

Treanor, Bronagh

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 acknowledge receipt of email.

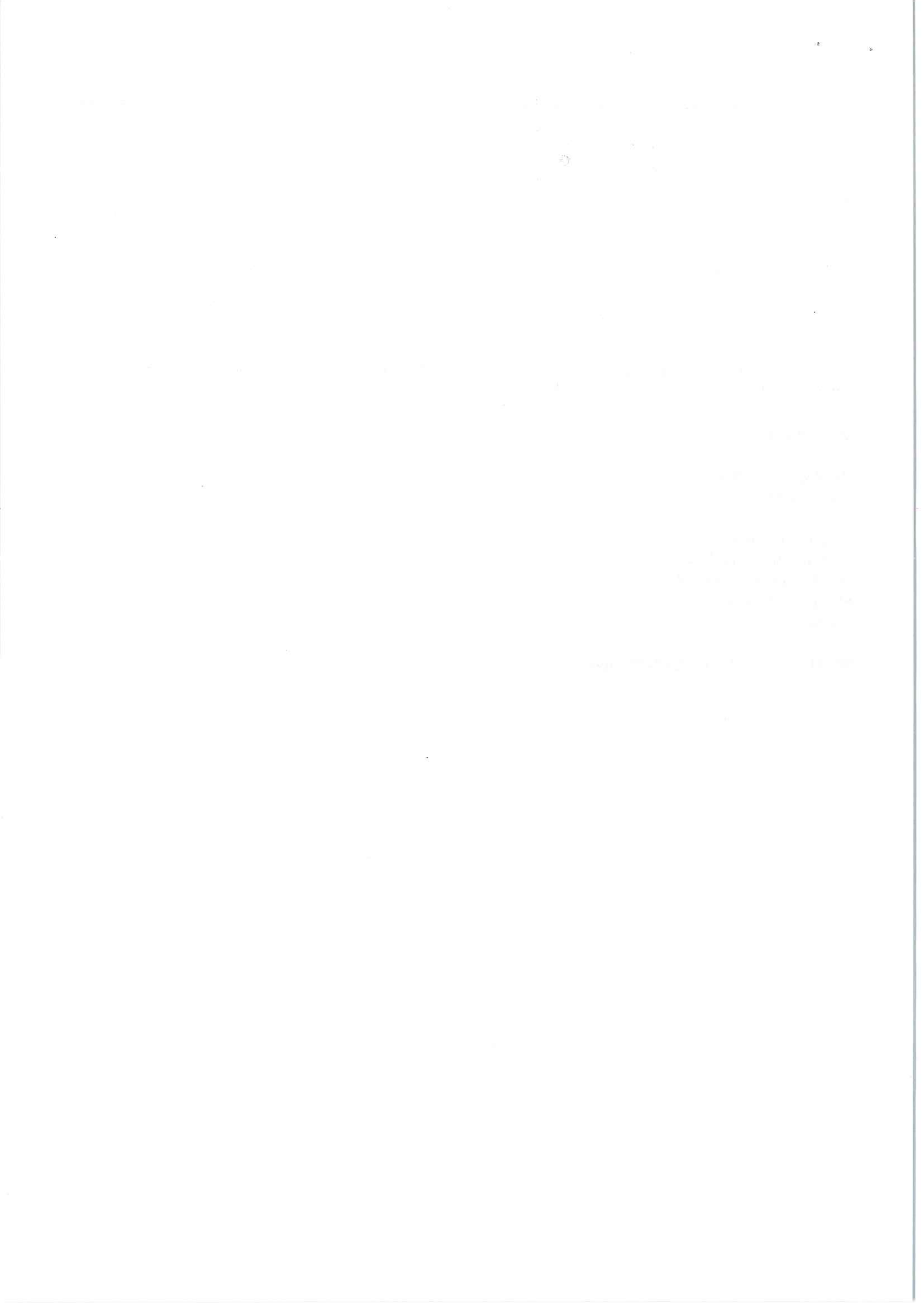
kind regards,

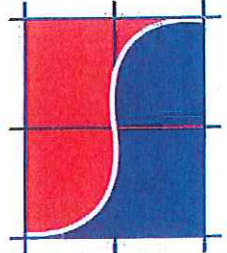
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SCANNED





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 clients lands at Bree Road, Connabury, Castleblayney, Co. Monaghan and our comments are set out below.

1.0 Locational and Planning Context

1.1 The subject lands are located along the Bree Road, in the townland of Connabury, south of Castleblayney town centre with direct access to same off the Bree Road. To the north and south of the lands are a number of long established detached dwellings. Lands to the east, west and south have been developed for residential purposes. The site has an area of 3.58 acres (1.45 hectares). The subject site has previously been zoned for "Low Density Housing" use and under the current 2013-2019 County Development Plan and the Castleblayney Town Plan, the eastern portion (half) of the site is zoned for residential land use and the remainder zoned for "landscape protection / preservation". Please refer to the attached location map identifying the site outlined in white.

