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SCANNED

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SUBMISSION FOR INCLUSION OF LANDS IN THE CARRICKMACROSS ZONED AREA ON BEHALF OF P. ROGERS AND SONS LTD.

MONAGHAN COUNTY DEVELOPMENT PLAN 2019 - 2025

PLANNING DEPARTMENT
REF NO. 24 MAY 2018
MONAGHAN CO. COUNCIL

1.0 ZONING

1.1 Description of the lands

The lands comprise 4.28 Hectares located on the Shercock road approximately 900m from Carrickmacross Town Centre. (See attached Appendix 1)

1.2 History of the lands

Outline Planning Permission was originally granted for the lands in 1982 (Ref 104/82) for 35 houses.

The land was purchased in 1983 and a further application was made in 1984. This was granted by An Bord Pleanala for a total of 29 houses.

In 1985 a revised Planning Application for 16 houses was submitted on part of the lands. This was phase 1 of the development and these houses were constructed by 1986.

In October 1986 a further phase of 36 houses was applied for and was granted (Planning Ref 378/86) This was phase 2 of the development.

Due to the recession this phase did not proceed and in 1997 a revised phase 2 application was submitted for 17 houses. This was granted but due to changes in the Company the construction did not proceed.

It is now our intention to construct houses on phases 1A, 2 and 3 of the lands subject to zoning and approval of Monaghan County Council. (Appendix 2)

1.3 Sequential location

Appendix 3 shows a 1000m diameter radius from the town centre which incorporates the subject site. There are numerous zoned parcels of land especially to the north and south of the enclosed circle which are not as adequately located in terms of amenities, services and proximity to town centre. Ares Nos. 2,3,4 and 15 are examples.

1.4 Previous Zoning

In the 2007 – 2013 Monaghan County Development Plan the subject lands were zoned as a mixture of low density and high density residential. (Appendix 4)

1.5 Submission

It is our submission on behalf of P Roger and Sons Ltd. to have the subject lands zoned on the following grounds.

- There is a history of development on the lands. Phase 1 has already been built. and it was the intention of P Rogers and Sons Ltd. to continue the development of the lands on a phased basis. All the services are already on site.
- The land is better suited for zoning than other lands that are located on the periphery of the boundary of the proposed zoning map.
- The sequential map shows the proximity of the lands in relation to the town centre. The site is 800m from the Town centre. (Appendix 3)
- Zoning this land is consistent with the objectives of the proposed Development Plan.

2.0 INNER RELIEF ROAD


We make the following submission in relation to the proposed relief road on the west side of Carrickmacross

- 2.1 The proposed road is totally unsuitable for the following reasons - Engineering, environmental, economic and aesthetics.
- 2.2 The western proposed by-pass is very restrictive for future expansion of the Town. This proposed road will form a natural boundary for zoning and will cause an imbalance to the sequential growth of Carrickmacross as a market town.
- 2.3 The proposed road is located along some of the highest drumlins around Carrickmacross. When the banks are splayed an enormous amount of land will be lost for development. The route will require massive earthworks at the top of the drumlin just behind the rectory building which is a protected structure This presents a structural risk to the building
- 2.4 The extent of the earthworks to the drumlin landscape and filling at the Shercock road junction will be both visually offensive and unnecessarily expensive.
- 2.5 This proposal was not included in the 2007 – 2013 Monaghan County Development Plan (Appendix 5)

We propose an alternative route which is less restrictive and works with the natural contours of the land. (Appendix 6)

