

Our ref: MGA:18/131

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
MR. EAMON COYLE - SCOTSTOWN RD. SUBMISSION**

Please find enclosed submission prepared on behalf of Mr. Eamon Coyle regarding his lands @ Scotstown Rd., 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,


Paul McGuigan MRIAI RIBA



McGUIGAN ARCHITECTS

MONAGHAN CO. DEV PLAN 2019-25

Submission prepared on behalf of Mr E Coyle

Paul McGuigan MRIA RIBA

RESIDENTIAL DEVELOPMENT @ SCOTSTOWN RD, MONAGHAN

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T/A McGuigan Architects Ltd



The Site

The site comprises a of a small portion of land, approximately 1km West of Monaghan town Centre. The site is relatively flat with access gained via two separate entrances of the Scotstown Road along the northern boundary. The site is of a substantially mature setting and currently in use with a bungalow dwelling and additional outbuildings located within the site boundary. The necessary services are located on/in close proximity to the site. The site is surrounded by residential use with developments/one-off dwellings of varying architectural styles & scales.

Planning History

There is no planning history logged on this site.

Site Assets

Asset: Location & Access.

Value: Located within the town boundary and boasts Connection to existing road network including public transport offering ease of access to a wide range of local.

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 on/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: 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 "Existing Residential & Conservation/Landscape Protection" 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 size, setting and location, we believe this site would be suitable to a residential development consisting of multiple units.

**The Property
Registration Authority
An tÚdarás
Clárúcháin Maoine**



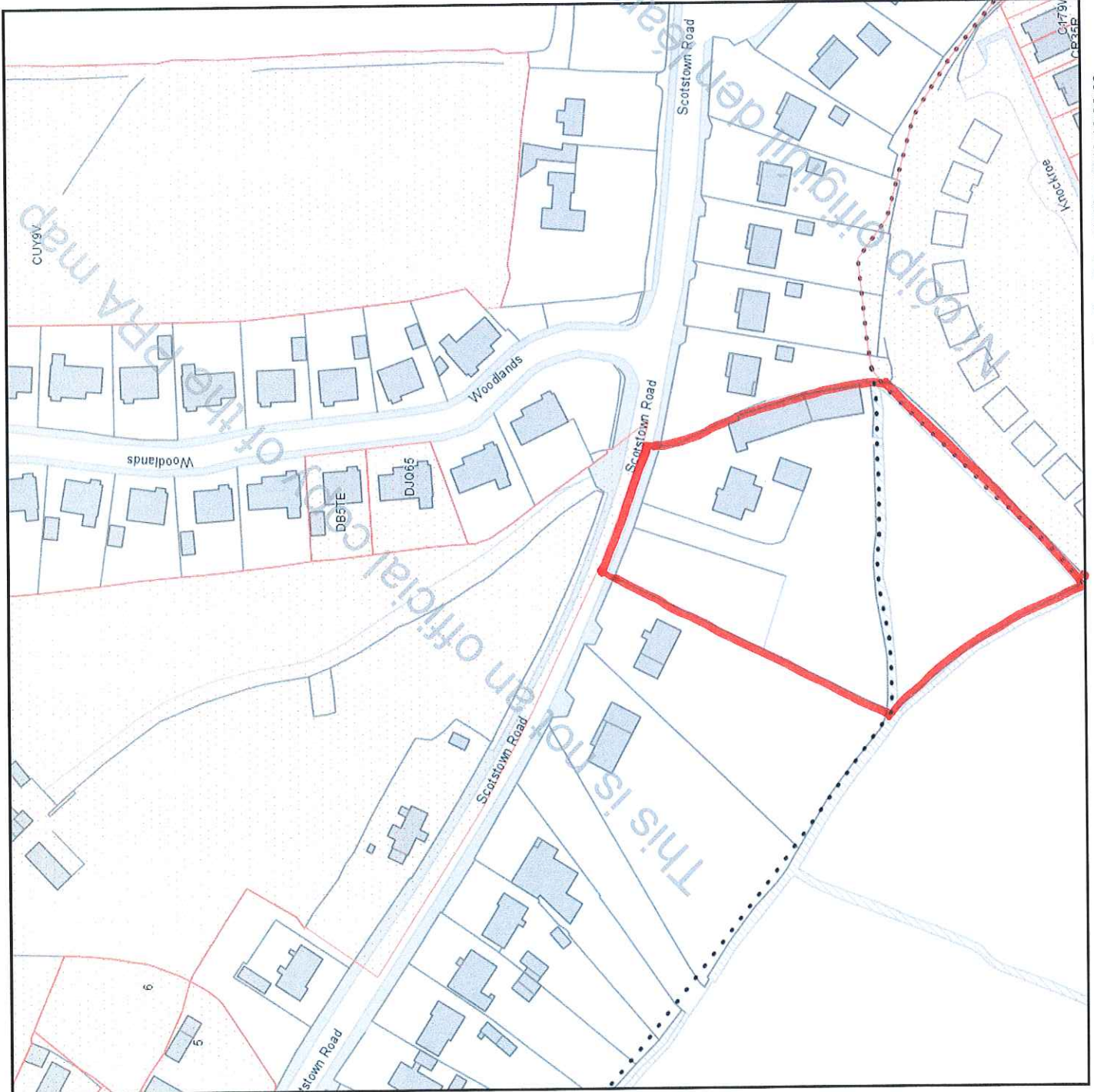
Official Property Registration Map

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.

