

**Our ref:** MGA:

**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  
IJM TIMBER ENGINEERING LTD - TULLY TD, GLEN RD SUBMISSION**

Please find enclosed submission prepared on behalf of IJM Timber Engineering Ltd. regarding his lands @ Tully TD, Glen RD, 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,

  
\_\_\_\_\_  
McGuigan Architects Ltd.



# McGUIGAN ARCHITECTS

## MONAGHAN CO. DEV PLAN 2019-25

RESIDENTIAL DEVELOPMENT @ TULLY TD, MONAGHAN, CO. MONAGHAN

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VAT Registration No. IE 3449328TH



**TULLY TD, GLEN RD, MONAGHAN**

**Submission**

Submission prepared on behalf of:

IJM Timber Engineering Ltd

Old Armagh Road

Latlorcan TD,

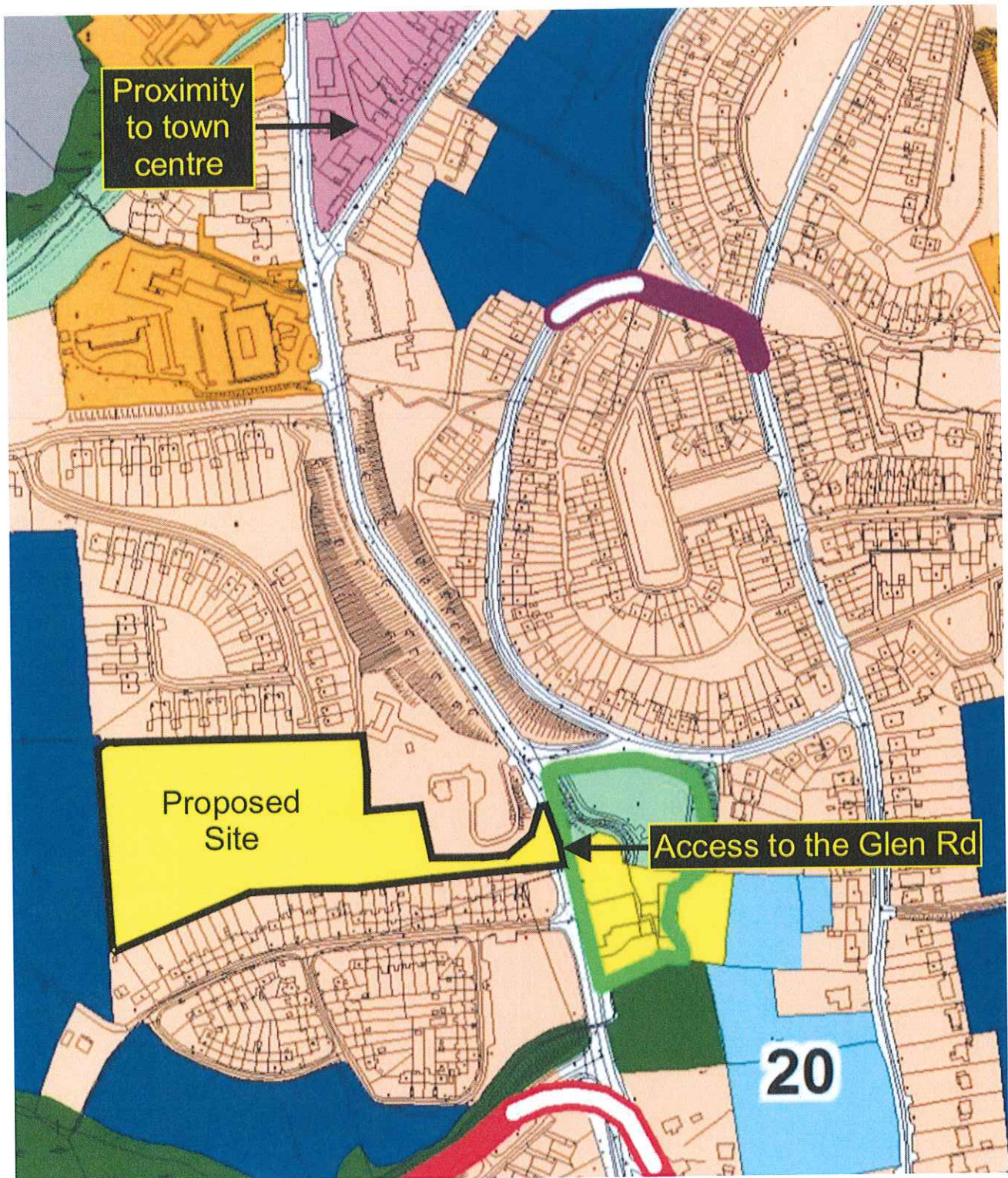
Monaghan,

Co. Monaghan



## The Site

The site is located in the Townland of Tully, Monaghan (OSI Co-ordinates 667327, 832649), approximately 400m South of Monaghan town centre on relatively flat/ gently sloped ground. The site can be accessed from the Glen Road and lies between existing developments of Tully Estate and Manor Wood as illustrated below.



## Planning History

REF: 0030042      TYPE: PERMISSION      STATUS: REFUSED      DATE: 07/12/00

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1. Permission to erect 58 dwelling houses.

The previous application on this site did not have access to the Glen Road which is now achievable via a new access as illustrated above.

Provision of sewerage facilities has been upgraded under application ref 16376 since the previous application.



## Site Assets

**Asset:** Location

**Value:** Located within Monaghan Town boundaries and close proximity to the town centre with connection to the Glen Road 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 along the Glen Road.

**Asset:** Proximity to main transport routes.

**Value:** Situated to the West of Glen Road, Monaghan with the ability with connect to the main transport routes between Ballybay and Monaghan, where there is an established public transport route.

**Proposal:** To promote alternative means of transport and ease of access to the Town of Monaghan and surrounding Service Towns.