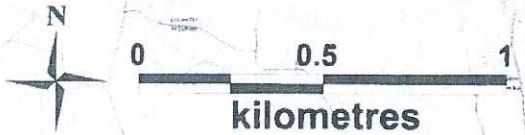
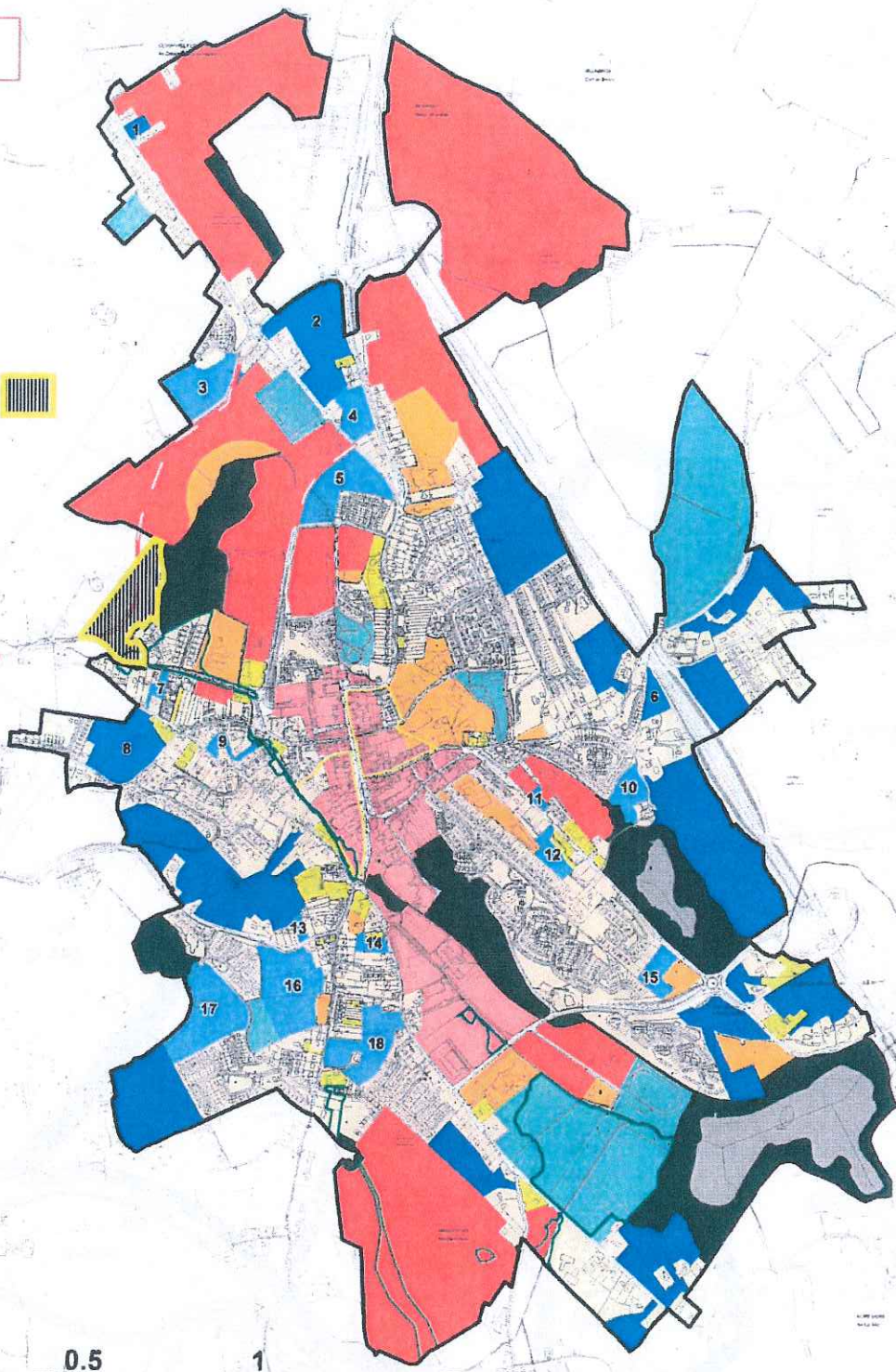
We trust that these comments on both submissions will be given consideration in the deliberation process.

Yours sincerely


Owen Finegan
B.Sc. (Hons) Building Surveying.

