

## Treanor, Bronagh

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**From:** noel mcguigan [noel.mcguigan@cspringle.com]  
**Sent:** 24 May 2018 09:02  
**To:** ldevplan  
**Subject:** Submission to Draft Development Plan 2019 - 2025  
**Attachments:** SKM\_C284e18052409030.pdf; SKM\_C284e18052409031.pdf

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Hi

Please find attached submission in relation to our Client Mr. Paul Mac Cormack, lands at Corracloghan Castleblayney. Co. Monaghan.

A hard copy will be posted also.

Regards

Noel McGuigan

For



SCANNED

**Consulting Engineers, Design Consultants,  
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Our ref: NMcG/MA/3223C  
22<sup>nd</sup> May 2018.

Mr. Adrian Hughes  
Planning Officer  
Monaghan Planning Department  
Monaghan County Council  
The Glen  
Monaghan  
Co. Monaghan.

Re; Our client Mr. Paul MacCormack, lands at Corracloghan, Monaghan Road, Castleblayney.  
Submission under Part 12 of the Planning and Development Act of 2000 in relation to the  
Monaghan Draft Development Plan (Zoning) 2019 to 2025.

Dear Adrian,

My client, Mr. Paul MacCormack, would like you to consider the possibility of changing the proposed zoning of portion of his lands at Corracloghan from Strategic Residential Reserve (coloured purple) to Proposed Residential A zoning (light blue).  
I would like to put the following reasons forward in support of this proposal in the hope that this land can be developed in the very near future.

### 1.0 Location.

The lands are situated along the down-graded old N2 Monaghan Road. The lands consist of approximately 1.22 acres. The plot in question is centrally located in the general area already designated under this plan as existing residential. Over the years the existing development stock has expanded out from the town along this road and this has created a development of private one-off domestic dwelling houses. These house were self-build individual detached houses on private sites. The people were a forward-thinking community who, in 2005 came together with Monaghan County Council to construct a new foul sewerage system on this road to facilitate all of the existing houses in this locality and also future development. This new sewerage pipeline will easily accommodate additional residential stock.

### 1.1 New Motorway.

The new N2 Motorway now by-passes the town of Castleblayney. All the through traffic from Monaghan and Dublin goes around the town and this has allowed for this part of the old N2 Monaghan Road to be downgraded. There is now an enormous reduction in traffic movements along

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C. S. Pringle Ltd. trading as C. S. Pringle