**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 Monaghan Town Centre. The advantageous location 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 close to the town centre to increase foot fall and make a positive contribution to ensuring the town centre is a focus for shopping / services.

**Asset:** Topography and boundaries

**Value:** Surrounded on three sides by existing residential development on a gently sloping site with a mature hedge bounding the site to the East.

**Proposal:** Cost effective to build upon as topography is favourable and the site situated within an area of existing residential development.

## **Planning Policy Framework**

The site is located within the Monaghan Town boundary as indicated in the Draft Monaghan Development Plan 2019-25, on Map MDP1. The site position and location would comply with proposed Core Strategy Planning Policy, CSP 1 to increase the density of the Town of Monaghan to help achieve population targets by 2025. The site is also of closer proximity to the Town Centre amenities than that of other sites stated on the Monaghan Town Map, MDP1, for Proposed Residential sites and therefore would comply with the Urban Housing Policy, HSP5, *'utilising sites in a sequential manner outwards from the core area of settlements...to promote sustainability, to make more efficient use of under-utilised lands, and to avoid the extension of services and utilities to more remote areas'*.

## **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 or at least Proposed Residential Development B. We would consider these lands to be better placed than a number of sites in close proximity which are currently zoned as Proposed Residential due to location, potential to connect to existing services and access to main transport routes.

Further to the existing planning application, the new proposal would consider an alternative entrance to the site, primarily directly from Glen Road, as the topography is be more favourable than the previous application through Manor Wood. The density of the site would take into consideration the needs of the area, the existing landscape, density of the adjoining residential developments and the local pattern development.

The site is not in a designated flood risk area.

The proposal would not require the new proposed road infrastructure included in the development plan to become viable.

