

Our ref: MGA:

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 JOE BRENNAN & MR PIERSE HUGHES - DRUMILLIARD BIG, CASTLEBLAYNEY
SUBMISSION**

Please find enclosed submission prepared on behalf of Mr. Joe Brennan & Mr. Pierse Hughes regarding their lands @ Drumilliard Big, Castleblayney.

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,



McGuigan Architects Ltd.



McGUIGAN ARCHITECTS

MONAGHAN CO. DEV PLAN 2019-25

Submission prepared on behalf of Mr Joe Brennan & Mr Piers Hughes

RESIDENTIAL DEVELOPMENT @ DRUMILLIARD BIG, CASTLEBLAYNEY

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Submission

Submission prepared on behalf of:

Pierse Hughes

Corracloughan

Castleblayney

Co. Monaghan

Joe Brennan

Castle Printing

Monaghan Rd

Drumillard Little

Castleblayney

Co. Monaghan

The Site

The site is located 160 metres from Castleblayney Town Centre just a short walk to Muckno Street and West Street (Main Street). The site is bounded by a school to the south east (planning ref 1040007), a residential care home to the south west and excellent recreational and amenity spaces including playing pitches 50 metres to the south west, Castleblayney Aqua Club 80 metres east, Gas Lake 150m east and Lough Muckno 400m to the south east. The site is in a predominantly residential area with apartments to the north east, and housing to the east and south west.

The site is serviced by all necessary facilities which include roads, footpaths, drainage (foul & storm), water mains & street lighting.

Observations

Image 1

Location & existing school to south east

We would question the existing school (planning ref 1040007) being marked zoned as industry/enterprise / employment

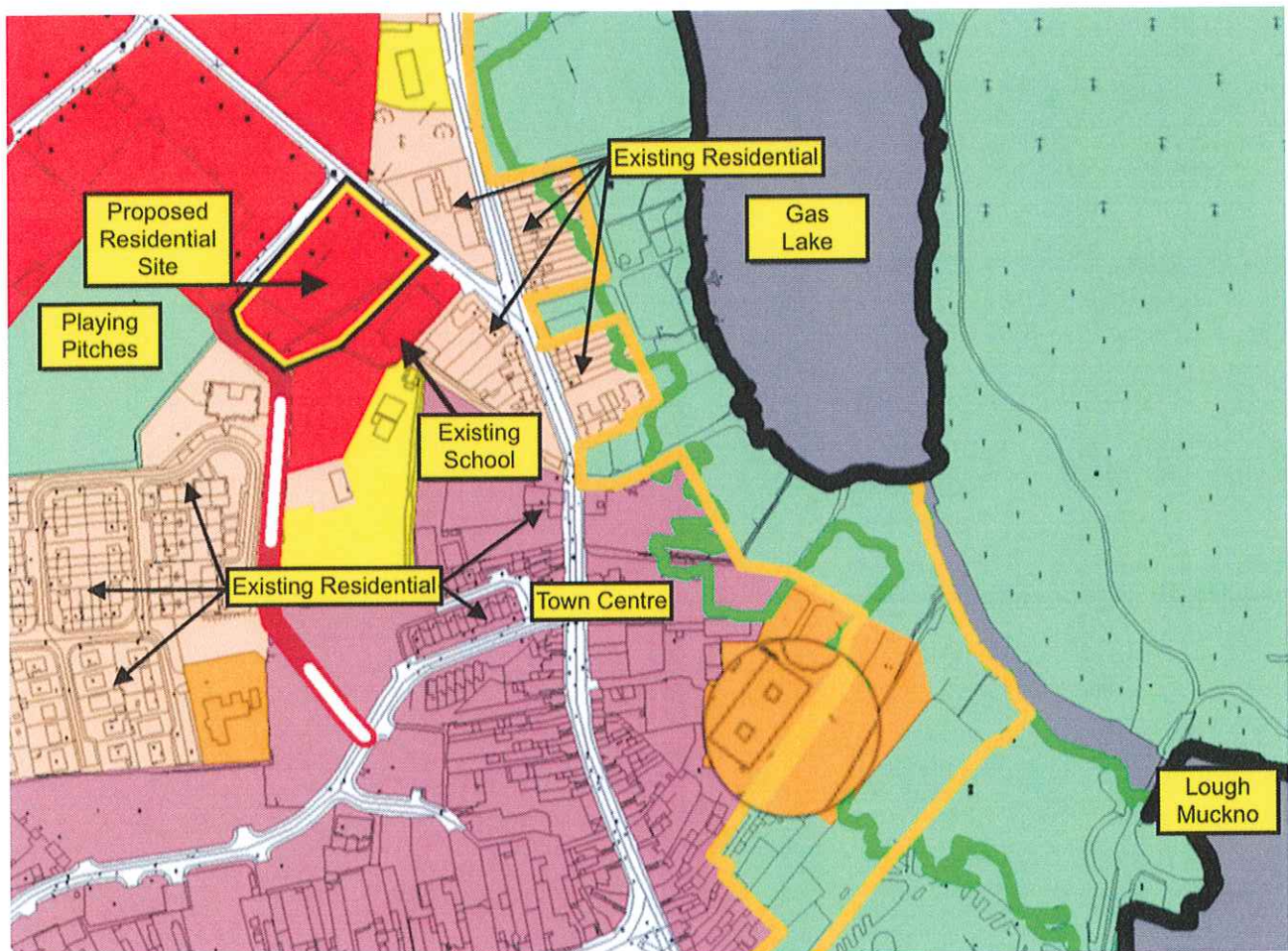


Image 2

Proximity of existing school to south eastern boundary



Image 3

Residential context



Image 4.
Proximity to 'Gas Lake'



Image 5
Industrial units and plots to the north of the site most of which are vacant



Planning History & Context

PLANNING REF: 0740001

APP TYPE: FULL PLANNING

STATUS: LAPSED

Erect a two storey commercial facility which will incorporate: 2 No. reception areas, production, storage and loading areas, office unit and CPT room to ground floor and canteen facilities, office units to first floor, connection to public sewerage system, use of existing service road and entrance onto public road and all ancillary site development works.