Appendix 1
















Subject Site 



Carrickmacross Town (Map CKDP1) Monaghan County Draft Development Plan 2019-2025

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- | | | |
|---|---|--|
|  Existing Residential |  Recreation/Amenity |  Lakes |
|  Proposed Residential A |  Landscape Protection/Conservation |  Flood Risk Areas |
|  Proposed Residential B |  Town Centre |  Indicative New Road Proposals |
|  Strategic Residential Reserve |  Industry/Enterprise/Employment |  Settlement Envelope |
|  Community Services/Facilities |  Existing Commercial |  Local Area Action Plan |

MAP REFERRED TO

APPENDIX 2

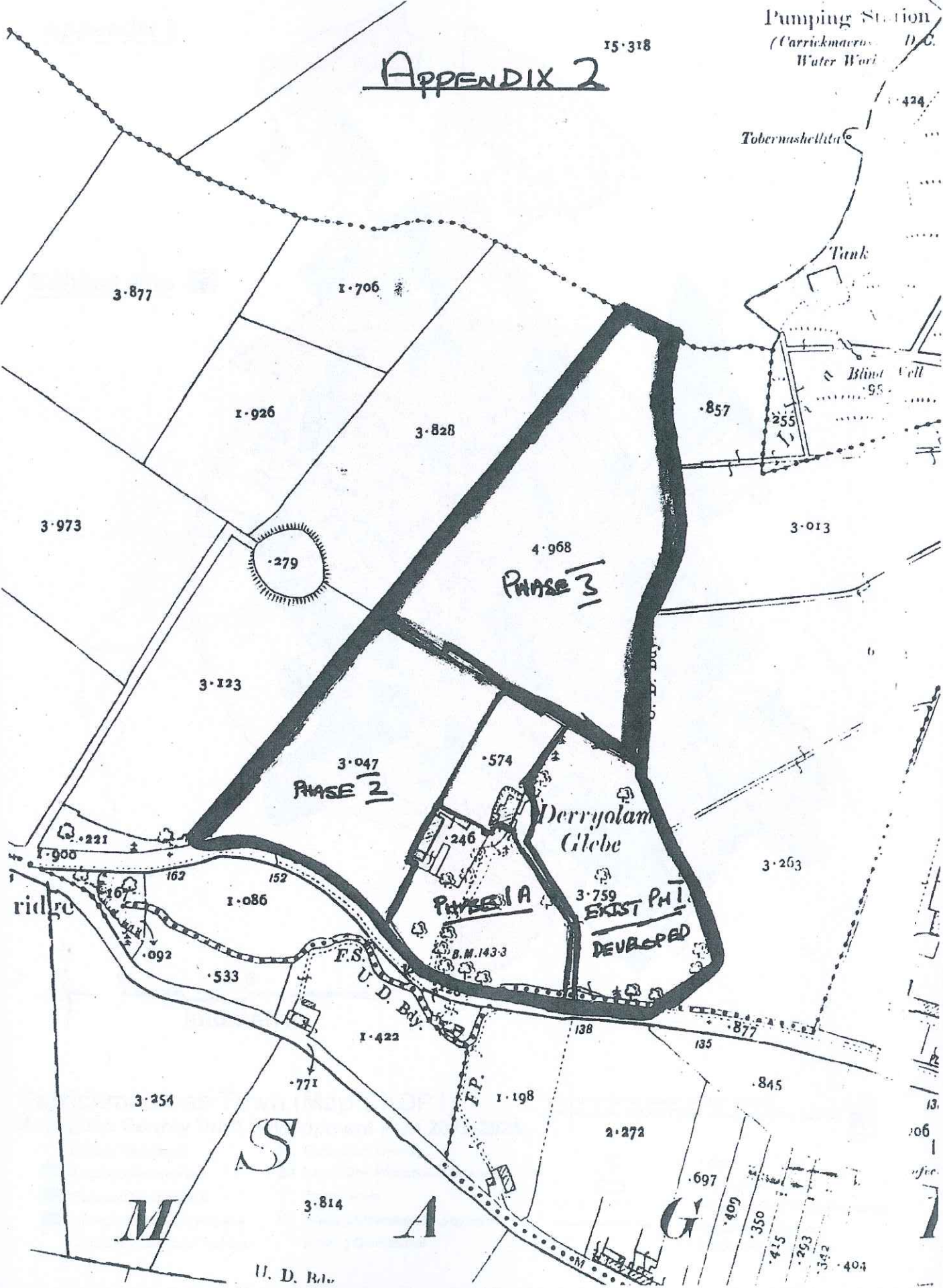
15-318

Pumping Station
(Carrickmacross D.C.
Water Works)

Tobernasheltina

Tank

Blind Well



424

3-877

1-706

1-926

3-828

857

3-013

3-973

279

4-968

PHASE 3

3-123

3-047
PHASE 2

574

ridge

Derryolam
Glebe

3-263

221

1-900

162

152

1-086

246

PHASE 1

3-759
EXIST. PH. DEVELOPED

167

1-092

533

F.S.
U. D. Bldg.

B.M. 143-3

1-422

138

877

3-254

771

1-198

845

M
S

3-814

A

2-272

G

U. D. Bldg.

697

409

350

415

293

342

404

106

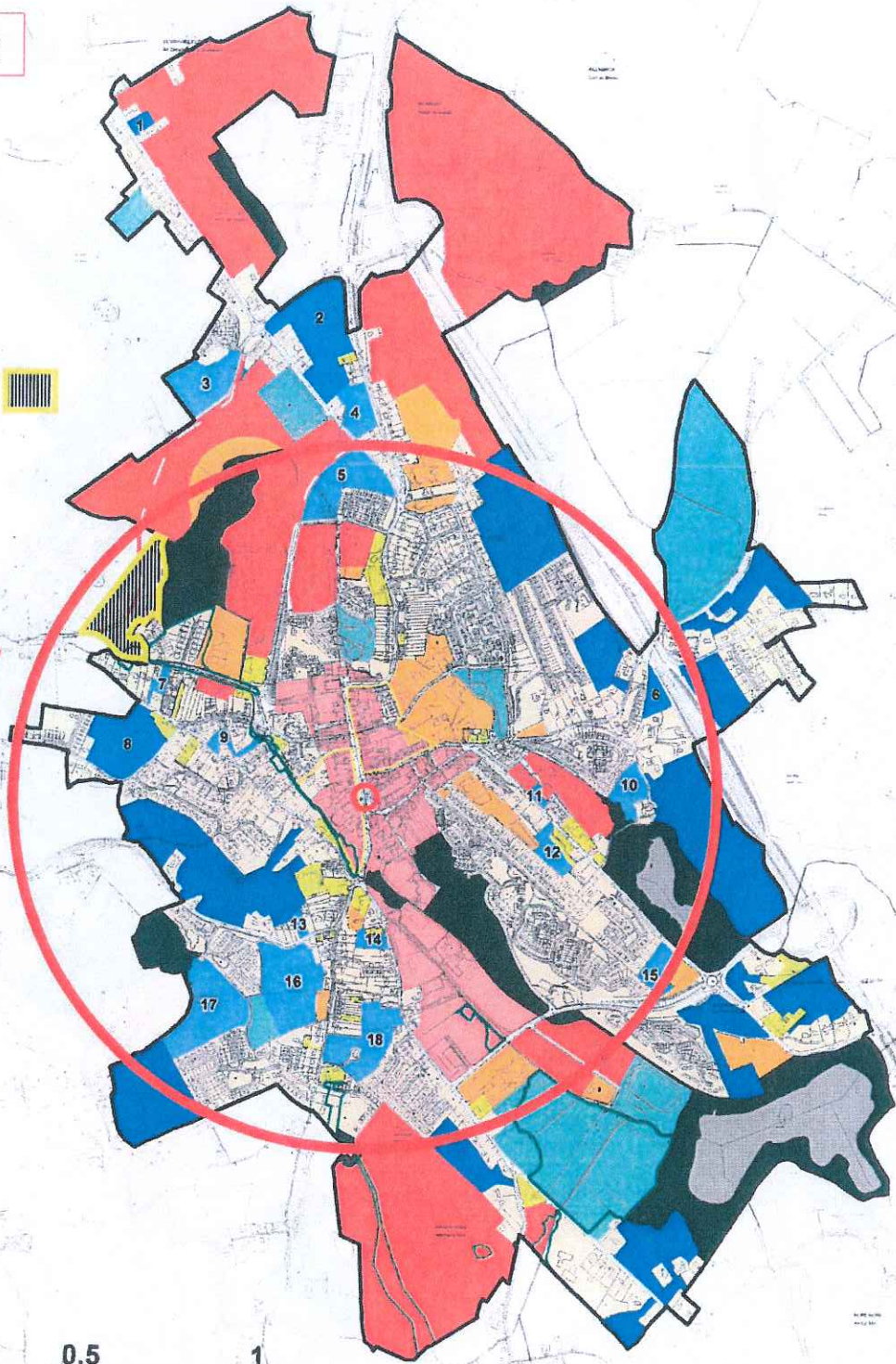
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Appendix 3

