

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

Date: 23rd May 2018

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

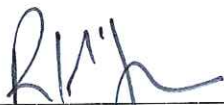
Dear Sir/Madam,

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

Please find enclosed submission prepared on behalf of Mr. Francis McGuigan regarding his lands @ Newgrove/Drumbeare/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 MRIA RIBA

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

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T/A McGuigan Architects Ltd



DRUMBEAR, COOTEHILL RD, MONAGHAN

The Site

The site is located in the Townland of Drumbear, Monaghan approximately 1.5km South of Monaghan town on flat ground and just outside of the town boundary. The site is accessed from the Cootehill road with a large amount of site frontage and mature southern boundary potentially providing a buffer to the edge of a new development limit.

Planning History

There is no planning history for this site.

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 residential opportunity within the urban footprint and to promote walking and cycling and the use of public transport.

Asset: Services in close proximity to site.

Value: Potential for Future Development.

Proposal: Connect into existing services located to the front of this land.

Asset: Topography/Site Level.

Value: Sustainable Development/ build-ability.

Proposal: Ease of Construction/reduction in ground works (Value).

Asset: Vegetation.

Value: Visual and wildlife habitat.

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

Planning Policy Framework

The site is located just outside the settlement limit for Monaghan Town as indicated in the Monaghan Development Plan 2013-19 (Map MDP1) and also proposed within the Draft Development Plan 2019-25.

Proposal/Conclusion

Taking into account the characteristics of the site and its setting, we believe this site should be considered as an inclusion within the Development Plan for the purposes of future Residential Development. We would consider these lands to be better placed than a number of sites in close proximity which are currently zoned as Proposed Residential with ease of access/build ability/sustainable.

We would also note that the land owner possesses the necessary resources to proceed with development on these lands.



The Property Registration Authority An tÚdarás Clárúcháin Maoinne

Official Property Registration Map

This map should be read in conjunction with the following.

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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- Freehold
 - Leasehold
 - SubLeasehold
 - 'S' Register
- (centre-line of parcel(s) edged)

(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)

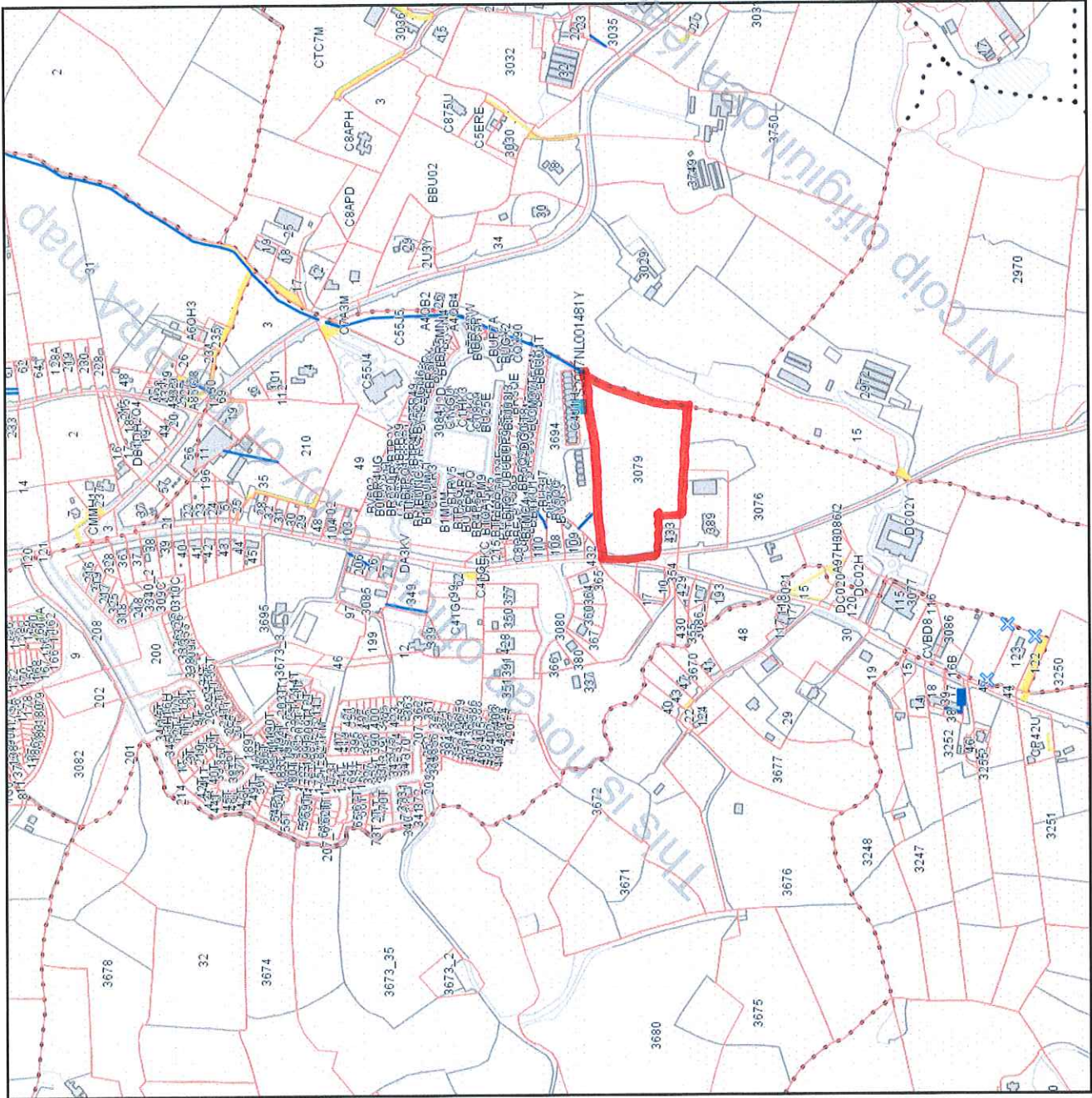
- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- ▢ Septic Tank
- ▽ Soak Pit