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

**Appendices**

Maps





**The Property  
Registration Authority**  
**An tÚdarás  
Clárúcháin Maoine**

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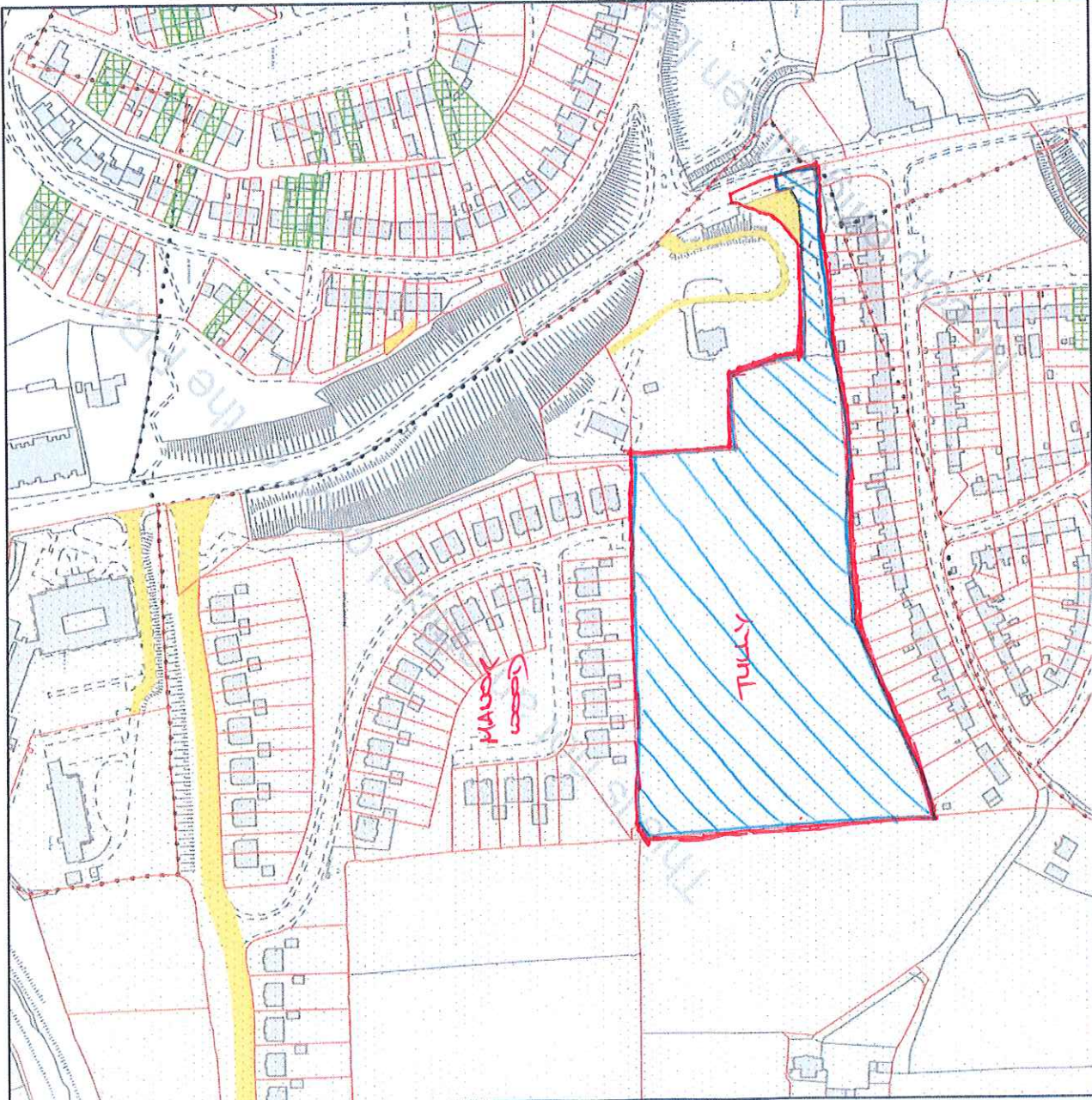
Corpraíonn an mapa seo sonraí mapála Shuirbhéireacht Ordánais na hÉireann (OSi) faoi cheadúnas ón OSi. Coipcheart © OSi agus Rialtas na hÉireann

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**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.

**Feidhmíonn Clárúchán na Talún córas teorann neamh-dhochtóite. Athníomnann Mapa na Clárúcháin Maoine, nach ionann agus teorainneacha, rud a chiallaíonn nach bhfuil an cur síos ar thalamh i gclár ná a haitheint trí thagairt do mhapa clárúcháin cinntitheach maidir le teorainneacha ná fairsinge.** (Féach Alt 85 den Acht um Chláru Teidil, 1964). Mar a ionadaíodh ag Alt 62 den Acht um Chláru Gníomhas agus Teidil 2006.

IS17 TULLY  
CHARGED TO UB  
MN 1268F



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**The Property  
Registration Authority**  
**An tÚdarás  
Clárúcháin Maoine**

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ISIT ENTRANCE AT TULLY

MN 3463F

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