

## Treanor, Bronagh

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**From:** Patrick Ruxton [patrick@ruxtonarchitectural.com]  
**Sent:** 24 May 2018 14:43  
**To:** ldevplan  
**Subject:** Submission  
**Attachments:** Emy Emyvale 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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Monaghan Co Council  
Planning Dept  
The Glen  
Monaghan Town

22<sup>nd</sup> May 2018

Re: Submission re Land Zoning at Emy, Emyvale, Co. Monaghan on behalf of Pat McKenna.

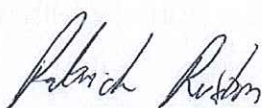
Dear Sir Madam

Please find below submission for the entire site as outlined in red on attached map to be included in the proposed development limit for the reasons outlined.

As per draft development plan map 2019-2025 attached, the site is partially within the proposed development limit.

1. The entire lands outlined in red is owned by Pat McKenna.
2. The said additional lands was previously zoned for development and planning for residential development was granted.
3. The site is currently surrounded by residential development.
4. Planning currently exists on the front portion of the site for 4no. detached dwellings.
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 Emyvale village.

8. The site can provide housing for workers in nearby employment centres such as Silverhill.
9. The site will be developed without undue delay.
10. Services (water/ sewerage) and utilities abutt the site.
11. Existing public footpaths and lighting are in place.
12. There are no access issues for the site
13. There is a housing need for social, affordable, private housing.
14. The site is located north east of Emyvale village along the LP011800 Emyvale to Mullan road, 0.5km approximately from Emyvale main street. The development site is square in shape with one private bungalow dwelling existing to the front of the site which belongs to a family member.
15. The site is flat and level with the public road.
16. Public water and sewerage is in place and located in the footpath to the front of the site provided for by Monaghan Co. Council. Power and telecom provisions are located along the public road also.
17. Emyvale village is on the main Dublin to Derry road, about 10 km north of Monaghan and 8 km south of Aughnacloy. Its population is about 800. It is serviced by a national bus route and it's environs are well catered for in terms of local facilities such as a crèche, primary school, GAA grounds, shops, pharmacy, bank, post office and businesses etc.

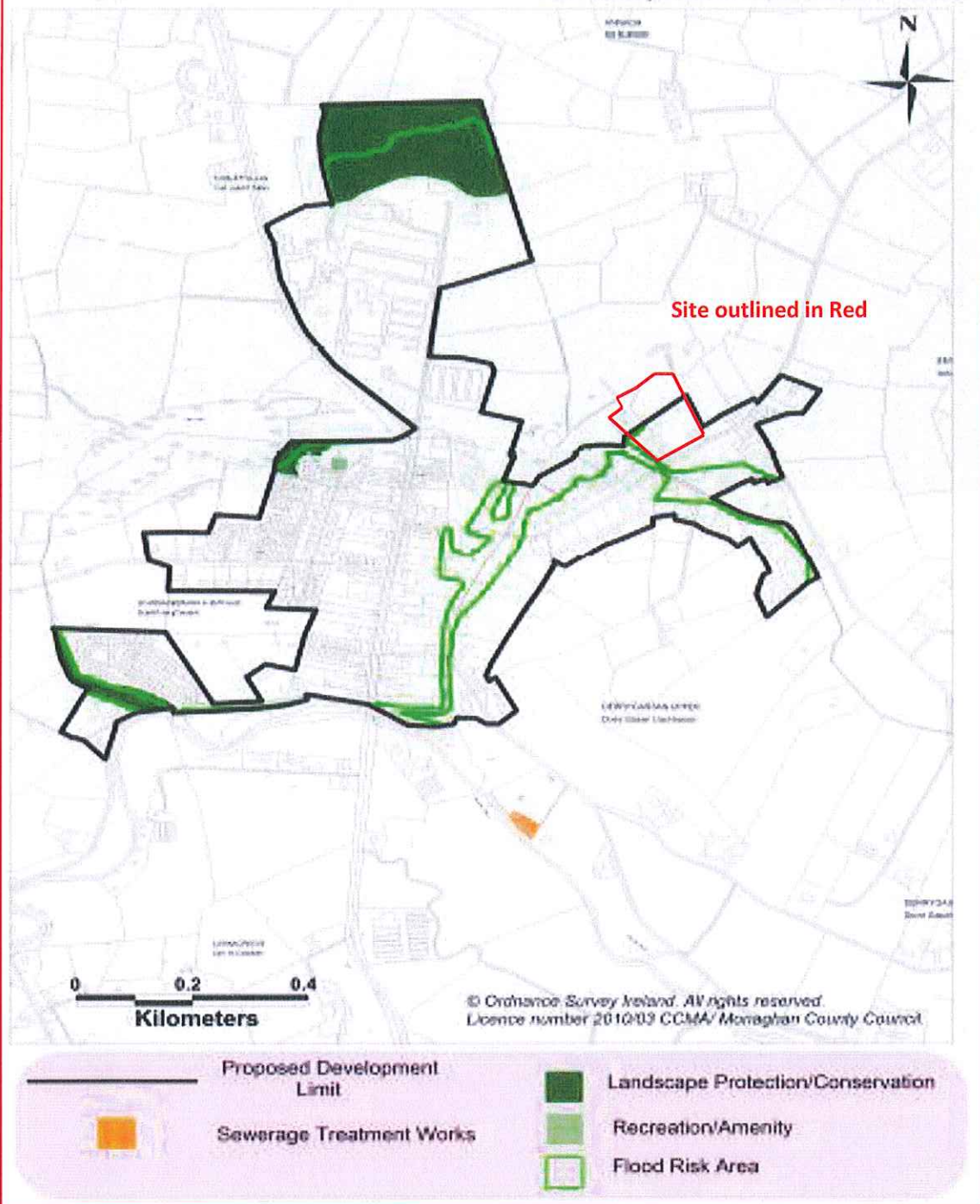


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Patrick Ruxton  
On Behalf of  
Patrick Ruxton Architectural Services Ltd.

# Emyvale

## Draft Monaghan County Development Plan 2019-2025



PROPOSED SITE



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