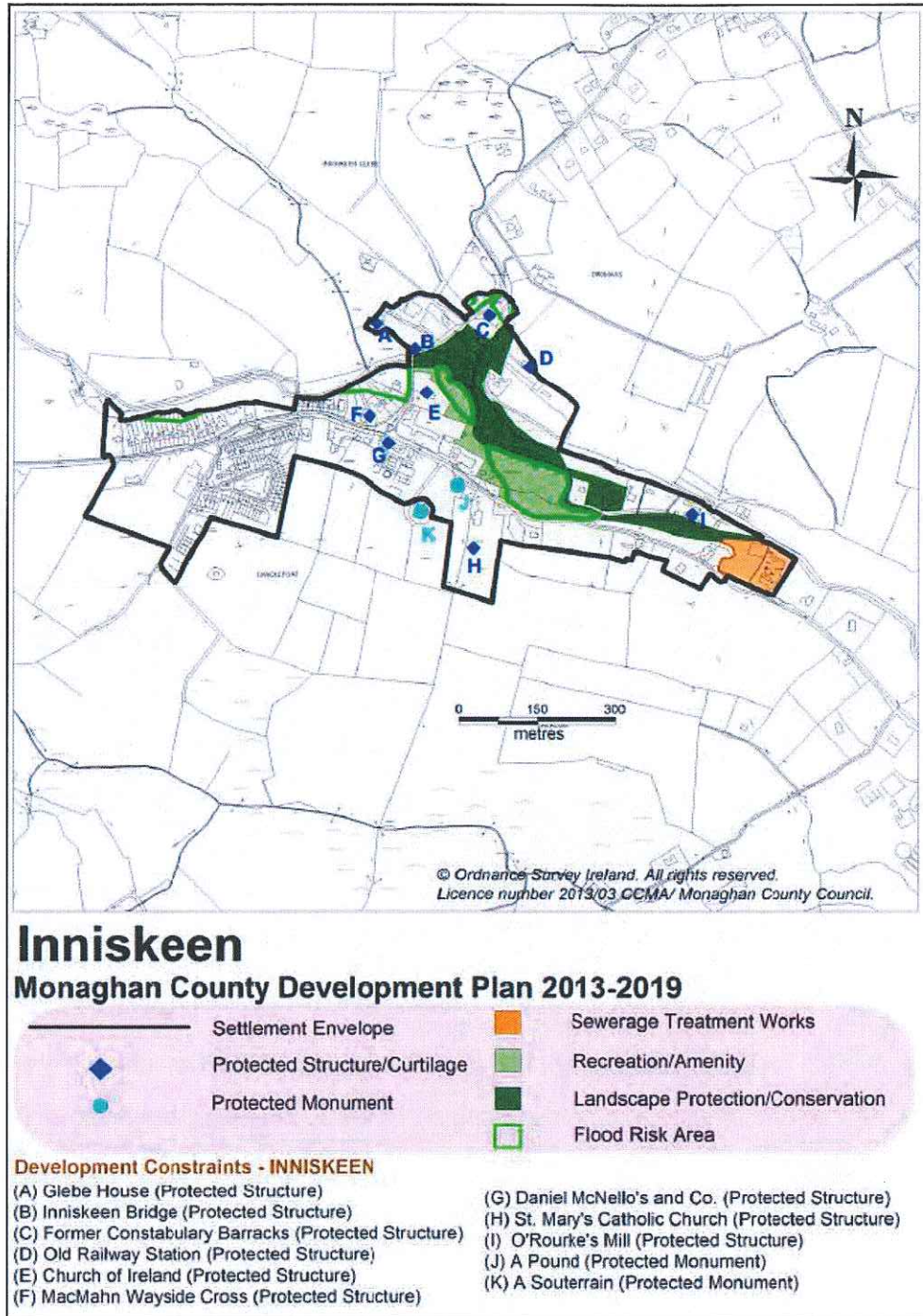


Figure 2 Zoning map as per Monaghan County Development Plan 2013-2019 showing the subject lands. (source: Monaghan County Development Plan 2013-2019)

We consider in the broadest this zoning as currently applies recognises the 'serviced status' of the existing lands with public footpath adjacent, existing foul sewer and ESB connections available.

### 3.0 Planning history and status

For reference by the Planning Authority, it is highlighted that permission has previously been granted for residential development on the subject lands, albeit since expired.

Specifically planning application references: (in summary)

- 04/1438: Permission for 35no. dwellings and associated site works.
- 06/2060: Permission for demolition of existing club rooms and provision for a total of 58no. dwellings and associated site works.
- 06/2062: Permission for a crèche.
- 09/478: Amendments to previously granted planning under reference 04/1438.
- 10/9002: Extension of duration of permissions 04/1438 & 09/478; under this extension of duration it was recognised by the Planning Authority that substantial works were carried out to the subject lands.

