

McGUIGAN ARCHITECTS

Our ref: MGA:17/182

Your ref:

Date: 23rd May 2018

Forward Planning Unit,
Planning Department,
Monaghan County Council,
The Glen,
Co Monaghan

Dear Sir/Madam,


**RE: DEVELOPMENT PLAN 2019-25 - DRAFT
MOFFETT INVESTMENT HOLDINGS - KILNACLOY SUBMISSION**



Please find enclosed submission prepared on behalf of Moffett Investment Holdings regarding his lands @ Kilnacloy, Monaghan.

We trust the above is to your satisfaction yet should you require any additional information or wish to discuss the above please do not hesitate to contact the undersigned.

Yours faithfully,


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McGUIGAN ARCHITECTS

MONAGHAN CO. DEV PLAN 2019-25

Submission prepared on behalf of Moffett Investment Holdings

Paul McGuigan MRIAI RIBA

RESIDENTIAL DEVELOPMENT @ KILNACLOY, MONAGHAN

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The Site

The site comprises a large area of land, approximately 4.49 hectares designated for residential development within the Townland of Kilnacloy, approximately 500m North West of Monaghan town Centre. Site access is currently gained from Robe Walk along the southern boundary. The site is of a substantially mature setting and currently in use for agricultural purposes yet boasts the necessary infrastructure/services to be easily accessible to the site. The site is predominantly bounded by residential developments/one-off dwellings of varying architectural styles with some commercial premises in close proximity. The site is steeply sloping and rises from the access road on the southern boundary to the middle of the site before falling away steeply towards the river to the north. Part of the site is currently located within the Development Plan 2013-19 as Proposed Residential with the remaining parts indicated as Landscape Protection/Conservation.

Planning History

There is no planning history logged on this site.

Site Assets

Asset: Location & Access.

Value: Located within the town and boasts Connection to existing road network including public transport (bus station neighbouring the site) offering ease of access to a wide range of local & national facilities.

Proposal: To promote a residential opportunity within the urban footprint and to promote walking and cycling together with the use of public transport.

Asset: Services (Water / Electrical / Storm / Foul).

Value: Services located within close proximity leaving ease of connection.

Proposal: Retain existing and connect into same - upgrade if necessary.

Asset: Mature Site / Vegetation.

Value: Visual and wildlife habitat.

Proposal: Retain and augment existing surrounding boundary vegetation and provide additional planting.

Asset: Changes in level and landform.

Value: Utilising the natural slope on the site, creating a visual link with adjacent development.

Proposal: Use of existing levels to create a development with distinct identities.

Asset: Views.

Value: Position and orientation of buildings utilising its southerly aspect.

Proposal: Exploit within the layout to benefit new residents.

Asset: Wide variation in local architectural styles and materials.

Value: No coherent architectural identity.

Proposal: To create an attractive urban development with a distinctive identity drawn from the best traditional characteristics of the wider area, providing variety and individuality in special treatments and unit design avoiding uniformity and repetition.

Planning Policy Framework

The site is located within the settlement limit for Monaghan Town as shown in the Monaghan Development Plan 2013-19 (Map MDP1) part zoned as "Residential" and the remaining deemed "Landscape Protection/Conservation" with the Monaghan Development Draft Plan 2019-25 (Map MDP1) noting same to remain unaltered.

Proposal/Conclusion

Taking into account the characteristics of the site, its setting and location, we believe the zoned parcel of land should remain as proposed residential with the remaining balance of the site (zoned Landscape Protection/Conservation) to be considered as an inclusion within the Development Plan 2019-25 for the purposes of Residential Development. We would consider these lands to be at the least, acceptable for serviced sites given the site assets.

We would also note that the developer in possession of these land possess the necessary resources to proceed with development of part/all of these lands.