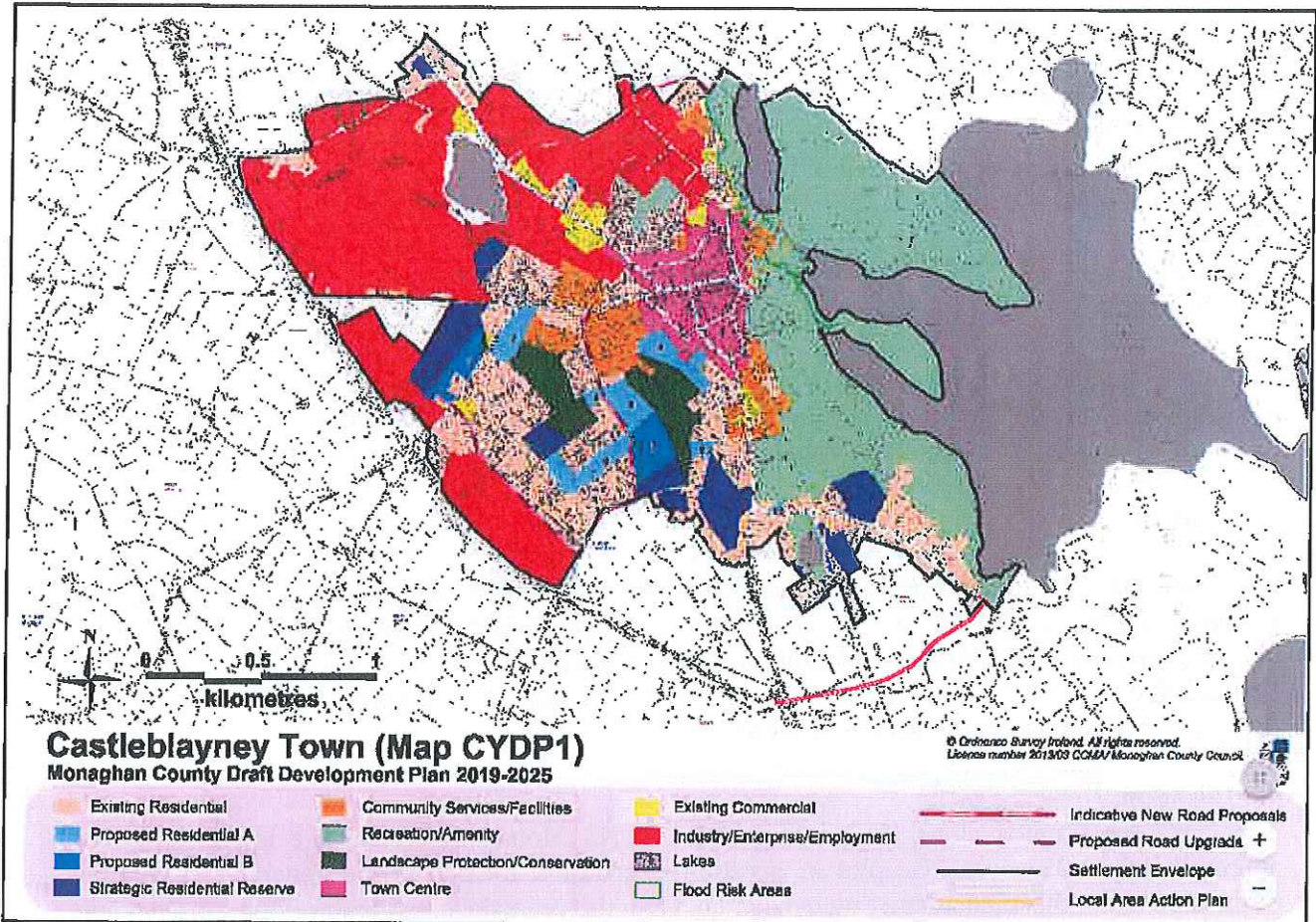


**ACEI**  
Association of Consulting  
Engineers of Ireland  
Carron Road, Carrara Park, Dublin



this stretch of roadway. This leaves it a lot safer for potential new residential development along this road.

**1.2 Monaghan County Council Zoning Map for Castleblayney 2019- 2015**



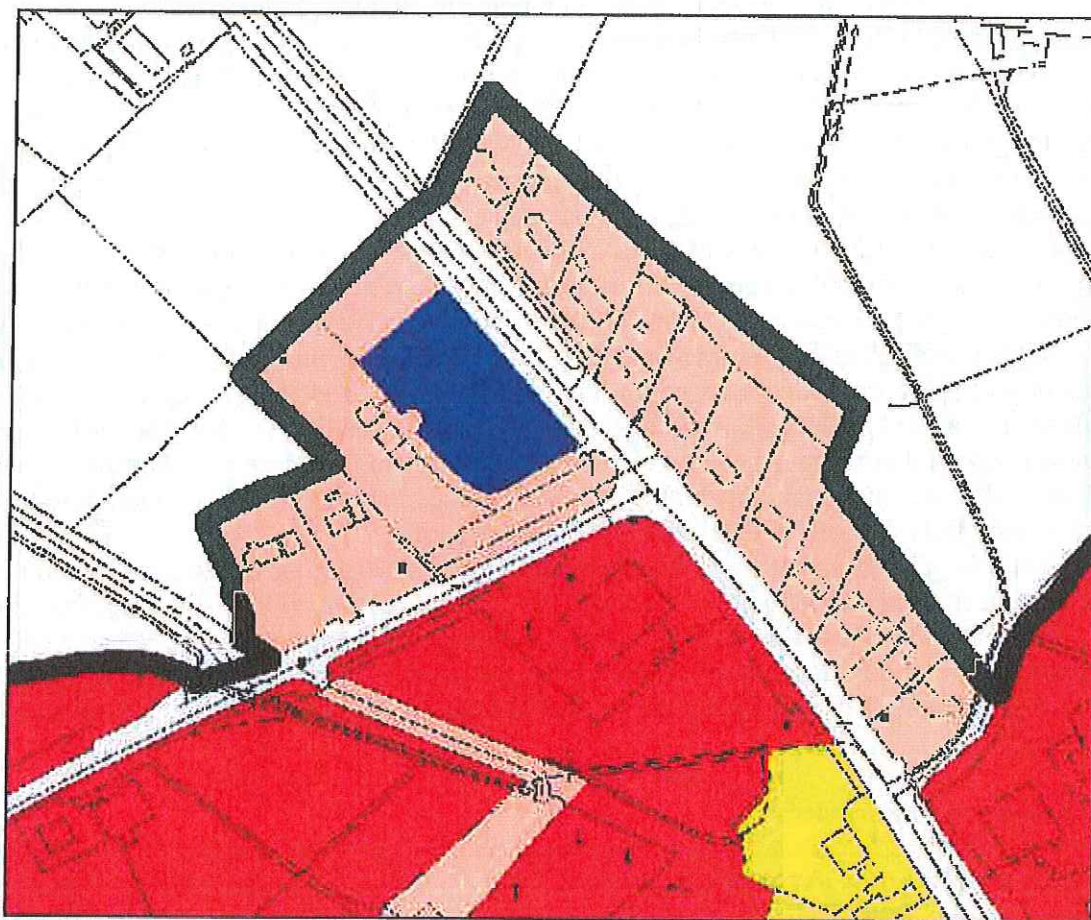
**This map shows the proposed zoning for the Castleblayney Town Settlement Area.**