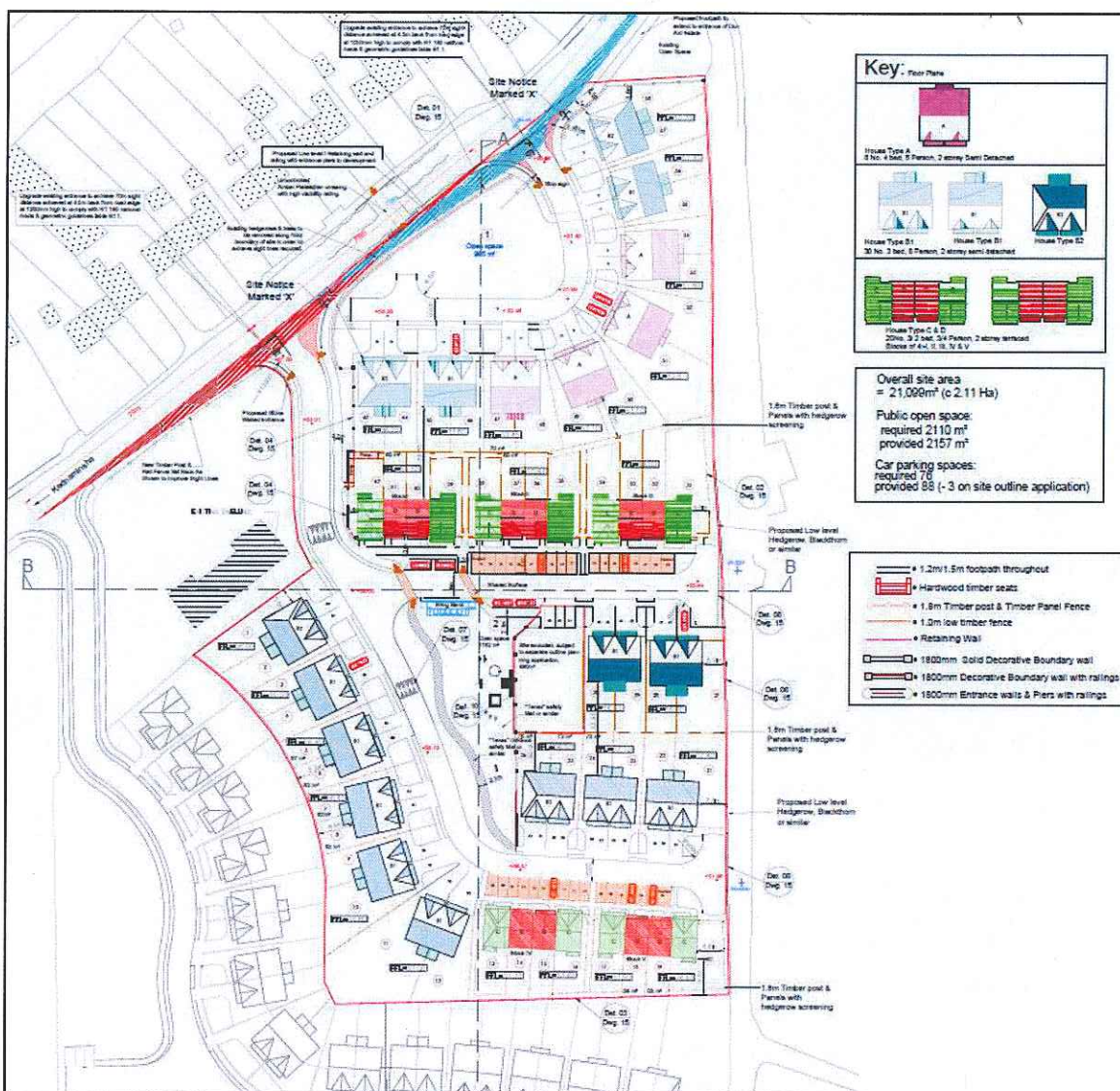


Figure 3 Site layout approved under permission 06/2060 which provided for 58no. dwellings