The site in the context of industrial/enterprise/employment has proved unviable and unattractive due to the following:

- the site is isolated from the main transport corridors which has led to the success of other industrial areas which are located just off the N2 or on the Monaghan Road.
- access through the town centre and residential areas proves restrictive for light and heavy commercial good vehicles and is hazardous for pedestrians
- within Castleblayney the extensive availability of vacant commercial and industrial units/ sites with safe and convenient access to the N2 makes development on this site for the current zoned use economically unfeasible
- immediate proximity to the aforementioned school, playing pitches, residential buildings, community facilities and environmentally sensitive recreational spaces (Lough Muckno & Black Island) are prohibitive for the current zoned use

Planning Policy Framework

Re zoning this site at Drumillard Big as residential will contribute in a positive way to achieving the objectives as set out in the Draft Development Plan. A residential development to this side of the town will increase foot fall to Muckno Street and aid a struggling retail sector within the town. A lack of new residential development to the northern side of the town centre could be considered to be contributing to the leakage of business to other retail centres as identified in the proposed Development Plan 2019-2025.

Development of residential units on this site will help promote urban growth and the further development of Castleblayney as a strategic town in line with CSP2. Residential development at this site could be considered as an integral part of any action plan for Muckno Street and the surrounding area as set out in CB01 & contribute significantly to achieving CB02.

The proximity of the site to the town centre provides a unique opportunity to contribute to the vitality and viability of Castleblayney as a sustainable town. Increasing the population to the northern side of the town would make a positive contribution towards ensuring the town centre is a focus for shopping.

In line with the Urban Housing Policy as set out in the draft development plan the site affords the possibility to make more efficient use of under-utilised lands, and will avoid the extension of services and utilities which are required for other proposed residential areas zoned in the draft plan.

The site boasts proximity to the core centre of the town with existing services and utilities and should be considered as priority if residential development is to be considered in a sequential manner outwards from the core area as highlighted in policy HSP5. Residential development at this site would represent a more efficient use of existing infrastructure due to the proximity of the site to a school and existing recreational and amenity spaces.

This site can easily meet and contribute to the Objectives for Urban Residential Developments as set out in Table 9.6 of the Draft Development Plan and can be supported as a residential development that will contribute to the regeneration / renewal of the town centre areas and reduce dereliction in line with the sustainable development of the area.

Site Assets

Asset: Location & existing access

Value: Located within Castleblayney Town boundaries and on the verge of the town centre with foot path connection to the bog road, Muckno Street & Main Street offering ease of access to a wide range of local facilities. The site is within walking distance of all local services and amenities negating the use of private motor vehicles.

Proposal: To promote an alternative residential opportunity within the urban footprint and to promote walking, cycling and the use of public transport.

Asset: Proximity to core Retail Centre

Value: The proximity of the site to the town centre provides a unique opportunity to contribute to the vitality and viability of the Castleblayney. Increasing the population to the Northern side of the town will increase foot fall and make a positive contribution to ensuring the town centre is a focus for shopping. The site is ideally situated to facilitate social inclusion and a development that can address the pillars of the development plan.

Proposal: Facilitate the projected population increase and housing for industry employees to the Northern side of the town to increase foot fall and make a positive contribution to ensuring the town centre is a focus for shopping / services.

Asset: Services.

Value: Existing services bound the site with potential for immediate development.

Proposal: Connect into existing services located along the boundary.

Asset: Topography

Value: The site is flat and favourable to residential development

Proposal: Cost effective to build upon as the site situated within an area of existing residential development & the site is serviced and level.

Asset: Recreation and Amenity

Value: Excellent recreational and amenity spaces including playing pitches 50 metres to the south west, Castleblayney Aqua Club 80 metres west and Lough Muckno 150m to the west.

Proposal: Residential development would an efficient use of a vacant site and would protect the integrity of local amenities in such close proximity.

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 Proposed Residential Development A. We would consider these lands to be better placed than a number of sites which are further from the town centre. This fully serviced site in close proximity to existing schools, playing pitches, community services, amenity spaces and shops is ideally placed to contribute to the objectives as set out in the draft development plan for Castleblayney & the greater Monaghan area. Furthermore zoning the land as residential will be in line with government directives and help achieve the objectives as set out for social inclusion and affordable homes.

This site provides a unique opportunity to have a positive impact on an area of the town which suffers from high retail and commercial vacancy rates. The lack of lands zoned for residential on this side of the town could have a negative effect on footfall through the town itself, with lands zoned for dwellings near the 'bypass' and main transport links encouraging the use of private motor vehicles and commutes to other retail centres.

It would appear that the area of land zoned for industry/ enterprise and employment is excessive and would be difficult to service in comparison to the ratio of land zoned residential.

This site represents an opportunity to zone residential lands close to Castleblayney town centre, encouraging walking and prioritising pedestrians to avail of local services negating the use of private motor vehicles in line with national policies and government directives.

We would also note that the land owner(s) possess the necessary resources to see residential development proceed on these lands.

Appendices

Maps

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.

