

Treanor, Bronagh

From: Ronan Woods [pdesconsultants@gmail.com]
Sent: 22 May 2018 17:03
To: ldevplan
Subject: Draft Development Plan submission
Attachments: Planning submission re lands at Tydavnet (Bridesquare Properties Ltd).pdf

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Toirleach, Laura & Darina,

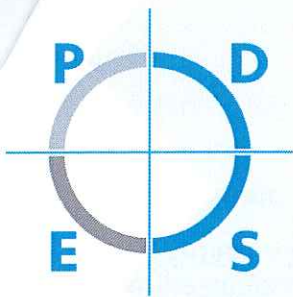
Please find attached a further submission re Tydavnet and Tier 5 village policy for residential developments.

Kind regards,

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

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

Prepared by
PDES PLANNING CONSULTANTS

On behalf of
**BRIDE SQUARE
PROPERTIES LTD**

MAY 2018

1.0 Introduction

We have been instructed to make this submission on behalf of our client, Bride Square Properties Ltd, in respect of subject lands at Tydavnet.

This submission is made in response to the public notice dated 15th March 2018, inviting submissions up until 25th 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 policies under section 2.7.1 in respect of residential developments for Tier 5 and Tier 6 settlements so that serviced/serviceable lands which are located adjacent to a village focal point can be developed.



Figure 1: Subject lands for reference purposes (source: arcgis map viewer)

2.0 Current planning context and proposed policies/objectives

We note the subject lands are within Tydavnet, which is defined as a Tier 5 village under both the current 2013-2019 County Development Plan and the draft County Development Plan 2019-2025.

Notwithstanding the settlement hierarchy set out in the core strategy, we note policy objectives provide support for residential developments in the Tier 5 villages. Specifically policies of note are:

SH05 *“To support and encourage the growth of Tier 5 settlements with adequate infrastructural capacity to ensure that local services are sustained in the rural community settlements”.*

The policy/objectives further state *“It is recognised that the strengthening of rural communities is essential in order to ensure the survival of the unique character of these rural areas. Residential development in these areas is only suitable at small scale, reflective of the character of the existing settlement, and will be promoted to alleviate the pressures for one-off housing in the open countryside”.*

Response:

In the broadest sense we support the policy objectives which encourage strengthening of rural communities such as Tydavnet.

However, of particular relevance to Tydavnet however is the fact there is a long-standing unfinished housing development which the developer has ‘stalled’ for in excess of seven years. On review of proposed policies for ‘Housing in Rural Settlements’ we note under section 2.7.1 therein it states:

“Applications for residential development within the Tier 5 & Tier 6 settlements will be considered where the following has been demonstrated:

-the developer has provided evidence to the satisfaction of the Planning Authority that there is a demand for the proposed residential development taking account of the extent, nature and status of extant permissions for residential development, unfinished housing developments and vacant residential properties in the settlement.

-the proposal contributes to the sequential development of the settlement from the centre outwards and/or represents an infilling of the existing settlement footprint”.

We submit application of this policy test has implications for Tydavnet in that the developer who has stalled the unfinished housing development has in effect sterilised any further developments in the village by virtue of ‘land hoarding’, if the above policy is applied rationally. In this context we submit this policy requires amended so as to allow for alternative developers to provide much needed residential units in Tier 5/Tier 6 settlements.

We therefore suggest the policy should be amended to state:

“Applications for residential development within the Tier 5 & Tier 6 settlements will be considered where the following has been demonstrated:

- the developer has provided evidence to the satisfaction of the Planning Authority that there is a demand for the proposed residential development;
- the proposal contributes to a sustainable development of the village where residential units are provided at locations which either constitute sequential development or;
- where residential units are being positioned adjacent to an existing community facility or village focal point.
- the proposal is located on lands which are either serviced or serviceable.
- there are no vacant units on lands which are under control of the developer”.

We note section 15.7.8 of the draft plan encompasses objectives which set out what is required for low-density development on suitable lands within any of the Tier 5 and Tier 6 settlements. In response we consider these objectives are appropriate and will ensure appropriate development management and design standards are met.

3.0 Summary & conclusion

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

-The policy provision under section 2.7.1 of the draft Monaghan County Development Plan 2019-2025 be amended to state:

“Applications for residential development within the Tier 5 & Tier 6 settlements will be considered where the following has been demonstrated:

- the developer has provided evidence to the satisfaction of the Planning Authority that there is a demand for the proposed residential development;**
- the proposal contributes to a sustainable development of the village where residential units are provided at locations which either constitute sequential development or;**
- where residential units are being positioned adjacent to an existing community facility or village focal point.**
- the proposal is located on lands which are either serviced or serviceable.**
- there are no vacant units on lands which are under control of the developer”.**

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