

## Treanor, Bronagh

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**From:** Síle Hayes [s.hayes@fenton.ie]  
**Sent:** 24 May 2018 12:40  
**To:** !devplan  
**Subject:** Draft Monaghan CDP 2019-2025 submissions  
**Attachments:** Killycard Submission.pdf; Bree Road Submission.pdf

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To whom it may concern,

Please see attached 2 submissions on behalf of our client Berwatt Construction Ltd. of 4/5 Eimear Court, Market Square, Dundalk, Co. Louth. Please acknowledgement receipt of email.

kind regards,

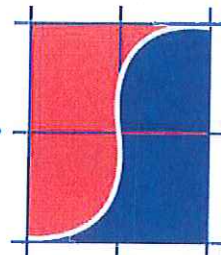
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Town Planners + Architects  
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SCANNED





21st May 2018.

Forward Planning Unit,  
Planning Department,  
Monaghan County Council,  
Council Offices,  
The Glen,  
Monaghan.

Re:

**Draft Monaghan County Development Plan 2019 - 2025**

Dear Sirs,

On behalf of our client, Berwat Construction Ltd, we wish to make the following submission in relation to the Draft Monaghan County Development Plan 2019-2025 which is currently on public display. This submission relates to our client's lands at Killycard, Castleblayney, Co. Monaghan and our comments are set out below.

**1.0 Locational and Planning Context**

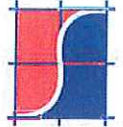
1.1 The subject lands are located west of Castleblayney town centre between the Mile Hill Road and the Shercock Road (R181), which connect to the N2 further west. The site is currently occupied by a derelict farmhouse and associated out buildings to the north and has direct road frontage onto both the Mile Hill Road and the Shercock Road. Part of the lands are zoned for residential land use under the current 2013-2019 County Development Plan and the Castleblayney Town Plan. However, the lands in their entirety have previously been zoned for both "Low Density Housing" and "High Density Housing" with the current 2019-2025 Draft Development Plan proposing that our client's lands be zoned for the following uses:

- Proposed Residential B;
- Strategic Residential Reserve;
- Industry / Enterprise / Employment.

Please refer to the attached location map identifying the subject lands outlined in white.

PRINCIPAL  
SHAY FENTON  
REGISTERED ARCHITECT  
& TOWN PLANNER  
DIP ARCH, DIP TP, FRIAI, MIPI

ASSOCIATE  
TRACY ARMSTRONG  
CHARTERED  
TOWN PLANNER  
BA, MRUP, DIP EIA/SEA MGMT,  
MIPI, MRTPI



1.2 The subject lands have the benefit of planning permission for a residential development consisting of 88 houses, 3 apartments and a crèche under Reg. Ref. 08/226, the duration of which was extended and the carrying out of the permitted development has commenced.

1.3 Castleblayney has been identified as a medium sized town that is in need of "urban strengthening" and as a Tier 2 town. The current Draft Plan identifies Tier 2 towns as "Strategic Towns" and asserts that *"the strategic towns are identified due to their existing population base and their infrastructural capacity to accommodate reasonable levels of new residential and commercial development"* and that these *"towns are sufficiently well serviced by educational and community facilities as well as public transport linkage in comparison to other areas of the County. The priority for these towns is for them to play a critical role in driving growth and economic development in the County"*. The Draft Plan goes on to project the population growth for Castleblayney as 4,237 by 2025 with the 2016 population being 3,607.

1.3 In terms of housing, the Draft Plan notes that in the period of the current Development Plan (2013-2019) that the majority of development which occurred throughout the County has been one off dwellings. This is a scenario that the Draft Plan seeks to rectify through objectives to consolidate development within existing settlements, of which the completion of the permitted development on the subject site can contribute to, however, given the current and proposed zoning objectives attached to the lands, we request that upon the adoption of the new County Development Plan 2019-2025 that our client's lands in their entirety be zoned for "proposed residential A" in keeping with (i) the permitted development that is currently being delivered and (ii) the previous land use zoning.