1.2 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*

PRINCIPAL
SHAY FENTON
REGISTERED ARCHITECT
& TOWN PLANNER
DIP ARCH, DIP TR, FRIBA, MIP

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



County". The Draft Plan goes onto 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, and in light of same, it should be noted that the subject site has the benefit of permission for ten dwellings and the carrying out of this development would contribute to the delivery of housing in a consolidated and sustainable manner.

1.4 The Core Strategy policies of the Draft Plan include:

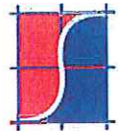
- **Policy CSP2:** To promote urban growth and the further development of the strategic towns to ensure their functions are supported by appropriate development that will direct development within the locality.

- **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.

1.5 As noted above, the 2007-2013 Development Plan had applied a residential land use zoning objective to the entire site, which reflects the general pattern of development and uses in the environs. This site on the Bree Road is adjacent to the town council boundary but is located within a built up residential area and is effectively an infill site of just 3.5 acres. Both the current Development Plan and Draft Plan only designate approximately half of the site (0.57ha / 1.4 acres) for "proposed residential" use with the remainder of the lands proposed to be zoned for "landscape protection/conservation". Given the proximity of this site to the town centre and its status as an infill site surrounded by low density development, we propose that this site be zoned for residential land use in its entirety upon the adoption of the new County Development Plan 2019-2025.



2.0 Current Planning Status

2.1 Planning permission was granted under Ref. 07/1643 for the development of 10 large detached family type houses on the subject site, the duration of which was extended until 2018. 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.

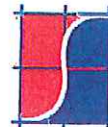
2.2 In order to combat this unsustainable pattern of development and accord with the strategy of the Draft Plan, the subject site on the Bree Road, which is an edge of town centre site, with the benefit of planning permission for 10 detached dwellings, is ideally located to provide for housing. It is also an infill site surrounded by existing residential development. These factors combine to illustrate that this site is ideally located for proper plan led residential development and the residential land use zoning objective currently attached to approx. half of the site ought to be applied to the remainder of the overall site, in keeping with the extant permission remain in place, upon the adoption of the new County Development Plan.

3.0 Proposal

3.1 The subject site can be described as an infill site and is in close proximity to both the town centre and a variety of facilities and services. 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 residential land use in its entirety under the Monaghan County Development Plan 2019-2025.

3.2 This site has the benefit of planning permission for 10 no. large detached dwellings that have been designed to cater for long term family living. 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. 3.5 acres catering for 10 no. dwellings will not have a significant impact on the expected housing yield or the Core Strategy of the Plan. In considering this submission, cognizance should be paid to the current planning status of this particular site, its location, surrounding development and land uses and the scale of development that has been permitted on this site. Each of these factors combined, provide a sound reasoning for the residential land use zoning of this site. As a result we are requesting that an additional 0.88ha (2 acres) be zoned for residential land use, such that the entire site can be zoned for residential land use upon the adoption of the new County Development Plan 2019-2025, which is in keeping with a previous land use zoning applied to the site.

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 cognizance 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 of this site for residential land use in its entirety 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 2019-2025 as it is located within the defined development boundary for Castleblayney, has been partly identified for residential development under the current Development Plan, has been subject to planning permission in its entirety for 10 no. dwellings and is of a scale that will have no impact on the Core Strategy or objectives of the Draft Plan.

4.0 Conclusion

4.1 The subject site, on the Bree Road in Connabury, on the edge of Castleblayney town centre, is well placed to be developed in the short to medium term. Residential land use zoning has been applied to all of the site in the past with a current proposal for only half of it to be zoned for residential purposes in the Draft Development Plan 2019-2025. Given that all of the site has the benefit of planning permission along with adequate physical infrastructure to serve same, and enjoys a good location in terms close proximity to the town centre and related services and facilities, it makes no pragmatic sense for only half of the site to be zoned. In addition, given the area of the site and the fact that it has permission for 10 houses is negligible in the context of all of the proposed land use zoning for Castleblayney, and the figures set out in the Core Strategy of the Draft Plan. Therefore, we request that upon adoption of the new Monaghan County Development Plan 2019-2025 that the entire site, as outlined in white on the enclosed map, be zoned for residential use.