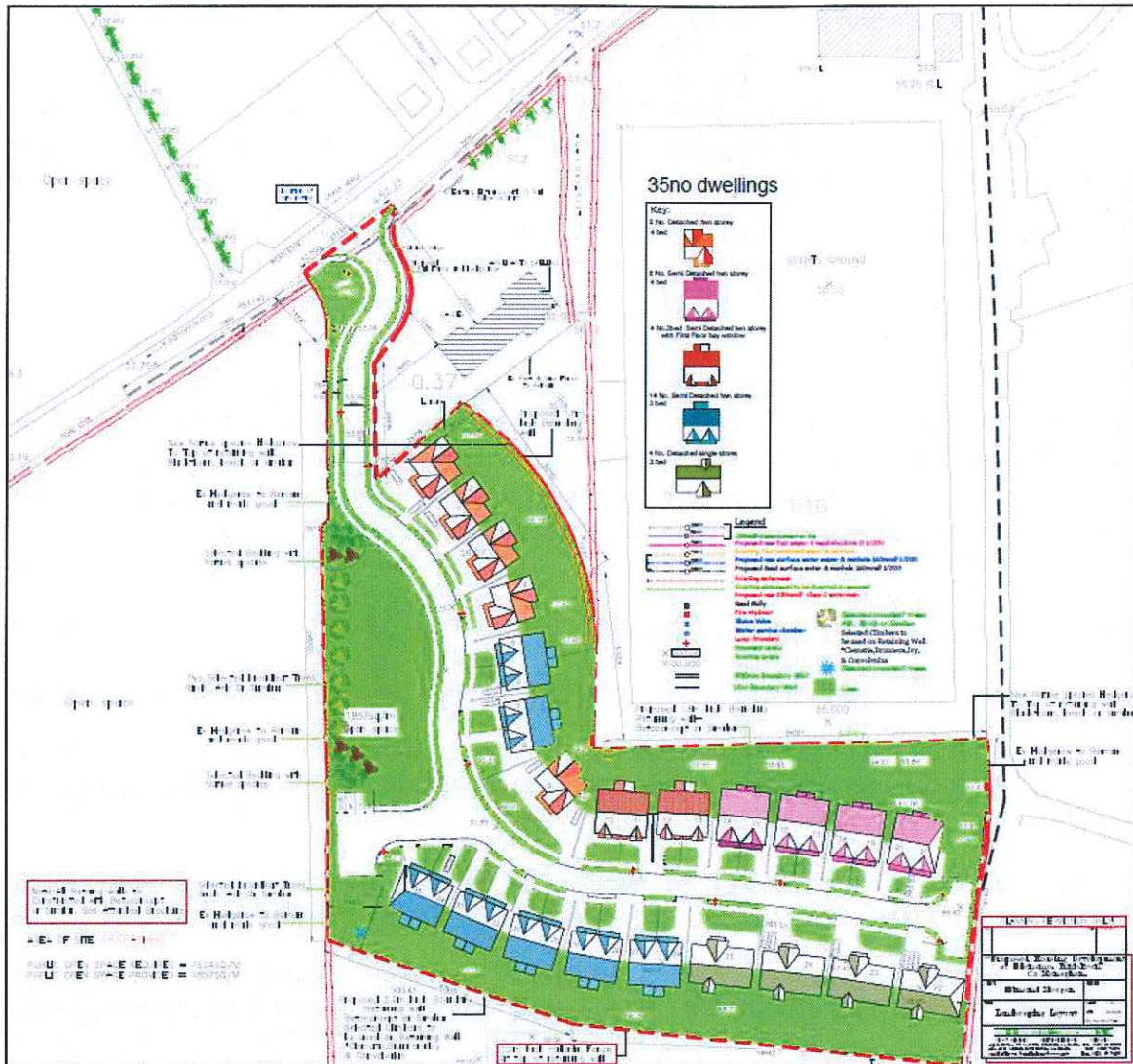


Figure 4 Site layout approved under permission 04/1438 which provided for 35no. dwellings (layout subsequently amended under permission 09/478)

Of note are the substantial site works carried out on the subject lands;

- The developer completed the site clearance works to formation level for each plot; and laying of hardcore finish;
- Main foul and storm drainage connections completed;
- Site services within the development commenced;
- Installed new 250 metre long sewer line on the main road (costing €75k).

The above mentioned sewer line work was completed out of sequence at the request of Monaghan County Council. Whilst it was to act as the future connection to serve the subject lands our client was not required to install this sewer until units were ready for occupation. (refer to appendix 1)

#### 4.0 Site location and context

In terms of context we submit the subject lands are conveniently located adjacent to the existing public roads, offering direct access to the Regional road network which has adequate capacity for any traffic generated from residential use. It is a strategically well-located site within Inniskeen village.

The inclusion of the subject lands as outlined within the settlement envelope for Inniskeen will be consistent with the linear village form as established and not represent urban sprawl. It is to be regarded as a parcel of lands which is serviced and represents a logical physical extension of the village.

We submit the subject lands are therefore to be regarded as 'serviced lands' as defined in appendix 1 of the National Planning Framework and should be given priority in terms of zoning through the development plan process.

#### 5.0 Other matters

##### 5.1 National Planning Framework

The National Planning Framework sets out strategic objectives which Planning Authorities are to have regard to. Specifically we highlight:

Objective 3a *"To deliver at least 40% of all homes Nationally within the built-up footprint of existing urban settlements"*.

Objective 5 *"To develop cities and towns of sufficient scale and quality to compete internationally and be drivers of national and regional growth, investment and prosperity"*.

Objective 7 *"Reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities"*; and

*"Encouraging population growth in strong employment and service centres of all sizes, supported by employment growth"*.

*"In more self-contained settlements of all sizes, supporting a continuation of balanced population and employment growth"*.

Of note to our submission is section 4.5 of the NPF which states **"The NPF targets a significant proportion of future urban development on infill/brownfield development sites within the built footprint of existing urban areas. This is applicable to all scales of settlement, from the largest city to the smallest village"**.

Also of relevance is under appendix 3 of the NPF which sets out a tiered approach to zoning of lands. In summary:

- (I) Serviced lands should be identified;
- (II) Servicable lands should be identified.

We submit the NPF sets out a clear policy direction for strengthening of existing urban areas and a move away from rural based one-off housing. Use of infill/brownfield sites is advocated and the tiered approach to zoning of lands set out.

Planning Authorities through the plan process should identify 'serviced lands' and consider same as a priority through the development plan process.

We submit this is considered to be sustainable in planning and land-use terms and sets a clear policy context which Core Strategies should be based on by all Planning Authorities.