Subject Site



**Carrickmacross Town (Map CKDP1)
Monaghan County Draft Development Plan 2019-2025**

- | | |
|-------------------------------|-----------------------------------|
| Existing Residential | Recreation/Amenity |
| Proposed Residential A | Landscape Protection/Conservation |
| Proposed Residential B | Town Centre |
| Strategic Residential Reserve | Industry/Enterprise/Employment |
| Community Services/Facilities | Existing Commercial |

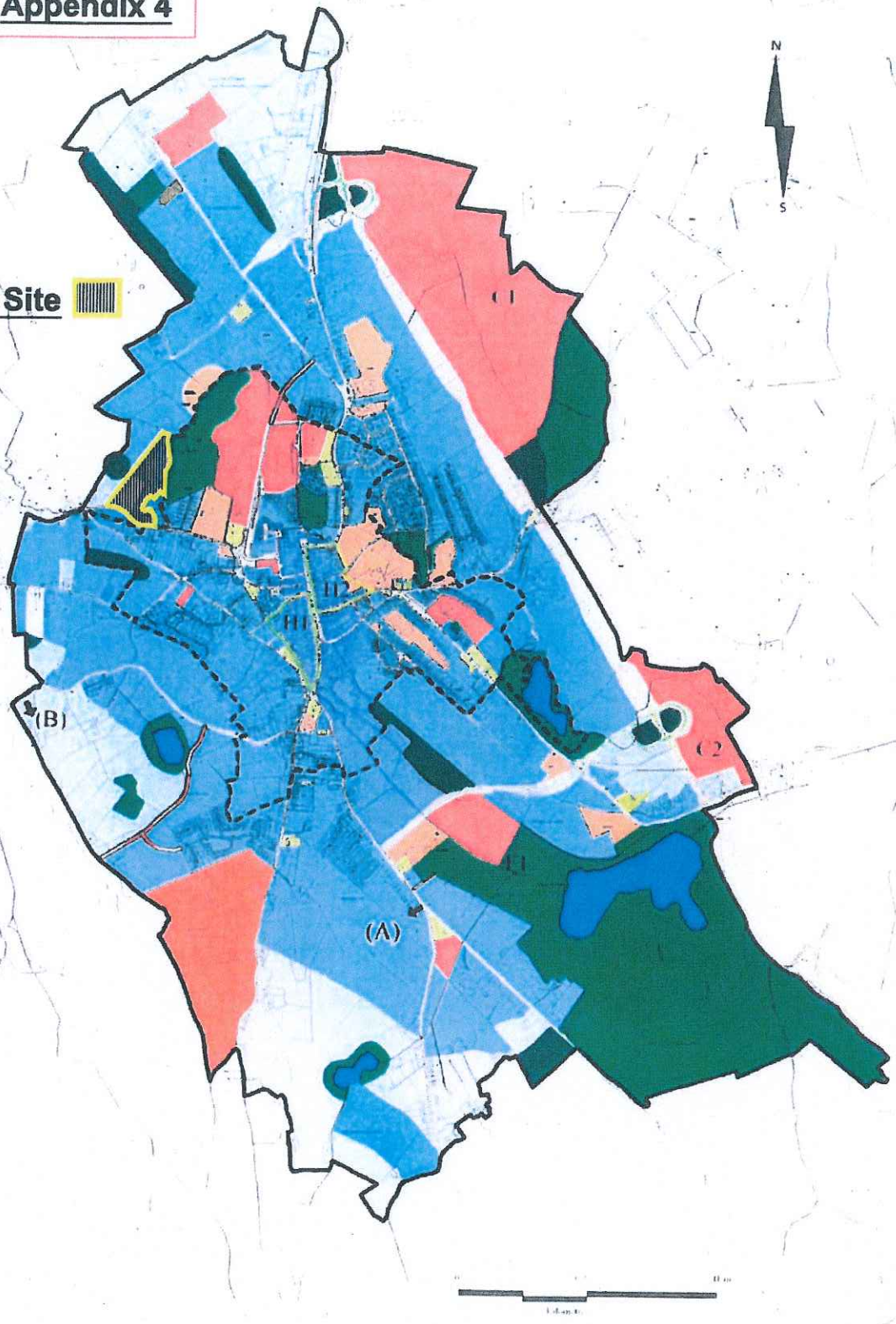
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- | |
|-------------------------------|
| Lakes |
| Flood Risk Areas |
| Indicative New Road Proposals |
| Settlement Envelope |
| Local Area Action Plan |

