

**Our ref:** MGA:17/149    **Your ref:**

**Date:** 23<sup>rd</sup> May 2018

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

Dear Sir/Madam,

**RE: DEVELOPMENT PLAN 2019-25 - DRAFT  
MR. FRANCIS MCGUIGAN - NEWGROVE/DRUMBEAR/DRUMILLARD SUBMISSIONS**

Please find enclosed submission prepared on behalf of Mr. Francis McGuigan regarding his lands @ Newgrove/Drumbear/Drumillard, 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 Francis McGuigan

Paul McGuigan MR IA RIBA

RETAIL DEVELOPMENT @ NEWGROVE, MONAGHAN  
RESIDENTIAL DEVELOPMENT @ DRUMBEAR, MONAGHAN  
INDUSTRY/ENTERPRISE/EMPLOYMENT DEVELOPMENT @ DRUMMILLARD, CASTLEBLAYNEY

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T/A McGuigan Architects Ltd



## NEWGROVE BUSINESS PARK, BALLINODE RD, MONAGHAN

### The Site

The site is located in the Townland of Newgrove/Cornecassa, approximately 2km North West of Monaghan town with access gained from the Ballinode road boasting a right turning lane with maximum amount of site frontage. To date 8 no semi-detached industrial/retail warehousing units have been erected around 2005/2006 together with all necessary services to include roads, footpaths, (foul & storm) drainage and street lighting with all units currently occupied.

### Planning History

02190	OUTLINE PLANNING	REFUSED	
Erect 4 no. commercial units, sewerage treatment unit and percolation area and associated site works...			
02740	OUTLINE PLANNING	CONDITIONAL	
Erect 4 no. commercial units of light industry, sewerage treatment unit and percolation area and associated site works			
04272	FULL PLANNING	CONDITIONAL	BUILT 2005
demolish existing 3 no. disused poultry units and erect 4 no. semi detached commercial units for light industry comprising offices on the ground and first floor, sewerage treatment unit and percolation area and associated site works			
05127	FULL PLANNING	CONDITIONAL	BUILT 2006
erect 4 no. semi detached commercial units for light industry comprising offices on first and ground floor, sewerage treatment unit and percolation area and associated site works			
06379	FULL PLANNING	CONDITIONAL	VICTIM TO DOWNTURN
erect 6 no. attached commercial units for light industry comprising offices on first and ground floor, connection to existing sewerage treatment unit and percolation area and associated site works			

### Site Assets

Asset:	Location & Access.
Value:	Located on the edge of town with Connection to road network including public transport offering ease of access to a wide range of local facilities.
Proposal:	To promote an alternative industrial opportunity within the urban footprint.
Asset:	Services.
Value:	Existing Services with Potential for further Development.
Proposal:	Retain existing and connect into same.

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.

Asset: Preliminary works undertaken as part of initial phase.  
Value: Completion of Development.  
Proposal: Remaining vacant plot to close out site.

### **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 Landscape Protection and Conservation.

### **Proposal/Conclusion**

Planning permission was obtained for the units as erected on site with another application Approved for 6 no. Additional Units which fell victim to the downturn and subsequently put on hold.

In the transition between The Monaghan Development Plans 2007-13 & 2013-19 the lands as noted were changed from Industrial/Enterprise/Employment to Landscape Protection/Conservation even though planning (Ref: 06379) was granted for 6no. additional units to complete the site. The development would have been complete only for the planning lapsing due to the Economic Crash and the reduced need for the units. I can confirm that the current development is fully occupied and the rezoning of lands would afford the opportunity to form a high quality industrial environment within the settlement limit and urban footprint of Monaghan Town with potential of additional employment for local & cross border businesses in an ever growing sector, something which local estate agents have voiced a need for.

Taking into account the characteristics of the site and its setting, our proposal to re-instate this land from Landscape Protection/Conservation to Industrial/Enterprise/Employment offers an innovative, modern and sustainable form of industrial development that integrates sympathetically within the existing natural and man-made environment.