## 5.2 Core Strategy

### 5.21 Overview

We note the draft County Development Plan 2019-2025 incorporates the core strategy pursuant to the requirements of Section 10 of the Planning and Development Acts. The strategic objectives are noted which in the broadest sense are to provide for new development in a sustainable manner.

In light of the NPF as published, we submit the rationale and zoning provisions set out in the core strategy should be revised, particularly given the policy context provided by the NPF which seeks to strengthen urban areas and existing lands.

We also note the requirement of the Core Strategy to be consistent with the Border Regional Planning Guidelines (RPG's), and the population growth forecasts set out therein for the County. In this context we consider the draft County Development Plan 2019-2025 should:

- place greater emphasis on zoning lands in existing urban areas;
- place greater restrictions on single rural housing.

This approach will allow for the population growth forecasts for the County as set out in the RPG's to be adhered to; and also ensure that the NPF objectives are met; ie objectives 3, 5 & 7 of the NPF as previously identified to be met.

Further, we also submit the assumed population growth of 1.04% is considered to be too conservative and is based on 'distorted' local population growth rates which occurred during the 2008-2015 economic recession (and previous periods of high unemployment), when net migration was ongoing.

In this context we highlight the document as published "*Prospects for Irish Regions and Counties*" as published January 2018 (by the ESRI in conjunction with the NPF publication) which provides detailed up-to-date analysis of population growth rates. Specifically we highlight the following tables as extracts:



**TABLE 3.1 AVERAGE ANNUAL POPULATION GROWTH BY REGION AND PERIOD (%)**

	1991-1996	1996-2002	2002-2006	2006-2011	2011-2016	1991-2016
Border	0.2	1.0	2.1	2.0	0.3	1.2
Midland	0.3	1.6	2.9	2.4	0.7	1.8
West	0.5	1.3	2.2	1.5	0.4	1.3
Dublin	0.6	1.0	1.4	1.4	1.1	1.2
Mid-East	1.4	3.1	3.8	2.3	1.1	2.9
Mid-West	0.4	1.2	1.6	1.0	0.3	1.0
South-East	0.4	1.4	2.2	1.6	0.5	1.3
South-West	0.5	1.0	1.8	1.4	0.8	1.2
State	0.6	1.3	2.1	1.6	0.7	1.4

Source: Author's calculations using CSO Census of Population data.

Table 2 Average annual population growth by region and period (Source: *Prospects for Irish Regions and Counties* table 3.2)

**TABLE 3.2 AVERAGE ANNUAL POPULATION GROWTH BY COUNTY AND PERIOD**

	1991-1996	1996-2002	2002-2006	2006-2011	2011-2016	1991-2016
Carlow	0.3	1.8	2.4	1.7	0.8	1.6
Dublin	0.6	1.0	1.4	1.4	1.1	1.2
Kildare	2.0	3.6	3.4	2.6	1.1	3.2
Kilkenny	0.5	1.1	2.2	1.8	0.8	1.4
Laois	0.2	1.8	3.5	4.0	1.0	2.5
Longford	-0.1	0.5	2.7	2.7	0.9	1.4
Louth	0.3	1.7	2.3	2.1	0.9	1.7
Meath	0.8	3.7	5.4	2.6	1.2	3.4
Offaly	0.2	1.3	2.8	1.6	0.3	1.3
Westmeath	0.5	2.2	2.6	1.7	0.5	1.7
Wexford	0.5	2.0	3.2	2.1	0.6	1.9
Wicklow	1.1	1.9	2.5	1.7	0.8	1.9
Clare	0.7	1.6	1.9	1.1	0.2	1.2
Cork	0.5	1.1	1.9	1.6	0.9	1.3
Kerry	0.7	0.8	1.4	0.8	0.3	0.8
Limerick	0.4	1.0	1.2	0.8	0.4	0.8
Tipperary N.R.	0.1	0.9	2.1	1.3	0.3	0.9
Tipperary S.R.	0.2	0.8	1.3	1.3	0.1	0.8
Waterford	0.7	1.2	1.6	1.1	0.5	1.1
Galway	0.9	1.8	2.7	1.6	0.6	1.7
Leitrim	-0.2	0.5	3.1	2.0	0.1	1.1
Mayo	0.1	0.9	1.4	1.1	0.0	0.7
Roscommon	0.0	0.6	2.3	1.8	0.1	1.0
Sligo	0.4	0.7	1.2	1.5	0.0	0.8
Cavan	0.1	1.1	3.3	2.9	0.8	1.8
Donegal	0.3	1.0	1.8	1.9	-0.3	1.0
Monaghan	0.0	0.4	1.6	1.6	0.3	0.8
State	0.6	1.3	2.1	1.6	0.7	1.4

Table 3 Average annual population growth by region and period (Source: *Prospects for Irish Regions and Counties* table 3.2)

As can be seen from the above tables, the average annual growth rate for the Border region was 2.0% pre-recession, and in Monaghan the growth rate was 1.6%. Notably this research is up-to-date and more relevant than 'projections' as set out in the RPG's dated 2010, as it takes into account Census data of 2011 & 2016.