Appendix 4


















Subject Site 



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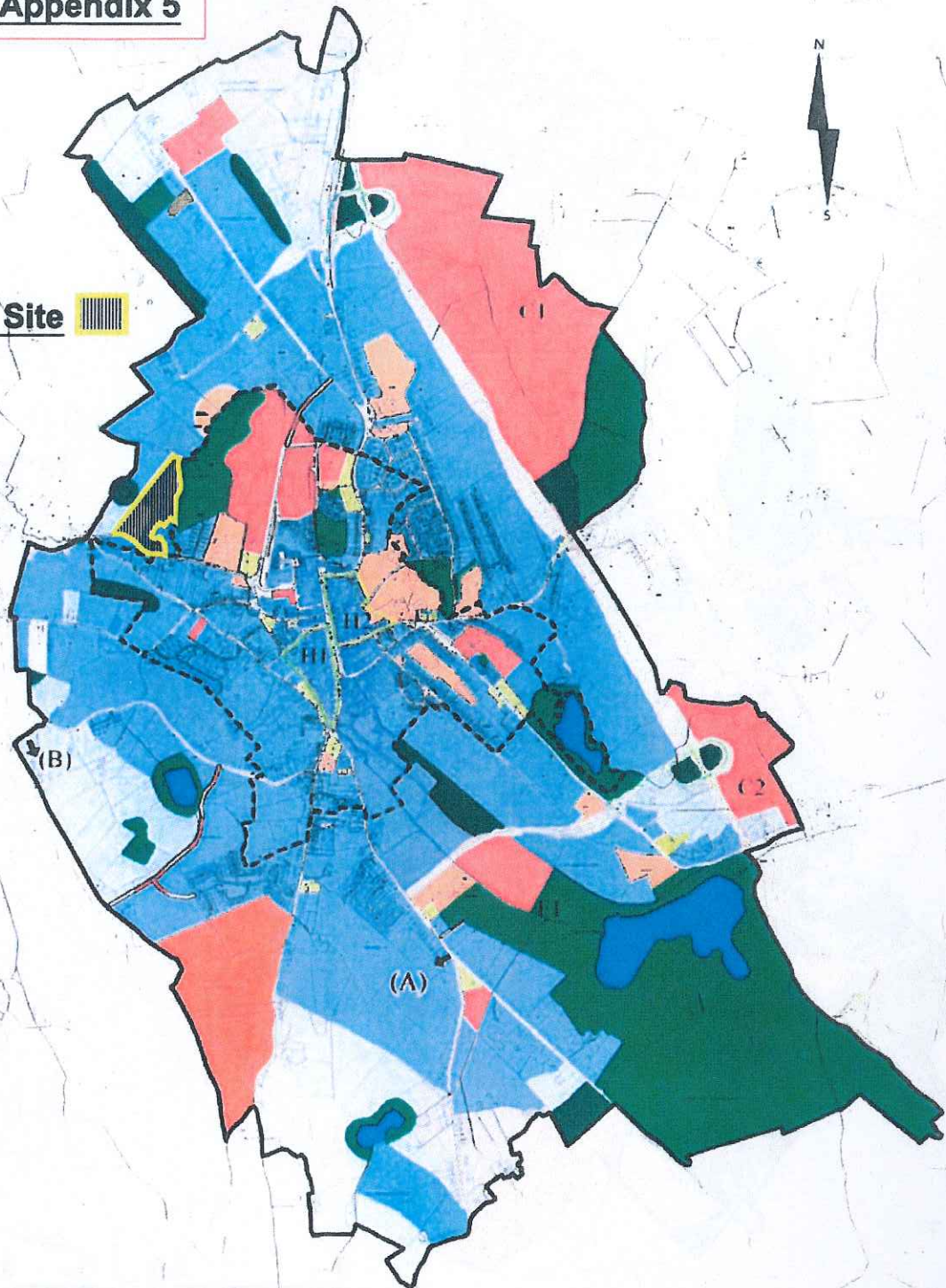


**Carrickmacross Town
Map CKDP 1 (See Oversized Map)**

- | | | |
|---|---|---|
|  Low Density Housing |  Industry and Employment |  Agricultural Uses |
|  Higher Density Housing |  Town Centre |  Lakes |
|  Commercial Uses |  Proposed Natural Heritage Areas |  Town Council Boundary |
|  Civic/Community/Educational |  Local Area Action Plan |  Development Limit |
|  Amenity/Recreation Areas |  New Road Proposals |  (A), (B) Proposed Access Points. (See Paragraph 10.9) |
|  Local Landscape Policy Area |  Carrickmacross Bypass | |

Appendix 5

Subject Site



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**Carrickmacross Town
Map CKDP 1 (See Oversized Map)**

- | | | |
|-----------------------------|---------------------------------|--|
| Low Density Housing | Industry and Employment | Agricultural Uses |
| Higher Density Housing | Town Centre | Lakes |
| Commercial Uses | Proposed Natural Heritage Areas | Town Council Boundary |
| Civic/Community/Educational | Local Area Action Plan | Development Limit |
| Amenity/Recreation Areas | New Road Proposals | (A), (B) Proposed Access Points (See Paragraph 10.9) |
| Local Landscape Policy Area | Carrickmacross Bypass | |

APPENDIX 6



Carrickmacross Town (Map CKDP1)
Monaghan County Draft Development Plan 2019-2025

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- | | | |
|-------------------------------|-----------------------------------|-------------------------------|
| Existing Residential | Recreation/Amenity | Lakes |
| Proposed Residential A | Landscape Protection/Conservation | Flood Risk Areas |
| Proposed Residential B | Town Centre | Indicative New Road Proposals |
| Strategic Residential Reserve | Industry/Enterprise/Employment | Settlement Envelope |
| Community Services/Facilities | Existing Commercial | Local Area Action Plan |