# The Property Registration Authority An tÚdarás 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)

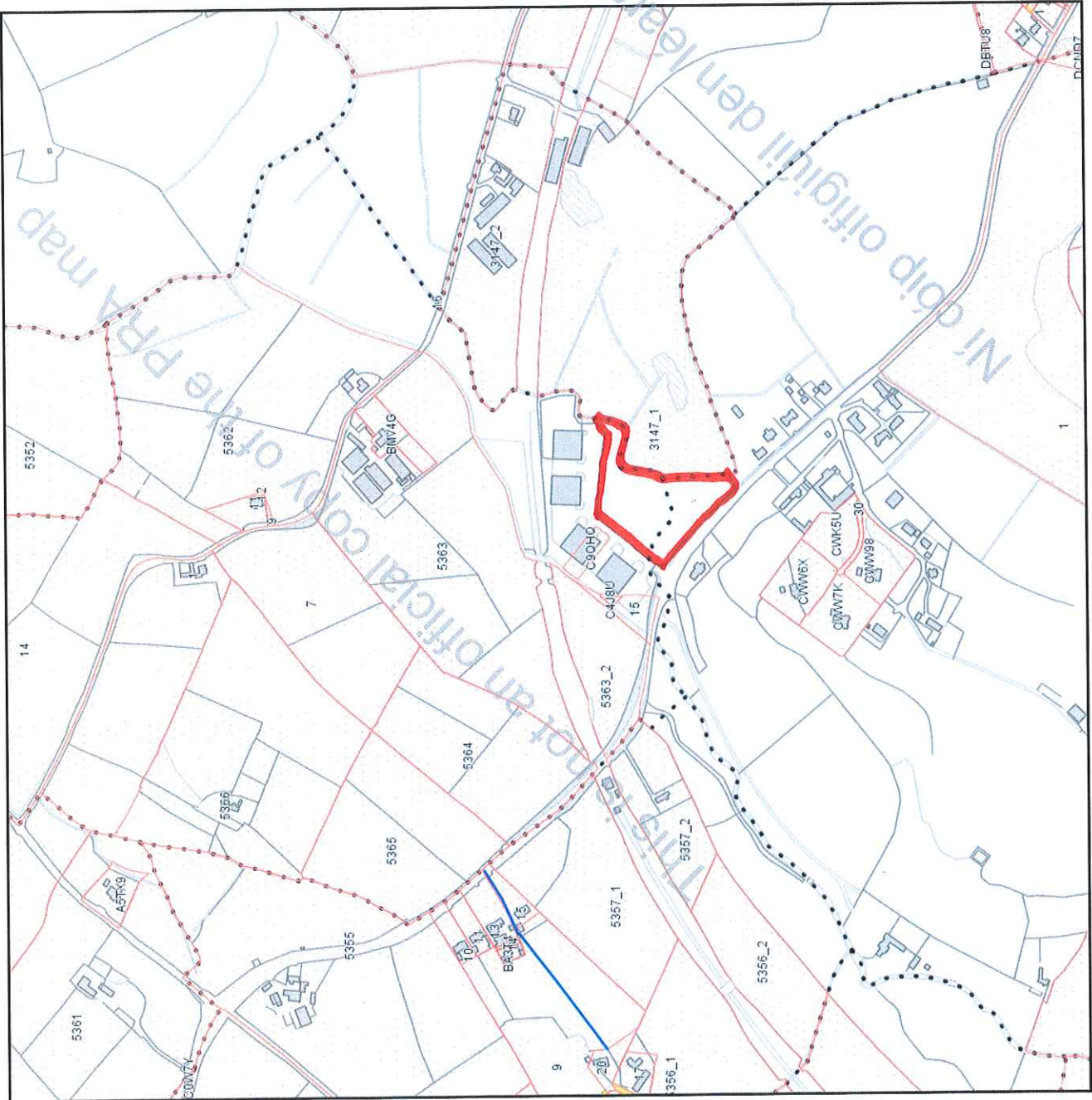
- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- ▽ Soak Pit

A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)

