

McGUIGAN ARCHITECTS

Our ref: MGA:17/122

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. DAVID PATTON - TULLY SUBMISSION**



Please find enclosed submission prepared on behalf of Mr. David Patton regarding his lands @ Tully, 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 MR IA I RIBA

a. 52 Glaslough Street, Monaghan
e. info@mcguiganarchitects.com
t. +353 (0)47 77823

T/A McGuigan Architects Ltd
VAT Registration No. IE 3449328TH



McGUIGAN ARCHITECTS

MONAGHAN CO. DEV PLAN 2019-25

Submission prepared on behalf of Mr Patton

Paul McGuigan MRIAI RIBA

RESIDENTIAL DEVELOPMENT @ TULLY, MONAGHAN

a. 52 Glaslough Street, Monaghan
e. info@mcguiganarchitects.com
t. +353 (0)47 77823

T/A McGuigan Architects Ltd



The Site

The site is located in the Townland of Tully, approximately 1km South West of Monaghan town with current access gained from Mullaghmart. The site is of a substantially mature setting currently in use for agricultural purposes and bounded on 3 sides by residential developments ranging in density.

Planning History

There is no planning history for this site.

Site Assets

- Asset: Location & Access.
- Value: Located within the town and boasts Connection to road network including public transport offering ease of access to a wide range of local facilities. Future development of local access road to the south of the site designed (construction subject to funding), alternatively access could be gained through the existing neighbouring development.
- Proposal: To promote a residential opportunity within the urban footprint and to promote walking and cycling and the use of public transport.
-
- Asset: Services (Water / Electrical / Storm / Foul).
- Value: Services located within close proximity.
- 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 with only vacant plot to be developed.

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) and zoned as "Strategic Residential Reserve" with the Monaghan Development Draft Plan 2019-25 (Map MDP1) also noting it "Strategic Residential Reserve".

Proposal/Conclusion

Taking into account the characteristics of the site, its setting and location, we believe this site should be considered as an inclusion within the Development Plan for the purposes of Residential Development "Proposed Residential B". We would consider these lands to be perfectly placed for serviced sites given the site assets.

Given that this portion of land is the last site within the land owners portfolio they would be keen to progress same as they possess the necessary resources to proceed with development of part/all of these lands.

The Property Registration Authority An tÚdaráis Clárúcháin Maoinne



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.landireg.ie

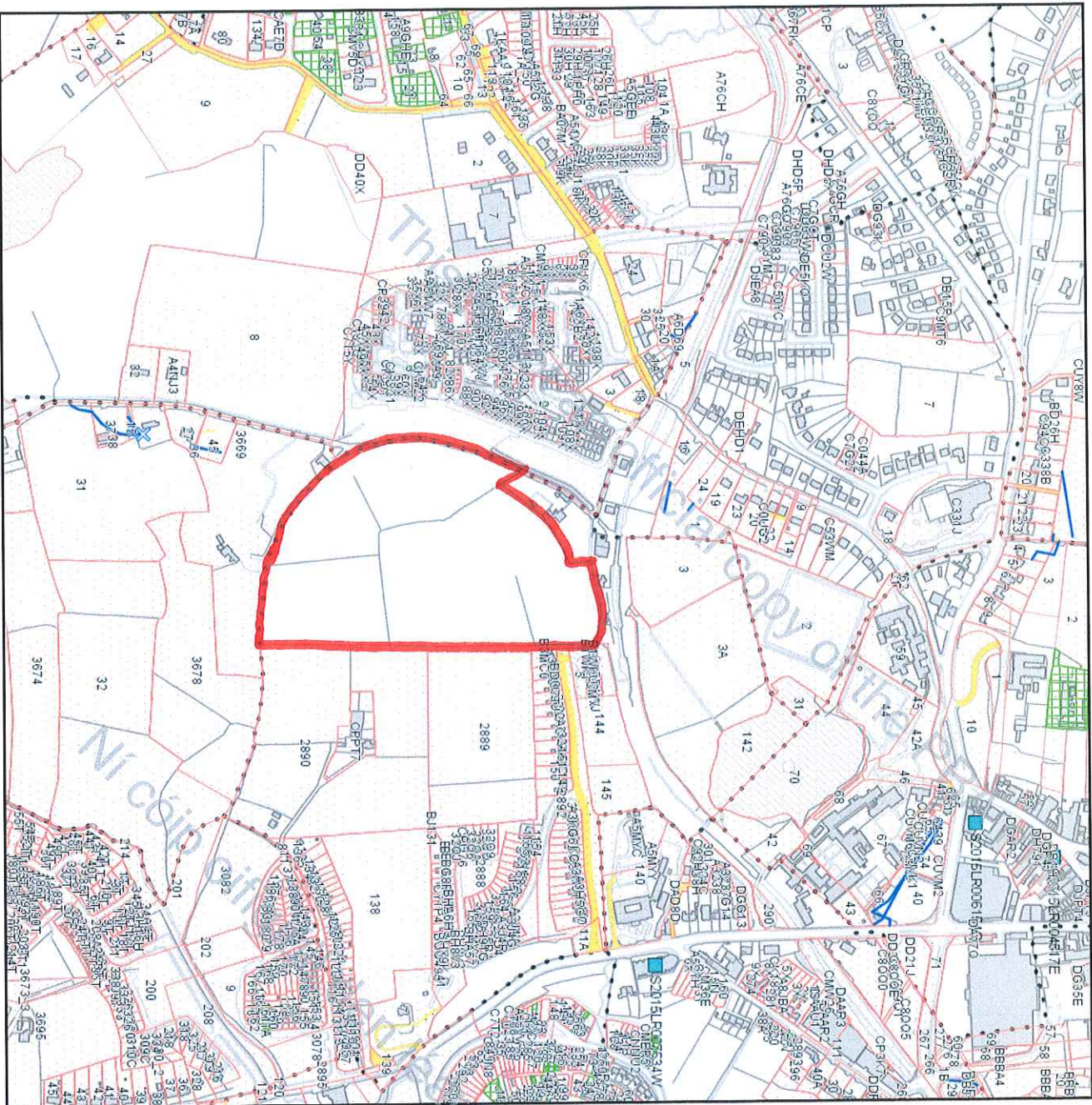
The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.