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**1.3 Map showing the specific area in question enlarged.**



This map shows that Monaghan Co. Co. have already zoned all of the area in the vicinity of this plot as existing residential. They have zoned this plot as Strategic Residential Reserve which basically means that this plot will be sterilised from development for some considerable time to come. It is interesting to note from the zoning Map CYDP1 that part of the Castleblayney town area has been designated with little or no Proposed Residential A zoning. Apart from the very small designated Area 1 no other Proposed Residential A has been zoned north of the Main Street-Milehill road area. Area 1 Designated as Proposed residential A is similar in character to our clients plot however, it is not fully serviced at present. Our clients plot is fully serviced and ready to go with all the necessary facilities readily available. Our clients plot is also inside the Castleblayney Town Settlement Envelope.

When you look at the map you will clearly see that this small plot is the last obvious infill residential site on this side of the town to be developed. The granting of this small change to the overall Zoning Plan for residential development will not interfere with the zoning of the other areas 1 to 10 as these areas are mainly for Housing Developments projects will have totally different and higher densities than our clients plot. A proposal for three additional self-build serviced sites as infill development making use of the existing infra-structural facilitates available at this location and to maximize their potential would seem to be a very sensible zoning for this plot. This is in line with the (NPF) National Planning Framework, National Spatial Strategy and the Residential Density Guidelines.

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In context the Residential Density Guidelines state that the National Strategy as outlined in the document "Sustainable Development a strategy for Ireland (DoELG 1997)" sets out the Government policy of encouraging more sustainable urban development and the proportion of higher residential densities in appropriate locations in harmony with improved public transport systems and to maximize the potential of already well serviced lands with regard to sewerage facilities, water facilities and road infra-structure. This plot is fully serviced with Public Sewerage Scheme running through this plot, public lighting and public footpath adjacent.

The NPF Project Ireland 2040 states that The NPF is a long-term Framework that sets out how Ireland can move away from the current, "business as usual" pattern of development. It tells us that we should learn from past experiences and outline a new way forward that can channel future growth. The National Planning Framework targets a significant proportion of future urban development on infill/brown filed sites within the built footprint of existing urban areas. This is applicable to all scales of settlement, from the largest cities to the smallest village. The NPF targets 40% of new residential development should be within and close to the existing "footprint" of built areas. It states that we must make better use of under-utilised land and buildings including infill which are already fully serviced and adjacent to public transport.

It is noted that it is advised in National Planning Framework that Planning Authorities should take this into account in their Development Plans and give specific recognition to the importance of achieving higher residential densities in appropriate areas on sites in proximity to town centres where public services and public transport corridors exist in the interests of providing more sustainable residential development. We respectfully submit that the plot in question fulfils all this criteria set out in the NPF.

#### **1.4 Infra-structure and Services.**

As mentioned earlier these lands are now fully serviced with a foul sewer pipe-line. This pipe-line was constructed a few years ago in partnership with the local community and the Local Authority. Mains water supply, ESB, Telecom, Broadband, public footpaths and public lighting already adjacent. These facilities are all existing and available to this site. The main Monaghan Road has been downgraded to a regional road which will leave this area safer for walkers, cyclists and all vehicle users to and from this plot.

