

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

Date: 23rd May 2018

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

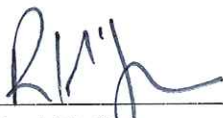
Dear Sir/Madam,

**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 MR IA RIBA

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

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T/A McGuigan Architects Ltd



DRUMILLARD BUSINESS PARK, MONAGHAN RD, CASTLEBLAYNEY

The Site

The site is located in the Townland of Drumillard, Castleblayney approximately 0.8km North West of Castleblayney town centre with shared access off the old N2. To date a number of retail units have been erected around 2005/2006 together with all necessary services to include roads, parking, footpaths, (foul & storm) drainage and street lighting. The site is surrounded by a mixture of uses to include Commercial, Residential & Industrial/Bulk Retail.

Planning History

- | | | | |
|--|---------------|-------------|---------------|
| 0546 | FULL PLANNING | CONDITIONAL | BUILT 2005/06 |
| Erect a retail building for sale of bulk goods with ancillary offices on ground floor and further retail on mezzanine floor level, car parking area and ancillary site works | | | |
| 0440008 | FULL PLANNING | CONDITIONAL | BUILT 2005/06 |
| Erect an industrial unit consisting of 2 no. units with ancillary offices on ground and first floor, vehicular entrance, car parking area and ancillary site works | | | |
| 0940013 | FULL PLANNING | CONDITIONAL | ALTERED 2009 |
| 1. Retention Permission & 2. Permission. 1) Partial conversion of existing two-storey commercial building to provide 3 No. classrooms, office, toilet facilities & storage space to ground floor and 1 No. classroom at first floor, associated elevation changes, signage, connection to existing public storm & foul sewer and will consist of 2) 3 No. classrooms & toilet facilities at first floor, associated elevational changes, enclosed secure play area and security fence to rear and side of building, perimeter barrier to front of building and all associated development works | | | |
| 15136 | FULL PLANNING | CONDITIONAL | ALTERED 2015 |
| Development consist of 1) RETENTION of Partial conversion of existing two-storey commercial building to provide 3 no. classrooms, office, toilet facilities & storage space to ground floor, 3 no classrooms, office, toilet facilities, storage space and cloak room at first floor, associated elevation changes, signage, enclosed secure play area and security fence to rear and side of building, connection to existing public storm & foul sewer 2) Permission for 2 no classrooms & toilet facilities at ground floor, associated elevational changes and all associated development works. | | | |
| 16174 | FULL PLANNING | CONDITIONAL | ALTERED 2016 |
| Permission for a material change of use from retail to office together with minor alterations, new signage and all associated 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 Commercial opportunity within the urban footprint and to promote walking and cycling and the use of public transport.

Asset: Services.

Value: Capacity to facilitate any use.

Proposal: Retain and connect into.

Asset: Variation of Uses.

Value: Sustainable Development.

Proposal: To promote commercial opportunities in close proximity to the town centre with adequate parking facilities.

Planning Policy Framework

The site is located within the settlement limit for Castleblayney Town as shown in the Monaghan Development Plan 2013-19 (Map CYDP1) and has been zoned as Enterprise/Industrial/Employment.

Proposal/Conclusion

Taking into account the characteristics of the site, its location and the variance of uses, we believe this site/ part of this developed site should be considered within the new Development Plan for the purposes of Commercial Development. We would consider same to be beneficial to Drumillard Business Park in the creation of a sustainable development where the proposed use would compliment the existing occupants and further promote occupation of any vacant 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.

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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

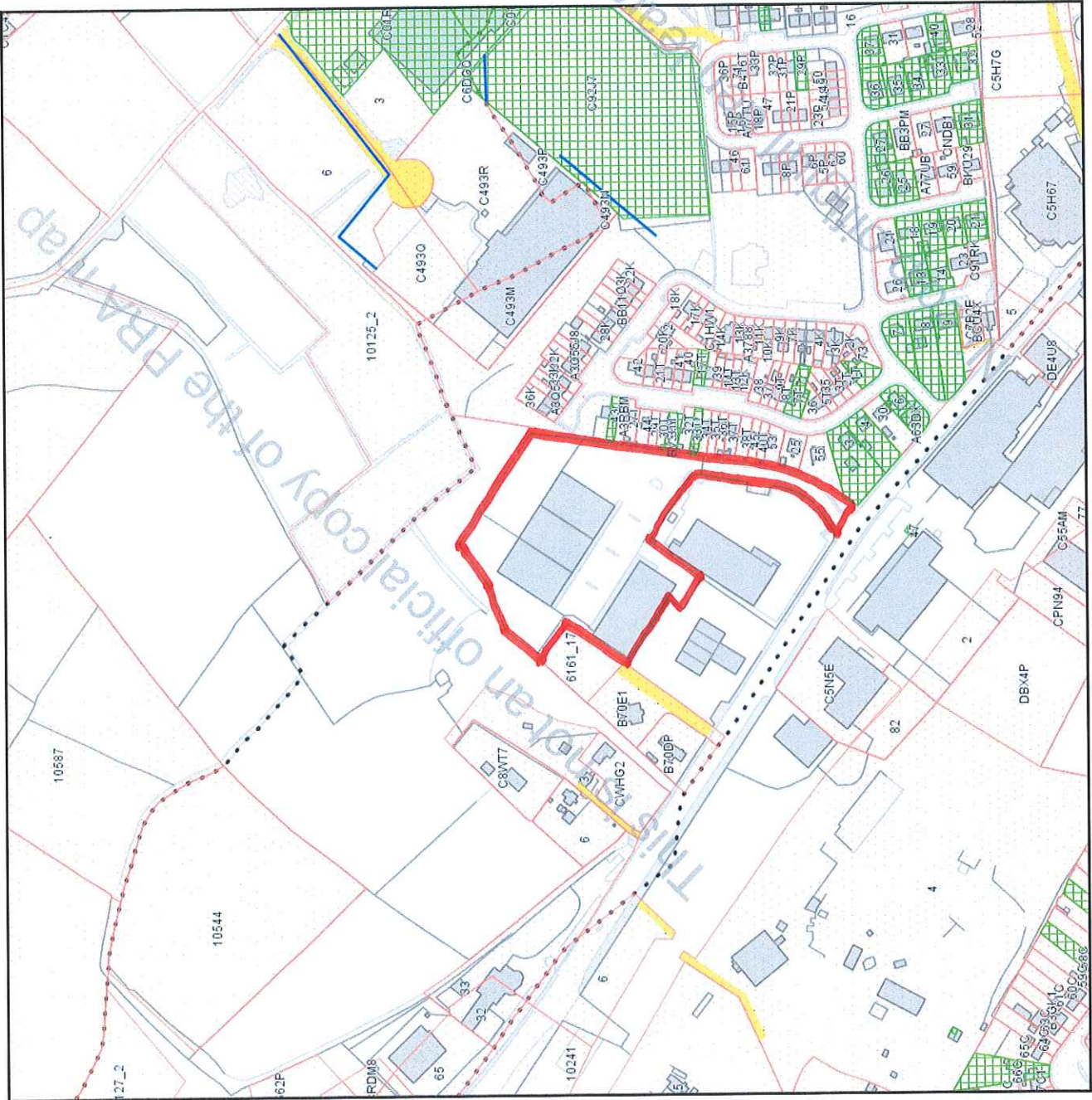
A full list of burdens and their symbology can be found at: www.landdirect.ie

