

## Treanor, Bronagh

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**From:** Owen Finegan [Owen.finegan@Fineganjackson.ie]  
**Sent:** 24 May 2018 12:20  
**To:** ldevplan  
**Subject:** Submission  
**Attachments:** S22C-6e18052411190.pdf

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Laura

Attached submission for the Proposed Development Plan for John Paul Kiernan

Regards,  
Owen Finegan [B.Sc.](#)

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**Monaghan County Council**

Forward Planning Team

Planning Section

County Offices

The Glen

Monaghan

21<sup>st</sup> May 2018

**Re Monaghan County Development Plan 2019 to 2025**

Dear Sirs

We make the following submission on behalf of our client John Paul Kiernan Regarding the zoning of lands at Lurgans, Carrickmacross, County Monaghan John Paul is the owner of lands contained in Folio Ref MN7651. We enclose copy map for reference purposes and we submit the following.

1.0

The land was previously zoned as "High Density Residential" in the 2007 – 2013 Monaghan County Development Plan. (Copy attached) Phase 1 of the lands was developed during this period. The services were installed to facilitate phase two (The subject lands)

These services are already connected to the public services and development works could proceed without any disruption to the public road.

2.0

The site forms a natural progression of the Town and is within the proposed inner relief road, which forms a natural Development Limit on the west side of the Town.

3.0

The site is in close proximity to an already established residential area and amenities such as footpaths and public lighting are already in place.

4.0


The contours of the land render the site more suitable for development than other sites proposed in the current draft plan. Some of the proposed sites have steep gradients and will result in deep excavation and embankments. Any development on the subject lands will integrate into the countryside.

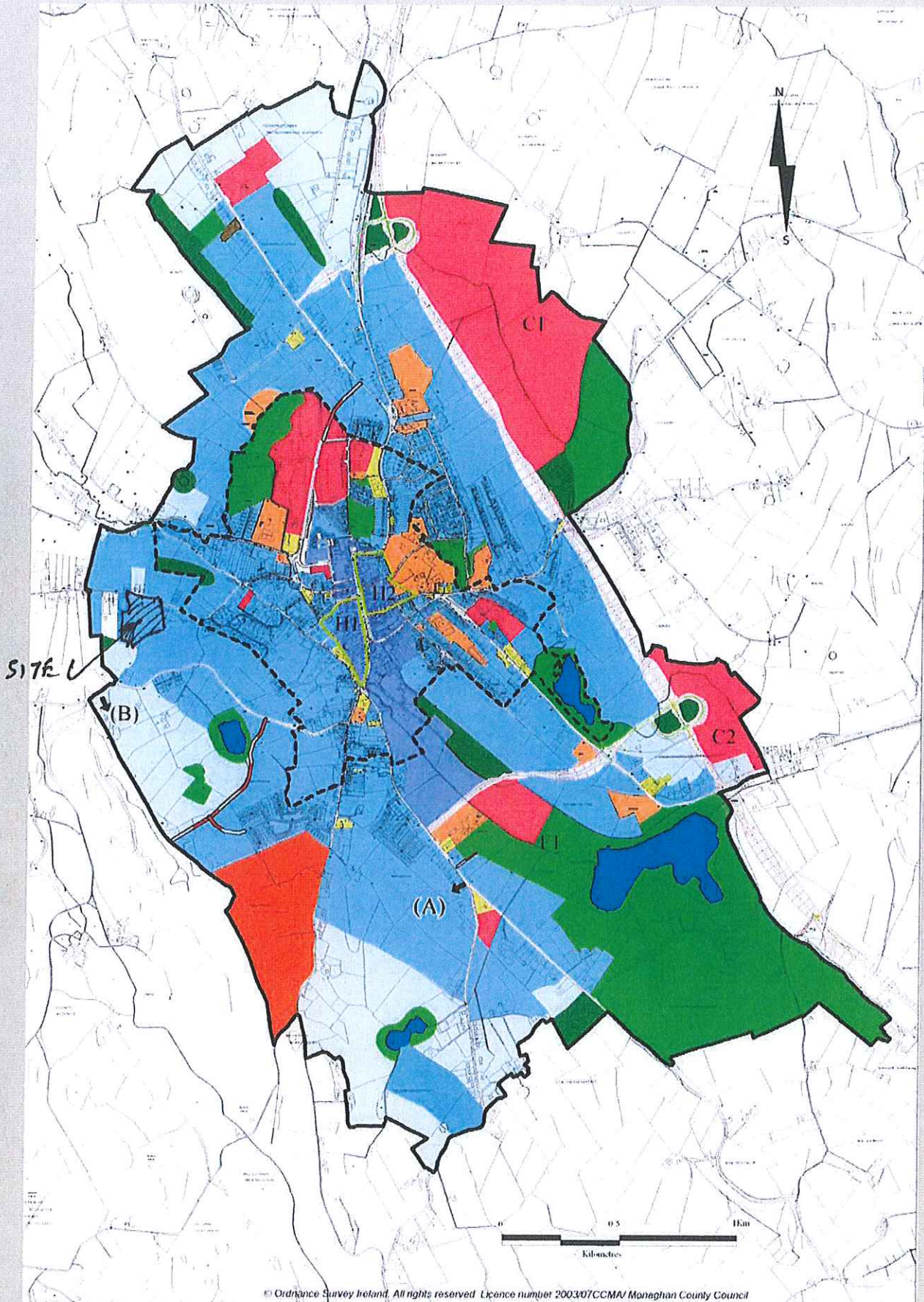
5.0

Client has instructed that a number of approaches have been made to him from developers to purchase the land. There is keen interest in the lands as it is one of the more desirable sites around Carrickmacross.

We would be obliged if you would give consideration to the above in your decision.

Yours sincerely

  
Owen Finegan  
B.Sc. (Hons) Building Surveying



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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           |   |