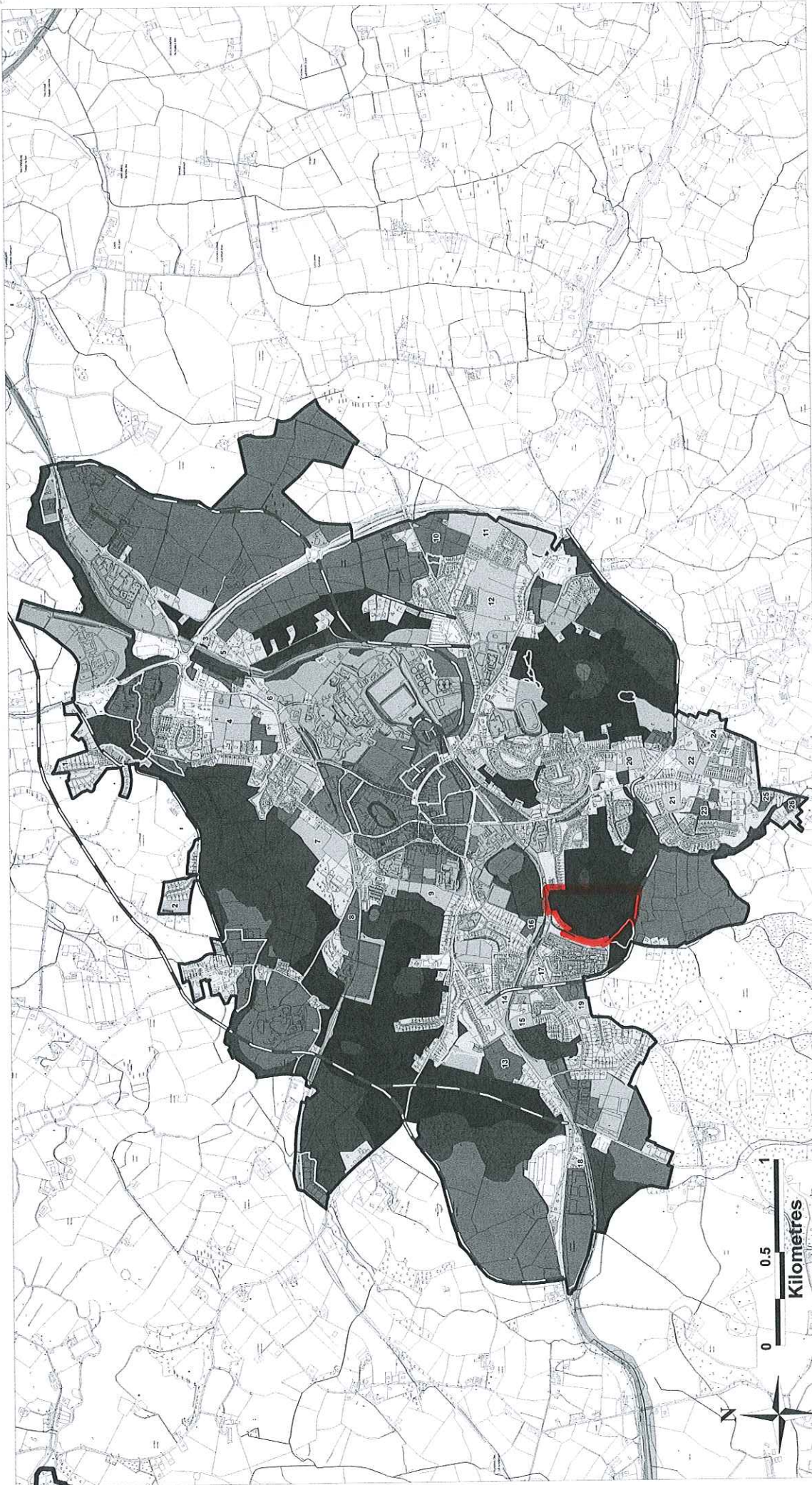
(see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

OS Ref: 666579, 832862



Creation Date: 18 May 2018 16:41:42





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