The Property Registration Authority An tÚdarás Clárúcháin Maoine



Official Property Registration Map

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale accuracy is limited to that of the original OSI Map Scale.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- ▢ Septic Tank
- ▽ Soak Pit

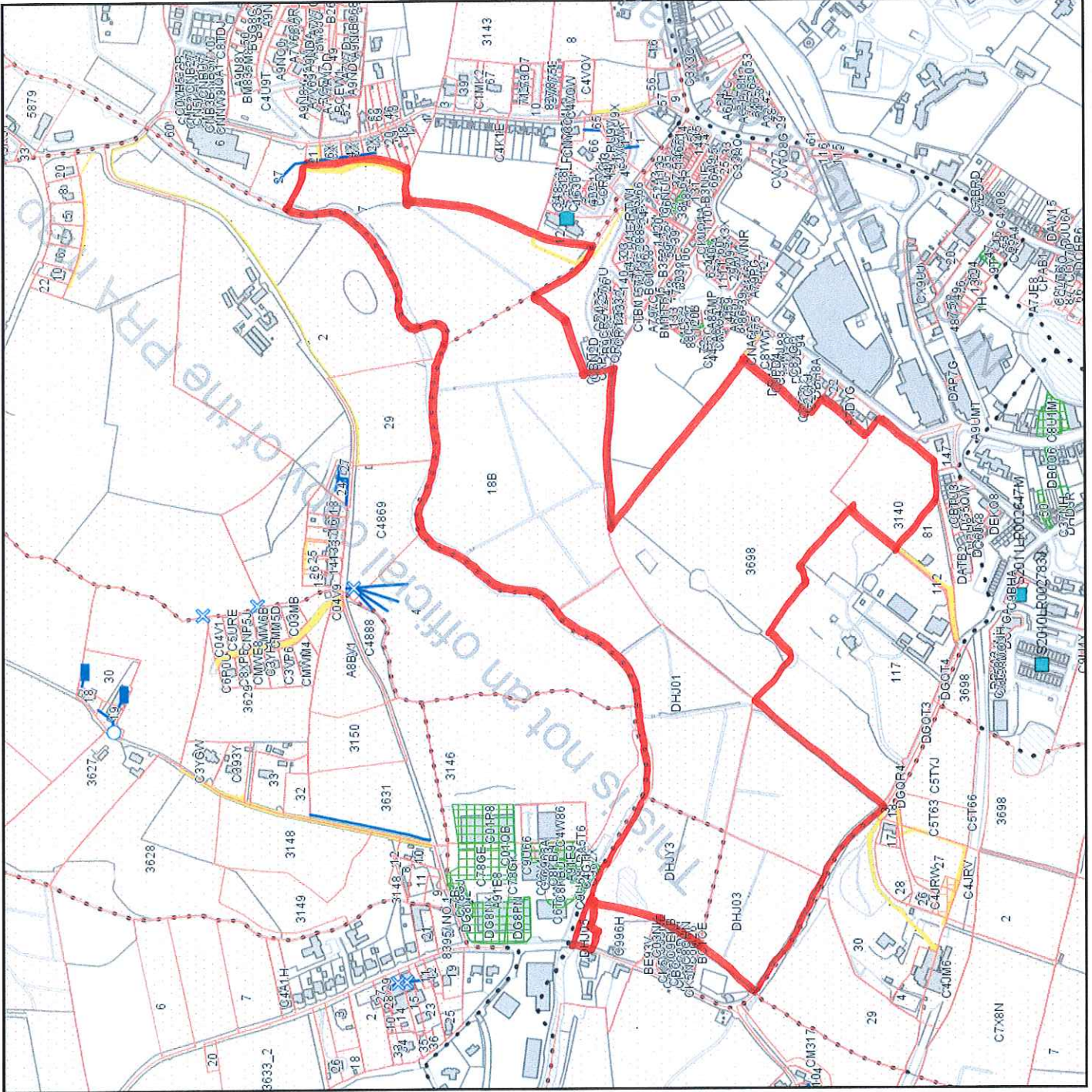
A full list of burdens and their symbology can be found at: www.landdirect.ie