Also of note is the growth rate at state level during the recession 2011-2016 which is detailed at 0.7%. In the broadest sense this is largely attributable to net migration and the recession.

In this context and the vastly improved economic scenario we consider the assumed growth rate of 1.04% as set out in the draft plan is therefore too restrictive, with the consequence that inadequate lands have been proposed for housing in the broadest sense.

**We submit a revised assumed population growth projection for the County should therefore be revised upwards to at least 1.6%**, given the vastly improved economic conditions which result in improved employment prospects and the associated improvement in bank lending for provision of housing units. We highlight this suggested growth rate is based on reference to what has been the historical growth rates for the County as shown in table 3 above.

In accordance with objectives 3, 5 & 7 of the NPF, we also consider this % increase should be prioritised in terms of allocating lands for housing within existing urban areas; ie. at least 40% to be provided for in existing urban areas as per the NPF objectives.

**At a County level the core strategy and rural housing policy should therefore be configured to encourage at least 40% of future population growth and housing requirements into urban areas.**

## 5.22 Core strategy implications for Towns and Villages (including Inniskeen)

On referencing the core strategy as set out in the draft plan, we note population growth projections are stated to be 67252 persons by 2025 at a county level.

In the broadest sense we consider this restricted target population of 67252 persons results in a lack of lands being zoned as available for development in all settlements due to:

- the conservative 1.04% assumed growth rate;
- the revised policy direction with the NPF sets out under objective 3a "*To deliver at least 40% of all homes Nationally within the built-up footprint of existing urban settlements*" which has not been factored into the core strategy to date.

In response we suggest the following be addressed at plan preparation stage:

- Of note is figure 3.2 in the Regional Planning Guidelines which sets out the population targets for the county until 2022. Specifically it sets out that by 2022 the target population for the county is **71,400**.
- We highlight this to demonstrate both the target population by 2022 as per the RPG's and also for the Planning Authority to note that the draft plan is required to allocate lands beyond 2022; ie until 2025. We submit that applying an assumed growth rate of 1.04% therefore has implications that the core strategy would not be consistent with the RPG's and population targets set out therein.

- We also highlight the specific policies as set out in the RPG's to be complied with; namely CSP4-CSP10. The target population as set forward in the Core Strategy and HLR's are therefore considered to fall short of what is envisaged by the RPG's.

In response to the NPF and the target population set out in the RPG's we submit:

- At a county level under the core strategy, the population allocation/HLR's should be consistent with objective 3a of the NPF in the first instance; ie at least 40% of population growth/HLR calculations to be allocated primarily to existing urban settlements.
- HLR's in existing urban areas should be prioritised in land-use terms and policy change incorporated into the development plan for all rural housing applications so that 'actual need' is incorporated into rural housing policy; this is consistent with the Section 28 Guidelines 'Sustainable Rural Housing: Guidelines for Planning Authorities'.
- The growth rate for the county should be increased to a minimum of 1.6% per annum; **this equates to a total of 70,813 persons at county level by 2025.**
- This represents an increase at county level of 3561 above the figures at county level as suggested in table 2.0 of the core strategy. (ie 70,813 rather than the stated 67,252 population target).
- This is a total population increase of 9427 persons.

		Assuming a 1.04% per annum growth	Assuming a 1.6% per annum growth	RPG Target Population
Current Position	2016 Population	61,386 persons	61,386 persons	66,124
Plan Period Projected Growth 2019-2025	Total Population of County by 2025	67252 persons	<b>70,813 persons (by 2025)</b>	71,400 (by 2022)

Table 3 Population growth based on a 1.6% per annum (compound)

Applying our suggested population increase rate of 1.6% has implications for the Housing Land Requirement for all settlements in the county. Specifically in terms of Inniskeen (and other Tier 4 villages) in terms of population allocations we submit:

- We note from table 2.3 of the draft plan the target population increase for Inniskeen is **77 persons**. We note this represents 1.31% of projected county population growth forecasts as proposed under the draft plan. (ie project population increase of 5867 persons)

As previously, we submit the target population increase at county level should instead be 9427 persons. Therefore applying the same allocation rate of 1.31% of target population increase we suggest the allocation to Inniskeen should therefore be revised upwards to **123 persons**.

A population target increase of 123 persons for Inniskeen results in a requirement for at least 45 housing units; (ie. based on an assumed household size of 2.75 persons as stated by the CSO in 2017).

In total, we submit a 45 housing unit requirement for Inniskeen equates to 2.72 ha of lands for residential purposes. (based on an average density throughout residential lands of 16.5 units per ha).