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

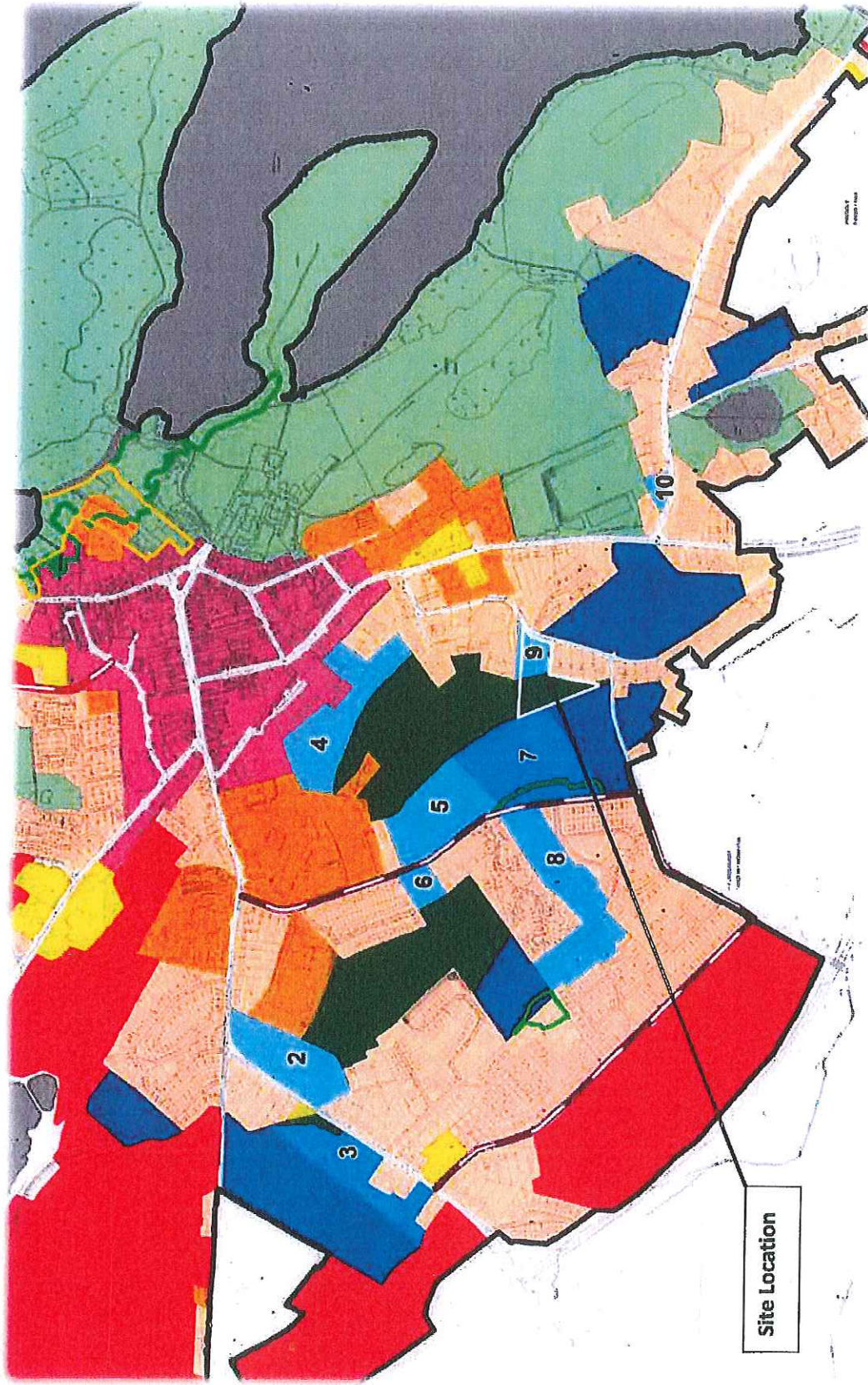
- i. The subject site has been zoned in its entirety in the past for residential use, with approximately half of the site currently zoned for housing and have the benefit of planning permission for a low density development. This site is best placed to deliver family type housing given its location and the planning permission attached to same;
- ii. The carrying out of the permitted low density residential development of these lands will be consistent with nearby residential development thus utilising the land in a most efficient and sustainable manner, along with complying with the sequential approach to development;
- iii. It should also be noted that the carrying out of the permitted development on these lands will not negatively impact on the character of the area. Views of the subject lands can only be seen from the Dundalk Road from where it has been clearly identified in the past that the lands are surrounded by existing development which are at levels higher than the subject site;
- iv. This submission towards the new Monaghan County Development Plan requests that in the adoption of same, that all of our client's lands as discussed above i.e. 3.58 acres (1.45 hectares) on the Bree Road, be zoned for residential land use.



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.



Bree Road. Source: Castleblayney Town (Map CYDP1) Monaghan County Draft Development Plan 2019-2025