1.4 The Core Strategy policies of the Draft Plan include:

- **Policy CSP2:** To promote urban growth and the further development of the strategic towns to ensure their functions are supported by appropriate development that will direct development within the locality.
- **Policy CSP6:** To consolidate the settlements, retain their visual identity distinct from the surrounding countryside and to reserve land for future planned expansion of settlements. This includes the provision of major infrastructure, as well as protecting the heritage, water quality and recreational amenity of the settlements and their surrounding rural hinterlands.
- **Policy CSP7:** Proposals for residential development in the designated settlements will be determined in accordance with the provisions of the core strategy with regard to population growth, the ability of the proposal to enhance the character of the settlement, the demand for the proposed quantum and type of residential development within the settlement and compliance with relevant development management criteria as set out in this development plan
- **Policy CSP8:** To facilitate the development of low density residential developments on designated zoned lands within existing settlements. This will assist in providing choice of house type within a structured but low-density environment, as an alternative to the development of one off housing in the open countryside.





**1.3** As noted above, the 2007-2013 Development Plan had applied a residential land use zoning objective to the entire site, which reflects the decision to grant permission for a residential development, the carrying of which has commenced. The subject lands at Killycard have an area of 12.5 acres (5 hectares) along with the benefit of planning permission for 88 no. houses, 3 no. apartments and a crèche. While the current Development Plan in place has zoned only a portion of these lands for residential land use, subsequent to the granting of the relevant permission, the Draft Plan currently on display proposes to apply three different land use zonings to these lands. Given the proximity of this site to the town centre, adjoining lands to the south which have been developed for housing, access to infrastructural services and the planning permission attached to this site, we propose that this site be zoned for residential land use in its entirety upon the adoption of the new County Development Plan.

## **2.0 Current Planning Status**

**2.1** Planning permission was granted under Ref. 08/226 for residential development consisting of 91 dwellings, crèche, playground etc., with access to same via the Mile Hill Road and Shercock Road. This permitted development accords, in the majority with the principle of the land use zoning objectives proposed as part of the Draft Plan, however, it is considered that the lands should be zoned for one land use i.e. "proposed residential A" which is in keeping with (i) the permitted development that is currently being delivered and (ii) the previous land use zoning objective that was applied to the lands.

**2.2** Both the current County Development Plan and the Draft Plan, state that there is a general trend in County Monaghan whereby there is a desire to live on the edge of settlements and in rural areas rather than within town boundaries, on zoned lands. This is apparent in and around Castleblayney with the Draft Plan stating that the aim of the Core Strategy *"is to build strong urban centres and protect the rural hinterlands"*, as there *"is currently 37% of the County's population living in the designated urban settlements"*, thus the remaining c.60% of the County's population living in rural areas, in single dwellings.

**2.3** In order to combat this unsustainable pattern of development and accord with the strategy of the Draft Plan, the subject site at Killycard, which has the benefit of planning permission for residential development, is ideally located to provide for housing as it lies within the development boundary for Castleblayney, is less than 1km from the town centre and is ideally located to provide for family type housing such as that permitted on this site. These factors, along with the development that is being carried out combine to illustrate that this site is ideally located for proper plan led residential development and consequently that the current three different land use zonings proposed to be attached to the lands should be modified to provide for a single land use zoning objective i.e. "proposed residential A", upon the adoption of the new County Development Plan.

## **3.0 Proposal**

**3.1** This zoned site is located in close proximity to the town centre and a variety of services and facilities. In order to provide for proper and sustainable plan led development, the past patterns of rural





development and urban sprawl in the county, which has resulted in just 37% of the entire County's population living in urban settlements, need to be rectified in terms of urban strengthening and consolidation. It is therefore put forward that this site is strategically located to cater for appropriately located residential development and should be zoned for a single residential land use objective under the Monaghan County Development Plan 2019-2025.