Level	Location	2016 Population	Projected Additional Population	Projected Population 2025
Tier 1 Principle Town	Monaghan	7,678	1,737	9,415
Tier 2 Strategic Town	Carrickmacross	5,032	1,021	6,053
	Castleblayney	3,607	629	4,236
Tier 3 Service Town	Clones	1,680	338	2,018
	Ballybay	1,241	306	1,547
Tier 4 Village Network	Ballinode	470	96	566
	Emyvale	701	119	820
	Glaslough	453	95	548
	Inniskeen	273	77	350
	Newbliss	327	82	409
	Rockcorry	316	81	397
	Scotshouse	220	72	292
	Scotstown	361	85	446
	Smithborough	395	88	483
	Threemilehouse	156	65	221
Tier 5&6	Remaining Rural Area	38,476	976	39,452
	<b>County Monaghan</b>	<b>61,386</b>	<b>5,867</b>	<b>67,253</b>

Table 4 Extract from draft Monaghan County Development Plan 2019-2025 (source: table 2.3 as per draft plan)

### 5.23 Land Availability

In terms of actual lands identified under the draft county plan 2019-2025, we consider the settlement envelope as proposed for Inniskeen fails to take due account of physical constraints and identify which lands can actually be developed for housing purposes.

For due consideration we specifically highlight a significant area of lands within the settlement envelope as proposed for Inniskeen lies within the floodplain associated with the Fane River. Specifically, the CFRAM study and flood maps identify a significant area of lands lie within the 10% fluvial AEP floodplain.

Given the low-lying nature of the areas identified at risk of flooding within the settlement limit, it is reasonable to assume on planning grounds that mitigation cannot be designed into a scheme to allow for building within the 10% AEP fluvial flood plain as identified.

We note the draft plan correctly identifies this flood risk in the broadest sense and correctly allocates an area for recreation/amenity which overlaps with the flood-plain.

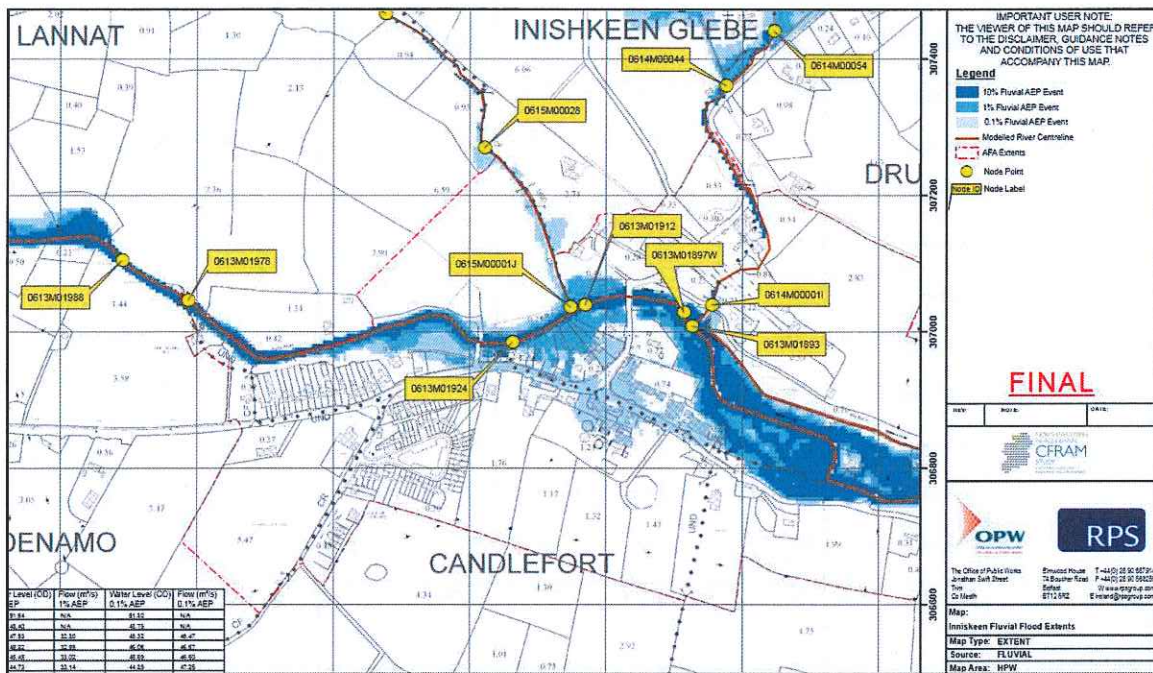


Figure 5 Inniskeen flood extents map (source: OPW)

However on referencing the area of lands which are subject to flooding and also designated recreation/amenity we note that approximately 4.6ha of lands should be regarded as not appropriate for development purposes within the settlement envelope as proposed.

We submit a precautionary approach should be applied at plan preparation stage and undeveloped lands at risk of flooding should instead be designated as landscape protection/conservation throughout, with an objective included for Inniskeen that lands abutting the Fane River are to be kept free from any further built development, particularly given the amenity benefit which the Fane River provides at present to the village fabric.

Further constraints are also highlighted which include:

- Glebe House;
- Church of Ireland and attendant grounds;
- O'Rourkes Mill and attendant grounds;
- St Marys Church and attendant grounds;
- 2no. protected monuments.

In this context we submit the settlement envelope as proposed for Inniskeen therefore does not provide adequate lands for future population growth, housing land requirements or employment generating enterprises.

As previously, we submit a 45 housing unit requirement for Inniskeen equates to 2.72 ha of lands required for housing purposes. This HLR also fails to take account of any additional rural based enterprise's which may seek to locate in a Tier 4 settlement such as Inniskeen which is envisaged under objective SH04 of the draft plan.