For details of the terms of use, and limitations as to scale, accuracy and other conditions relating to Land Registry Maps, see www.pra.ie.

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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

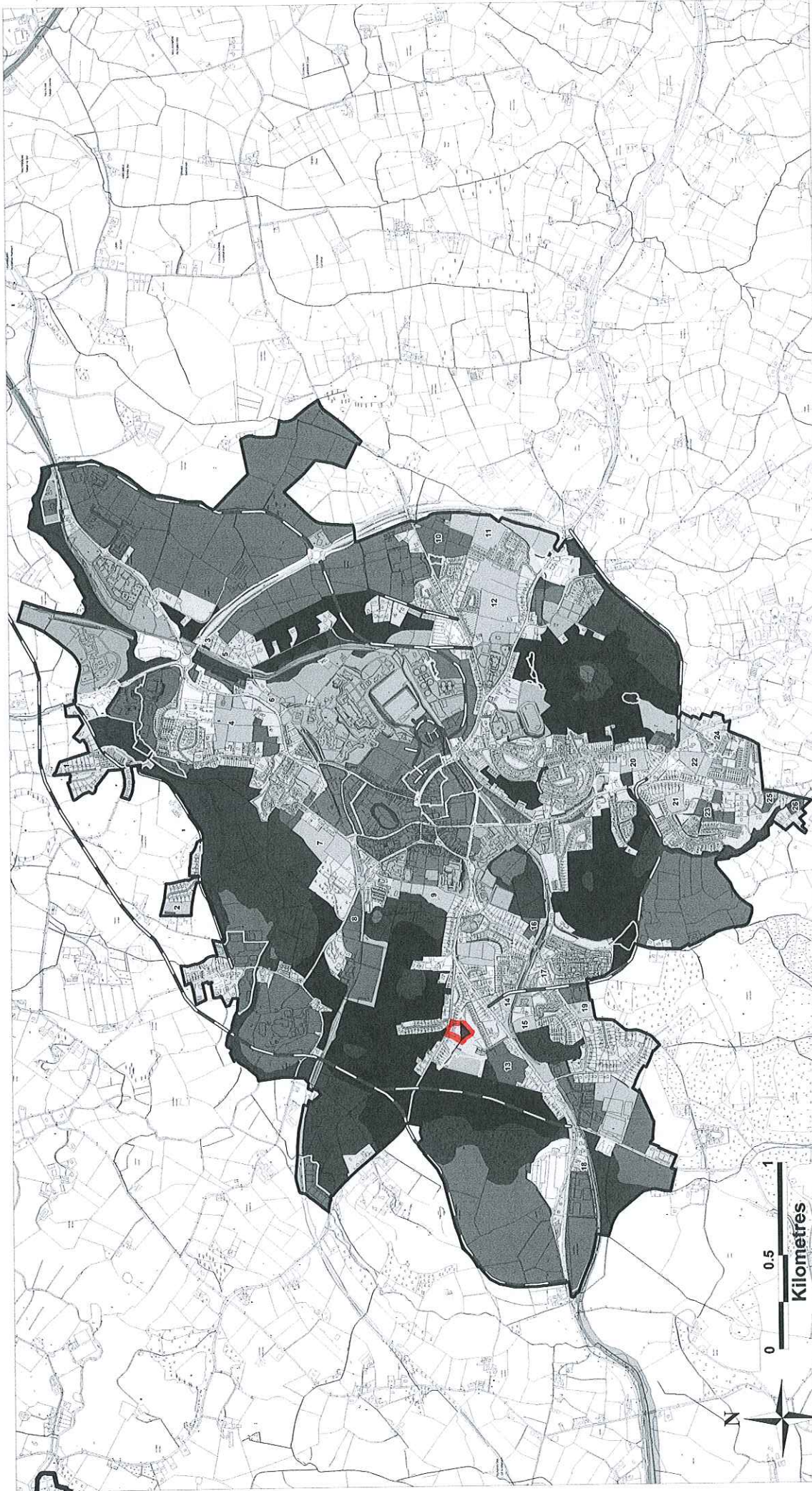
A full list of burdens and their symbology can be found at: www.landdirect.ie

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.



OSI Ref: 665975, 833587



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Monaghan Town (Map MDP1)

Monaghan County Draft Development Plan 2019-2025

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