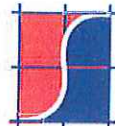
**3.2** Having examined the pattern of housing development in Castleblayney, the majority of residentially zoned lands to the south have been developed. From an examination of the Draft Plan map Castleblayney Town (Map CYDP1), the nearest site, identified as "2", has the benefit of planning permission and therefore, on the western side of Castleblayney, the subject lands remain the only logical site to be zoned for residential land use. This assertion reflects the most logical sequence of future residential development, in line with the recommended sequential approach, to provide for future housing, taking into consideration the current development. These lands are best placed to cater for housing as they already have the benefit of a grant of permission, the construction of which has commenced.

**3.3** The Draft Plan identifies Castleblayney as catering for 504 no. dwellings in the period of 2019-2025 (source: Draft CDP Table 2.4 Core Strategy Table 1). The zoning of the entire subject site, i.e. 12.5 acres, which under the permission granted (Ref. 08/226) provides for 91 no. dwellings, are within not only the parameters set for the growth of the town up to 2019 in the current 2013-2019 Development Plan but also the 2019-2025 Draft Plan's Core Strategy which caters for a further 504 no. units (as per Table 2.1 Core Strategy Table 1) and which identifies the subject site for housing for the upcoming period of 2019 to 2025. Under planning permission Ref. 08/226, the layout and house types on this site can cater for circa 18% of the recommended yield of housing envisaged by the Draft Plan's Core Strategy, while there is also sufficient infrastructural capacity to serve same.

**3.4** The zoning of the subject site accords with the spirit of the Planning and Development Act which requires the preparation of a Core Strategy as the location of this site accords with the policy that *"there must be cognisance of the need to consolidate urban settlements by keeping them as physically compact as possible and applying the sequential approach to land use zoning"*. The zoning and carrying out of the permitted development on this site will mitigate against urban sprawl and future development that is located beyond the footprint of existing settlements. This site should be zoned for residential land use in the new County Development Plan as it has the benefit of planning permission, is located within the defined development boundary for Castleblayney and has been identified for residential development under the current Development Plan. However, the Draft Plan should be modified to provide for a single residential land use zoning objective i.e. "proposed residential A" upon the adoption of the new County Development Plan.

#### **4.0 Conclusion**

**4.1** The subject site, at Killycard, on the edge of Castleblayney town centre, is well placed to be developed in the short to medium term, particularly in light of the fact that construction is underway on same. It was previously zoned for both "Low Density Housing" and "High Density Housing" land uses but is proposed by the Draft Plan to have three different land use zoning objectives attached to it. This submission proposes that one land use zoning objective be attached to the lands upon the adoption of the 2019-2025 Monaghan County Development Plan, given that the site has the benefit of planning



permission along with adequate physical infrastructure to serve same and also enjoys a good location in terms of close proximity to the town centre and associated services and facilities.

**4.2** In adopting the new Monaghan County Development Plan 2019-2025, we request that the following matters be considered and incorporated into same:

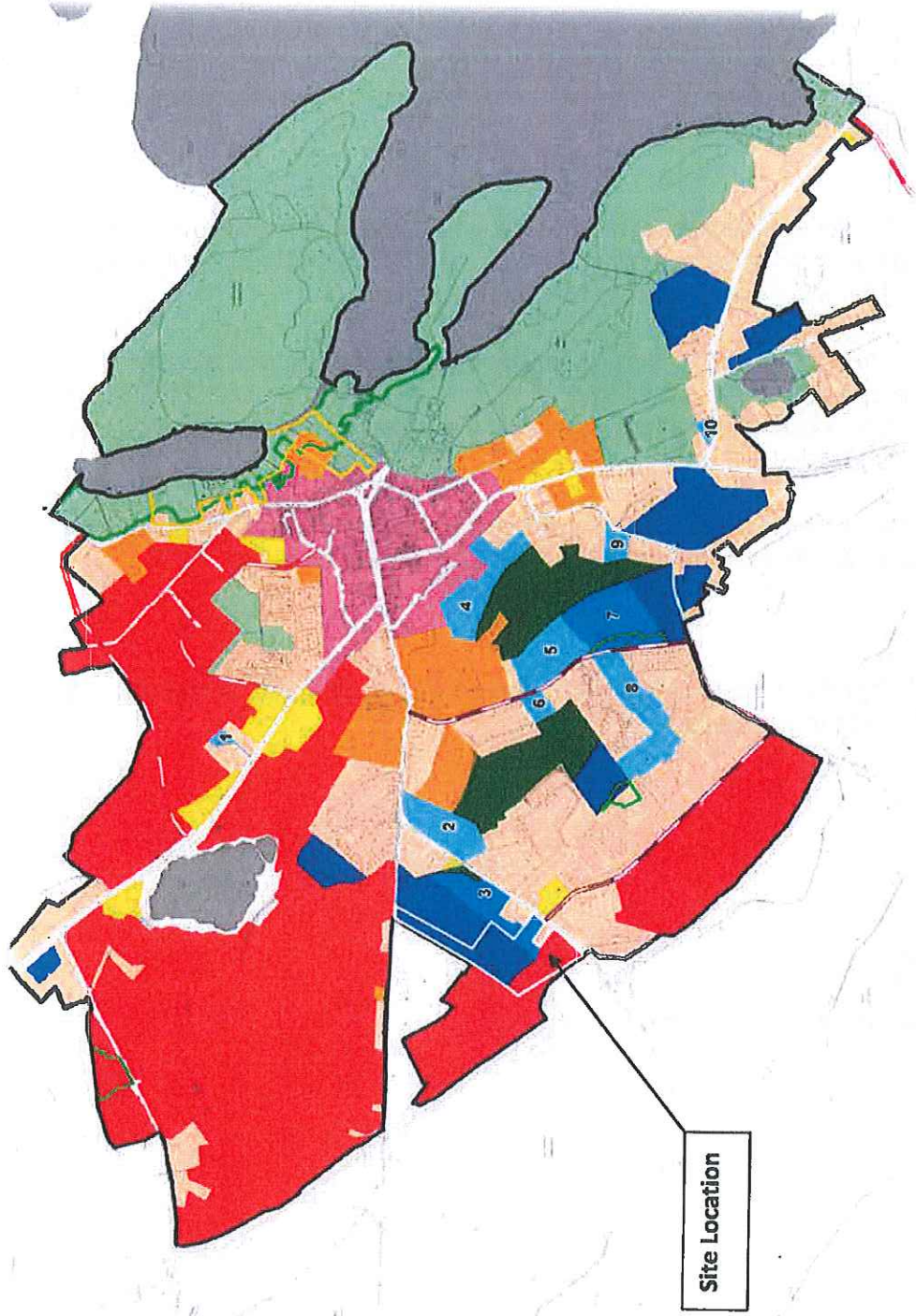
- i. The subject site has been zoned in its entirety in the past for residential use, including planning permission for a residential development, the carrying out of which has commenced. It is therefore considered that this site is best placed to deliver family type housing given its location and the planning permission attached to same;
- ii. The carrying out of the permitted residential development of these lands will be consistent with nearby residential developments thus utilising the land in a most efficient and sustainable manner, along with complying with the sequential approach to development;
- iii. This submission towards the new Monaghan County Development Plan requests that in the adoption of same, that all of our client's lands at Killycard, Castleblayney, i.e. 12.5 acres (5 hectares) be zoned for residential land use, specifically the objective proposed in the Draft Plan i.e. "proposed residential A".
- iv. The carrying out of the permitted residential development of these lands will provide the infrastructure to service the development of the adjoining lands in the near future.

Thanking you for your time on this matter, should any further details be required from us in relation to any of the above, please do not hesitate to contact us.

Yours sincerely,

Tracy Armstrong, BA, MRUP, MIPI, MRTPI  
Senior Planner,  
**Fenton & Associates.**





**Killycard, Castleblayney.** Source: Castleblayney Town (Map CYDP1) Monaghan County Draft Development Plan 2019-2025