**In this context we submit that the subject lands discussed herein can be utilised to facilitate the Housing Land Requirement for Inniskeen and also allow for any employment generating enterprises to be located within the settlement envelope.**

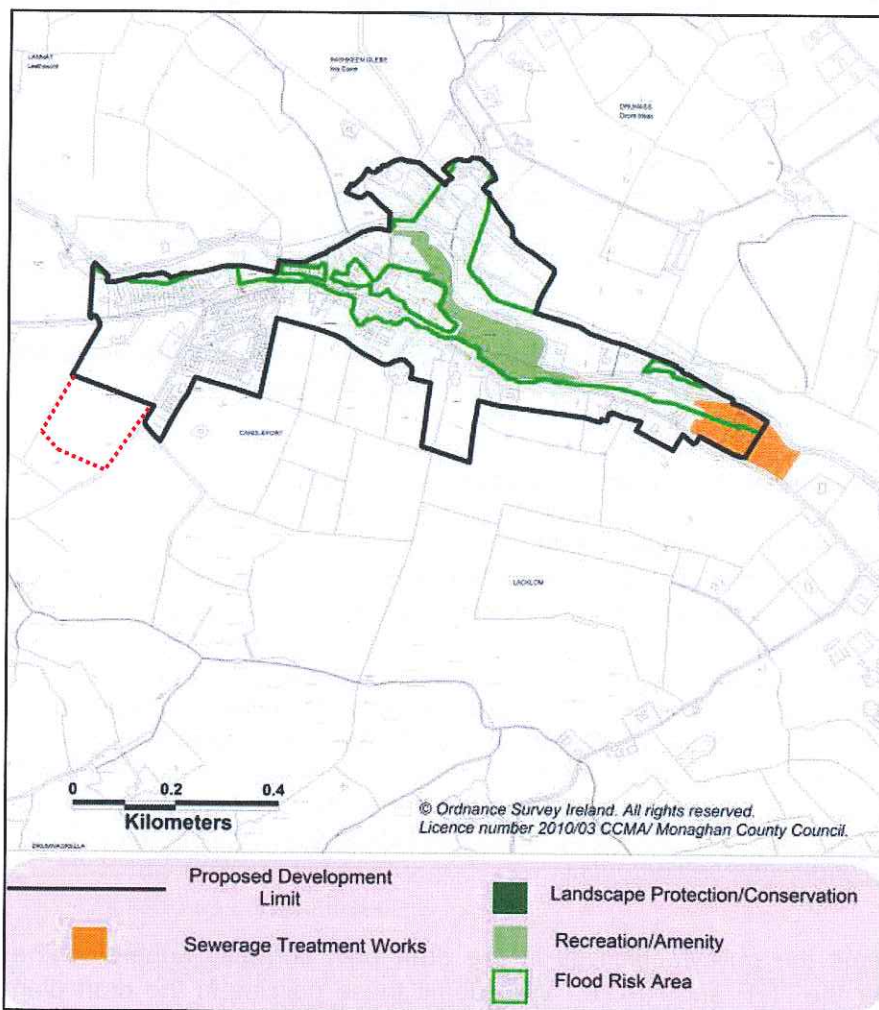


Figure 5 Settlement envelope for Inniskeen as per draft Monaghan County Development Plan 2019-2025; subject lands requested for inclusion denoted as ..... (source: draft Monaghan County Development Plan 2019-2025)

## 5.24 Other matters

We note the following applies to the submission lands; specifically:

### National Planning Framework

We re-iterate objective 7 of the NPF which sets out a need for both encouraging population growth and employment growth in all settlements. Specifically it states:

Objective 7 *“Reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities”*; and

*“Encouraging population growth in strong employment and service centres of all sizes, supported by employment growth”*.

*“In more self-contained settlements of all sizes, supporting a continuation of balanced population and employment growth”*.

We submit the NPF sets out a need for settlement envelopes such as Inniskeen to be based on more than Housing Land Requirements; provision should also be made for employment growth and appropriate employment generators to be located inside settlements. We consider the settlement envelope as proposed fails to recognise this requirement.

### Regional Planning Guidelines

Given the existing buildings on-site and previous development works carried out, we submit our client's lands are to be regarded as 'brownfield'. In this regard we highlight objective CSP 11 as set out in the RPG's wherein the policy directive sets out where it is proposed to exclude brown field sites from the aforementioned Housing land Requirement, justification must be provided for it's exclusion.

In this context and the justification for the settlement envelope we submit there is no basis for our client's lands to be excluded from the settlement envelope for Inniskeen.

### Draft Monaghan County Development Plan 2019-2025

#### 2.3.9 (Tier 4 –Village Network) Objective SH04

*To promote and facilitate development that is commensurate with the nature and extent of the existing villages and support their role as local service centres.*

#### 2.4.1 Regeneration of Existing Lands

*The regeneration of land (as defined by the 2015 Act) and buildings in need of development and renewal throughout the county is an objective of this Plan and Monaghan County Council will seek to develop and improve areas in need of development and renewal, particularly within designated settlements. It is therefore important to acknowledge that a proportion of future urban development will occur on infill/brownfield/regeneration lands within the built envelope of existing settlements.*

In this context we submit the policy/objectives in the draft plan correctly adhere to the objectives set out under the NPF and RPG's. We submit these policies in the draft plan support inclusion of the subject lands to be within the settlement envelope for Inniskeen.