#### **1.5 Existing and planned Housing Stock.**

It is noted that Castleblayney town has been in decline with a population of 1,884 people in 1996 down to a population of 1,712 in 2002, a percentage change of -9.1%. The population has declined between 2011 and 2016 equating to a population decline of approximately 0.7%. This new development plan predicts that the population of Castleblayney will grow from 3607 in 2016 to 4236 in 2025. However, over the last 10 years Castleblayney has experienced a significant slump in the construction of private houses, social houses and affordable houses. No developers lodging planning applications for housing developments up until recently. In this regard the town of Castleblayney is in great need of all types of housing development now. Just in the last 6 months developers have come forward again to apply for new Housing Developments in the town. Castleblayney town has now become a commuter town to the city of Dublin and other larger towns in the area, Dublin City being only 1.15 hours travel distance away from Castleblayney. There is a great need for additional housing stock in Castleblayney and it is felt that this plot is well serviced to help in this demand. There are Planning Applications in Castleblayney which have been just passed recently, permissions being processed and possibly some yet to be lodged. However, to the best of our knowledge none

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of these developments cater for the type of site proposed at this plot. Where a purchaser can purchase a serviced site and self-build the type of house they want to build for themselves. In all of the other developments planned, the developer designs the style and layout of each house and the purchaser does not have any input. We are only proposing three detached house sites on this plot. Each of them will allow the purchaser to design and build their own house style, design and layout subject to all of the normal planning requirements.

### **1.6 The Sustainable Residential Development in Urban AREAS Guidelines 2009.**

Quote:

General advice,

6.3 Key overall messages of these guidelines include the following:

(d) Offering alternatives to urban generated housing In some limited circumstances, notably where pressure for development of single homes in rural areas is high, proposals for lower densities of development may be considered acceptable at locations on serviced land within the environs of the town or village in order to offer people, who would otherwise seek to develop a house in an un-serviced rural area, the option to develop in a small town or village where services are available and within walking and cycling distance.

Quote:

Density Standards

(c) Edge of small town / village,

6.12 In order to offer an effective alternative to the provision of single houses in surrounding un-serviced rural areas, it is appropriate in controlled circumstances to consider proposals for developments with densities of less than 15 - 20 dwellings per hectare along or inside the edge of smaller towns and villages, as long as such lower density development does not represent more than about 20% of the total new planned housing stock of the small town or village in question. This is to ensure that planned new development in small towns and villages offer a range of housing types, avoiding the trend towards predominantly low-density commuter-driven developments around many small towns and villages within the commuter belts of the principal cities and other Gateway locations. Such lower density development also needs to ensure the definition of a strong urban edge that defines a clear distinction between urban and the open countryside.

**These are very strong statements in favour of the proposed development by our client.**

### **1.7 Conclusion**

In conclusion our Client respectfully submits to Monaghan County Council that this small plot should be rezoned as Proposed Residential A for the following reasons:-

- a. The site is well located on the periphery of Castleblayney and is suitable as an infill residential site for three houses.
- b. The site is serviced with existing foul sewerage pipe-line, mains water supply, ESB, Eircom, Broadband, public footpath and public lighting etc. all existing at this location at present.
- c. The Zoning of this plot as Proposed Residential A will be compatible and sustainable in terms of the Monaghan County Development Plan in that there is existing residential

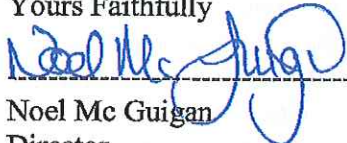
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- community in this area at present and that this development will infill and consolidate this area.
- d. That there is a high back drop of mature trees and hedgerows creating a privacy screen along the crest of the hill behind. So, privacy for the two existing houses behind will not be affected.
  - e. The site is within walking distance of the town centre on the existing public footpath which has public lighting.
  - f. The proposal will be in line with the policies set out in the (NPF) National Planning Framework, National Spatial Strategy, the Residential Density Guidelines and The Sustainable Residential Development in Urban Areas, Guidelines 2009.
  - g. It should also be noted that there is a great demand for these three sites at present with several genuine enquiries to purchase same.
  - h. And lastly, the very important statement made in The Sustainable Residential Development in Urban AREAS Guidelines 2009. Noted at 1.6. ( c ) 6.12. above, in order to offer an alternative to people who are thinking of building out in the rural area on un-serviced sites it is appropriate in controlled circumstances proposed development along the edge of towns and villages as long as this development does not represent more than 20% of the total new town housing stock. Our clients proposal is no where near this 20% maximum target and therefore fulfils all of the criteria set down in these guidelines.

Yours Faithfully



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