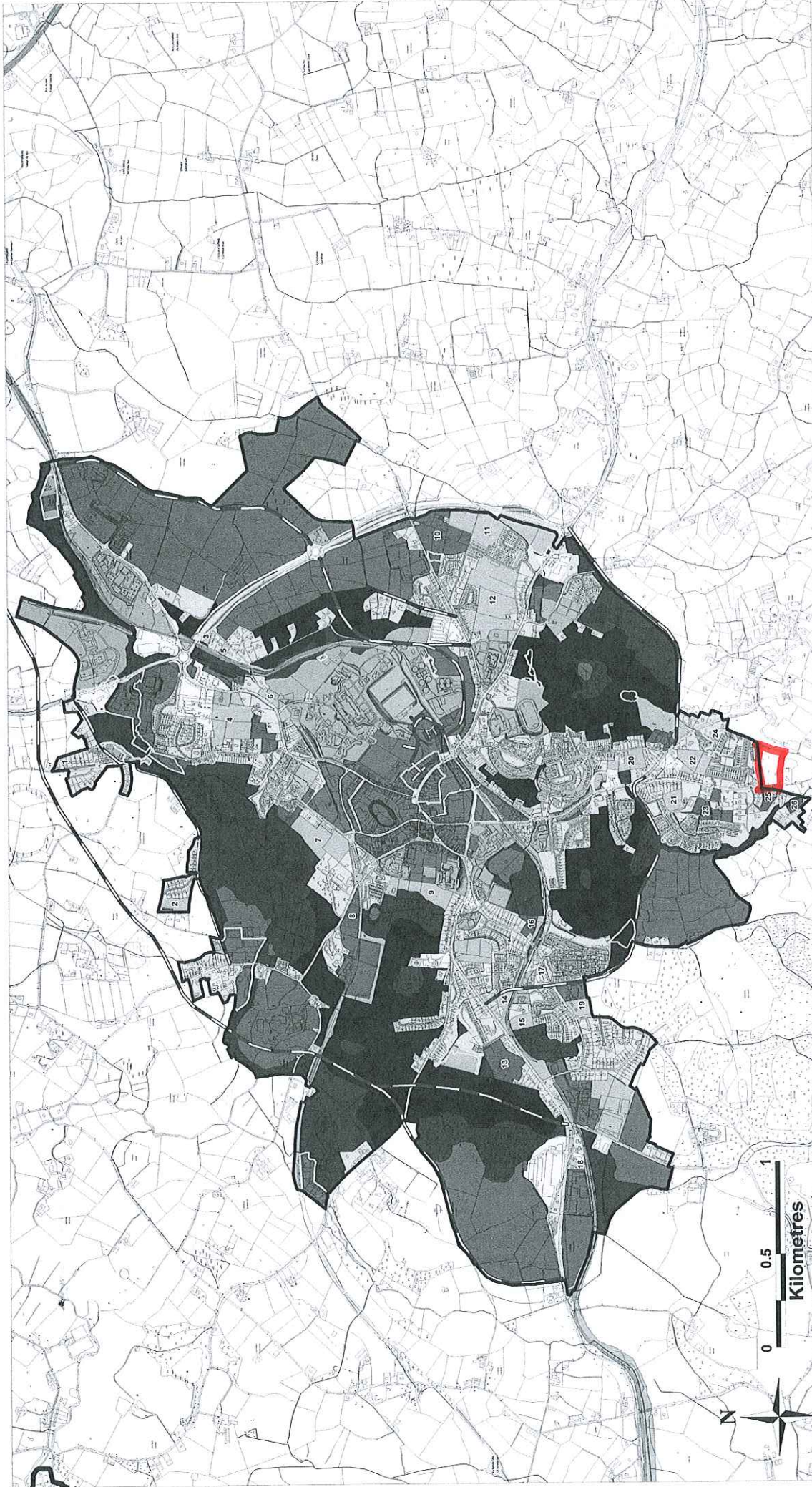
A full list of burdens and their symbology can be found at: www.landdirect.ie

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: 667365, 831877





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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 |