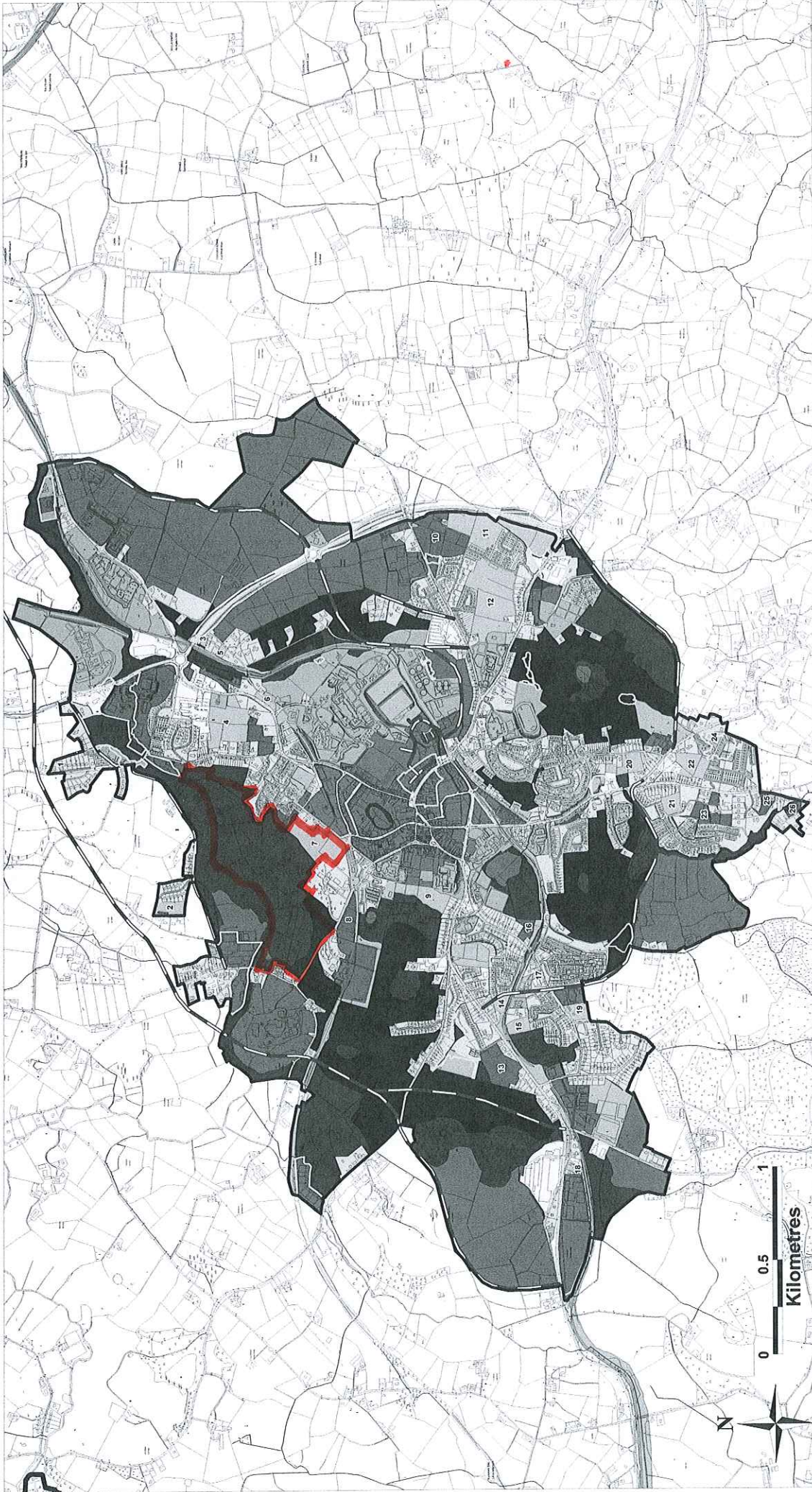
The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



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Monaghan Town (Map MDP1)

Monaghan County Draft Development Plan 2019-2025

- | | | | | | |
|---|-----------------------------------|---|--------------------------------|---|-------------------------------|
|  | Existing Residential |  | Existing Commercial |  | Indicative New Road Proposals |
|  | Proposed Residential A |  | Industry/Enterprise/Employment |  | Proposed Road Upgrades |
|  | Proposed Residential B |  | Lakes |  | Settlement Envelope |
|  | Strategic Residential Reserve |  | Flood Risk Areas |  | Local Area Action Plan |
|  | Community Services/Facilities | | | | |
|  | Recreation/Amenity | | | | |
|  | Landscape Protection/Conservation | | | | |
|  | Town Centre | | | | |