

## Treanor, Bronagh

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**From:** Patrick Ruxton [patrick@ruxtonarchitectural.com]  
**Sent:** 24 May 2018 11:31  
**To:** !devplan  
**Cc:** 'Eamonn O'Connor'  
**Subject:** Kilnacloy Submission  
**Attachments:** Kilnacloy Monaghan Submission.pdf

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Dear Sir/Madam

Please find attached submission in respect of proposed development plan.

Please acknowledge receipt of same.

Kind Regards

*Patrick Ruxton*

Dip. Arch. Tech. MCIQB, Registered Designer & Certifier. RIAI - Arch Tech

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SCANNED

Monaghan Co Council  
Planning Dept  
The Glen  
Monaghan Town

22<sup>nd</sup> May 2018

Re: Submission re Land Zoning at Kilnacloy, Monaghan Town

Dear Sir Madam

Please find below submission for the entire site to revert to zoning for high density housing for the reasons outlined.

As per draft development plan map 2019-2025 attached, the zoning proposed for the site is "Proposed Residential B" to front and "Landscape Protection/Conservation" to the rear.

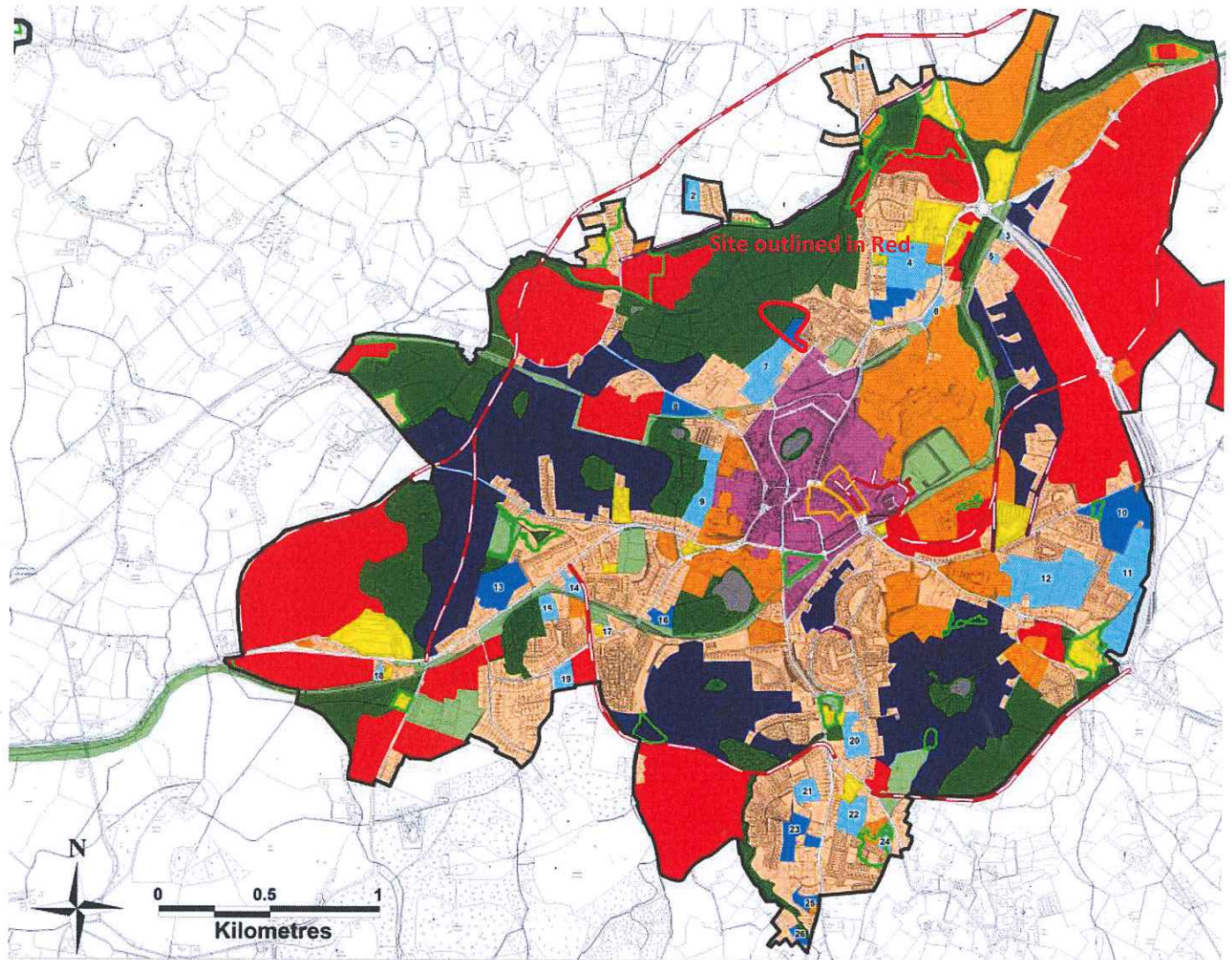
1. The entire site is within the Monaghan Town boundary and is closer to the town centre than other sites that have been zoned Residential A.
2. This zoning is in keeping with the historical use of the site.
3. High density housing is appropriate for the site location.
4. There is potential to provide quality social housing on this site; previously 50% of the site was for social/community use.
5. The site can help provide for the housing demands in the private housing market.
6. The site can provide urban dwellings as opposed to urban sprawl into rural areas.
7. The site is located within walking distance of all the public amenities and facilities in Monaghan Town.
8. The site can provide housing for workers in nearby employment centres such as Combilift.
9. Development of the site can facilitate access to the Mousewood grave site and allow for commemorate works to be carried out.
10. We would be guided by the council demand and market demand for what best suits this site.
11. We would propose providing 40 units to the council on this site, designed in conjunction with the council depending on their needs, subject to the site receiving the required grants and terms agreed with the council.
12. The site will be developed without undue delay. All roads site access and other requirements were dealt with and approved previously with the last planning permission (now lapsed) which should assist in the site being developed without undue delay.

13. Services (water/ sewerage) and utilities abutt the site.
14. Existing public footpaths and lighting are in place.
15. There are no access issues for the site
16. There is a housing need for social, affordable, private housing
17. We are ready to proceed with the development with the architect appointed and ready to commence work on a planning application.
18. The project is backed by a principal investor which will be funding the development.
19. The site is in close proximity to the main transport routes and within walking distance of Monaghan Bus Depot.
20. In relation to the current development plan, the site can satisfy policies HDP1 -16.



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Patrick Ruxton  
On Behalf of  
Patrick Ruxton Architectural Services Ltd.



## Monaghan Town (Map MDP1)

### Monaghan County Draft Development Plan 2019-2025