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.

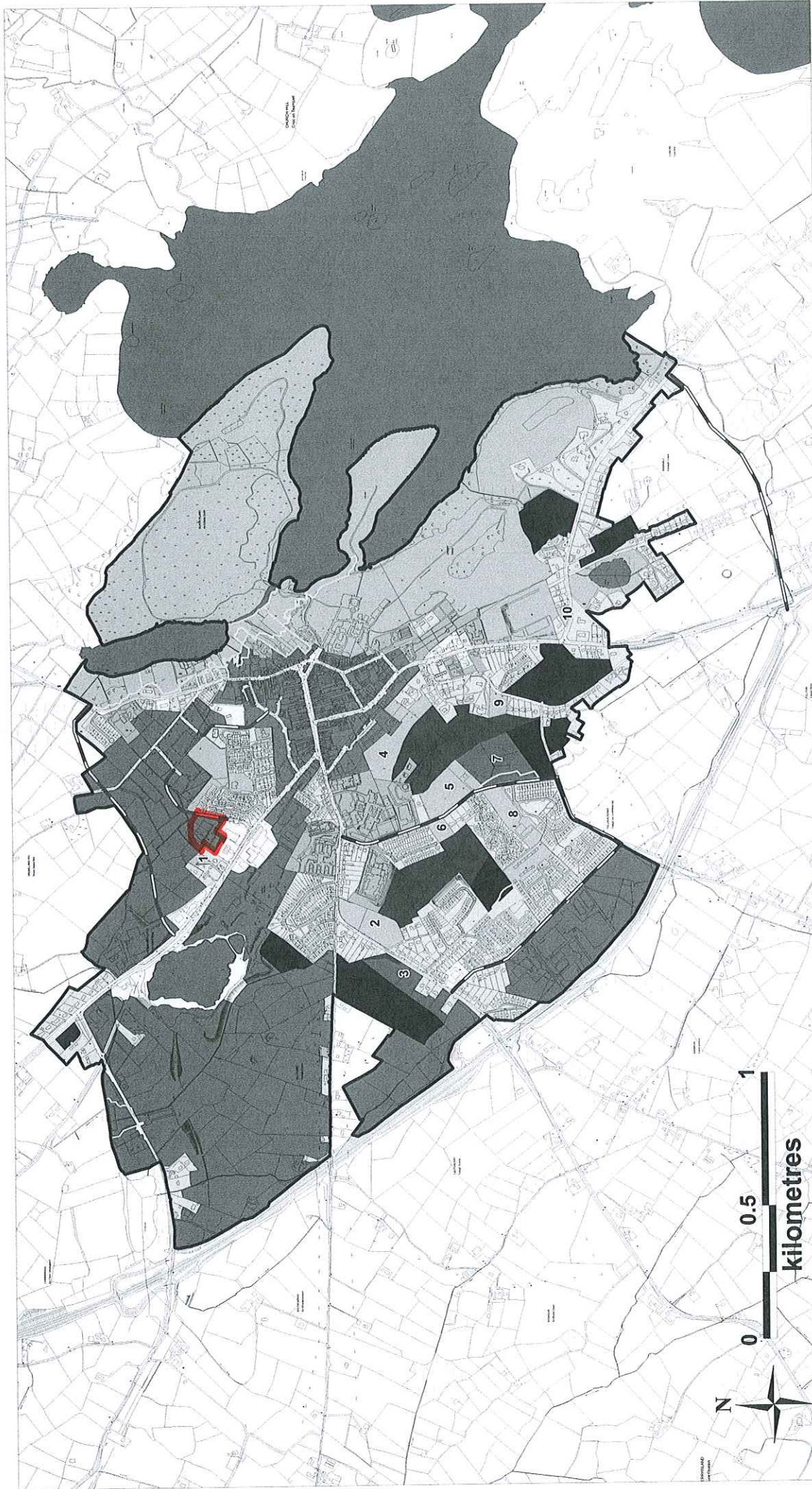
(see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



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Castleblayney Town (Map CYDP1)

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 |