## 6.0 Summary & conclusions

This submission relates to the parcel of lands as identified at Edenamo, Inniskeen. In summary, this submission requests the following:

- (i) At a county level under the core strategy, the population allocation/HLR's should be consistent objective 3a of the NPF in the first instance; ie at least 40% of population growth/HLR to be allocated to existing urban settlements.
- (ii) The annual growth rate for the county should be increased to a minimum of 1.6%; this results in a population target of 70,813 persons at county level, rather than 67,252 persons as suggested in the draft plan.
- (iii) As per table 2.3 of the draft plan the target population increase for Inniskeen is **77 persons**. We note this represents 1.31% of projected county population growth forecasts. (5867 persons) We submit the target population increase at county level should instead be 9427 persons; applying the same allocation rate of 1.31% of the target population increase we suggest the allocation to Inniskeen should therefore be revised upwards to **123 persons**.
- (iv) A population target increase of 123 persons for Inniskeen results in a requirement for at least 45 housing units; (ie. based on an assumed household size of 2.75 persons as stated by the CSO in 2017).
- (v) We submit a 45 housing unit requirement for Inniskeen equates to 2.72 ha of lands for residential purposes. (based on an average density throughout residential lands of 16.5 units per ha).
- (vi) Given the area of lands which are subject to flooding and also designated recreation/amenity inside the settlement envelope as proposed we submit that approximately 4.6ha of lands are to be regarded as not appropriate for development purposes. In this context our client's brownfield lands (4.34ha) provide an appropriate alternative for the development lands required to allow Inniskeen to develop in a sustainable manner.
- (vii) The extension of the settlement envelope as requested by this submission represents a nominal increase of 1.8ha additional lands from those lands which are incorporated under the draft settlement envelope as proposed for Inniskeen. This increase in lands is considered appropriate and 'compensates' for the aforementioned physical constraints inside the settlement envelope due to flood risk and other constraints including protected structures and monuments.
- (viii) As per appendix 3 of the NPF Planning Authorities through the plan process should identify 'serviced lands' and consider same as a priority through the development plan process. Our client's lands fall into this bracket of which lands should be prioritised.
- (ix) Finally, the inclusion of the subject lands is consistent with the objective set out under 2.1 of the draft plan wherein it states as an objective to "*Provide for low density development of residential units on suitable sites within the designated*



*settlements in order to provide an alternative house type choice to rural one-off housing”.*

**In summary we request that the Planning Authority amend the proposed zoning/settlement envelope as proposed for Inniskeen so that our client’s lands as outlined (4.34ha) are included within the settlement envelope for Inniskeen.**

If considered appropriate a key site requirement could be specified that the development is phased.

We submit the inclusion of our client’s lands within the settlement envelope is consistent with objectives 3, 5, 7 and section 4.5 of the National Planning Framework, objective CSP 11 as set out in the RPG’s and also objectives 2.3.9 and 2.4.1 of the draft plan as published.

We trust the Planning Authority will have regard to the contents of this submission in it’s preparation of the Monaghan County Development Plan 2019-2025.

Yours sincerely,



Ronan Woods

Director/MIPI

Appendix 1

Correspondence as issued from Monaghan County Council to our client dated 2009

**COMHAIRLE CHONTAE MHUINEACHÁIN  
MONAGHAN COUNTY COUNCIL**

**Oifigí Contae,  
An Gleann,  
Muineachán.**

**Guthán: 047 - 30500**

**County Offices,  
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Monaghan.**

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Community & Enterprise (047) 35140  
Environment (047) 30592/30593  
Finance (047) 30589  
Fire/Building Control (047) 30521  
Higher Education Grants (047) 30550  
Housing Construction (047) 30529  
Housing Loans/Grants (047) 30527  
Human Resource Management (047) 30586  
Motor Taxation (047) 81175  
Planning (047) 30532  
Register of Electors (047) 30547  
Roads (047) 30597  
Water Services (047) 30504

Mr Eamon Doherty  
EJ Doherty & Sons  
37 Quay Street  
Dundalk  
Co Louth.

6<sup>th</sup> July 2009.

Dear Mr Doherty,


**RE: FOUL SEWER LINE IN PUBLIC ROAD INNISKEEN**

The new foul line constructed by your company in the public road in the village of Inniskeen is now complete and has been operating in a good & satisfactory condition for 12 months. It was installed and tested under Monaghan County Council supervision and fully complies with the specification MCC set down at the beginning.

As agreed in writing at Planning application stage with Water services, Monaghan County Council, the section contained within the public road, must now transfer to MCC.

The date of this transfer, unless notified otherwise, will be **4<sup>th</sup> August 2009**, when the section of pipeline in the Public road will be adopted by Water services, MCC and followed by County Council meeting on 7<sup>th</sup> September 2009.

Thank you for your cooperation on the matter.

Yours Sincerely,  
  
Mark Johnston  
SEE MCC.

*Dig Out P/P*