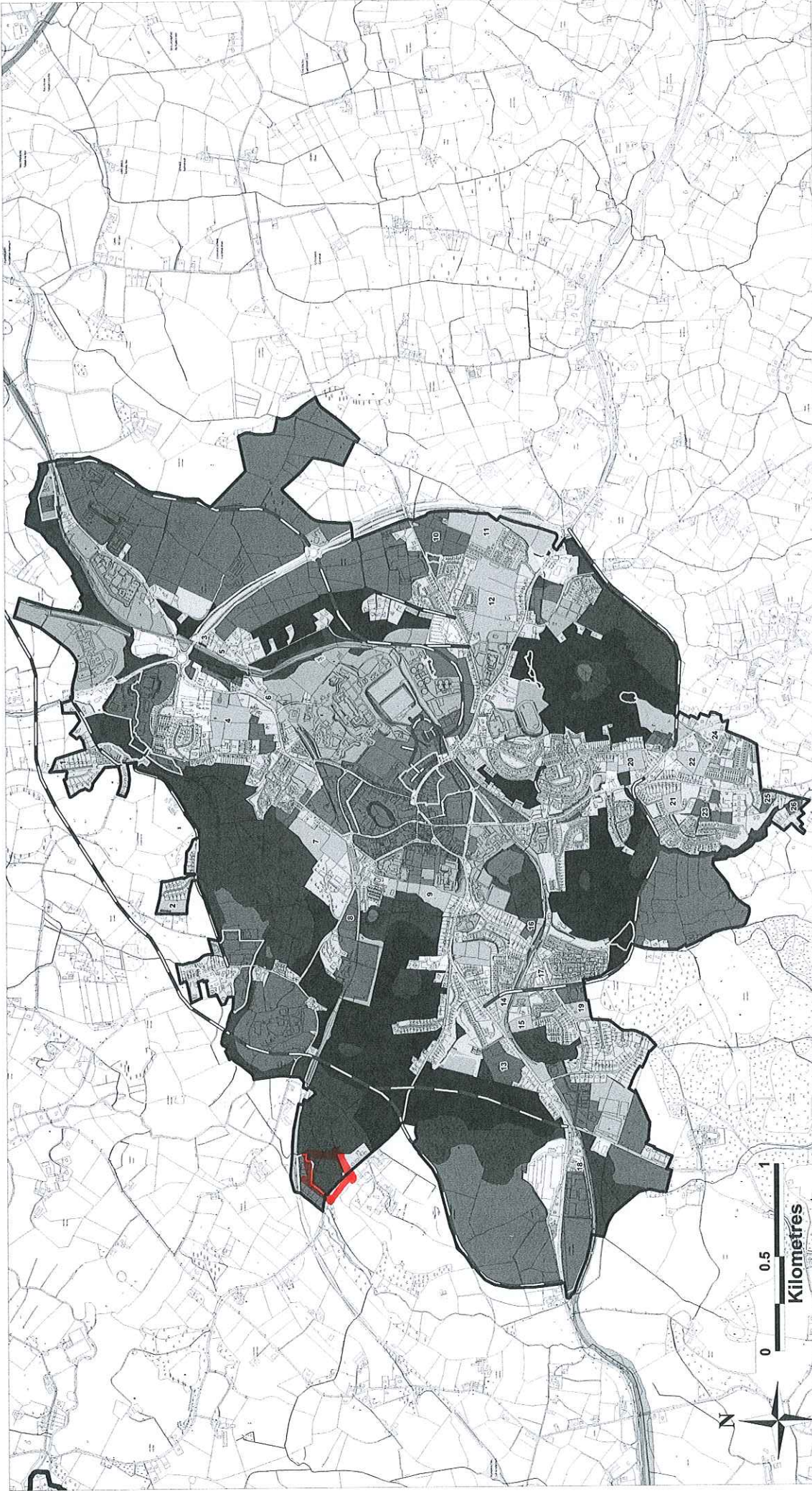
The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.

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

OS Ref: 66S170, 834285







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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        |