

Treanor, Bronagh

From: noel mcguigan [noel.mcguigan@cspringle.com]
Sent: 24 May 2018 16:41
To: !devplan
Subject: MR. JASON HUGHES. SUBMISSION TO THE DRAFT DEVELOPMENT PLAN.
Attachments: Message from KM_C284e

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Hi,

Please find submission to the Draft Development Plan on behalf our Client Mr. Jason Hughes.

Regards

Noel McGuigan

For



**Consulting Engineers, Design Consultants,
Building Surveyors & Fire Engineers**

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Our ref: NMcG/MA/5515C

23rd May 2018.

Mr. Adrian Hughes
Planning Officer
Monaghan Planning Department
Monaghan County Council
The Glen
Monaghan
Co. Monaghan.

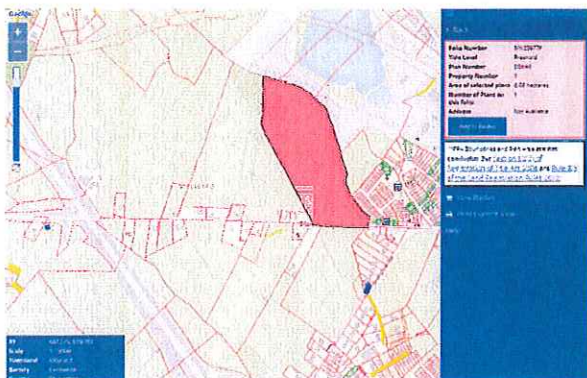
Re; Our client Mr. Jason Hughes owner of lands at Killycard, Castleblayney. Co. Monaghan.
Submission under Part 12 of the Planning and Development Act of 2000 in relation to the
Monaghan Draft Development Plan (Zoning) 2019 to 2025.

Dear Adrian,

Our client, Mr. Hughes would like you to consider the possibility of changing the proposed Draft zoning of his lands at Killycard, from Industry Enterprise and Employment back to agriculture. He is therefore requesting that his lands are not changed from its present status as agricultural land. I would like to put the following reasons forward in support of this proposal in the hope that this land can be developed in the very near future.

1.0 Farm Land

The lands are situated along the Mill Hill Road. They consist of approximately 6.89 hectares or 17 acres. Jason Hughes farms this land and wishes to keep farming it for the foreseeable future. Jason is a young farmer and does not have a large amount of land to farm. It is therefore vital to our client's economical future that this small farm is allowed to stay as agricultural lands for the foreseeable future. Jason's Herd Number is R1220326.



Map showing his folio MN 23977F.

Registered Office:

Monaghan Road, Castleblayney,
Co. Monaghan.

Incorporated in Ireland:

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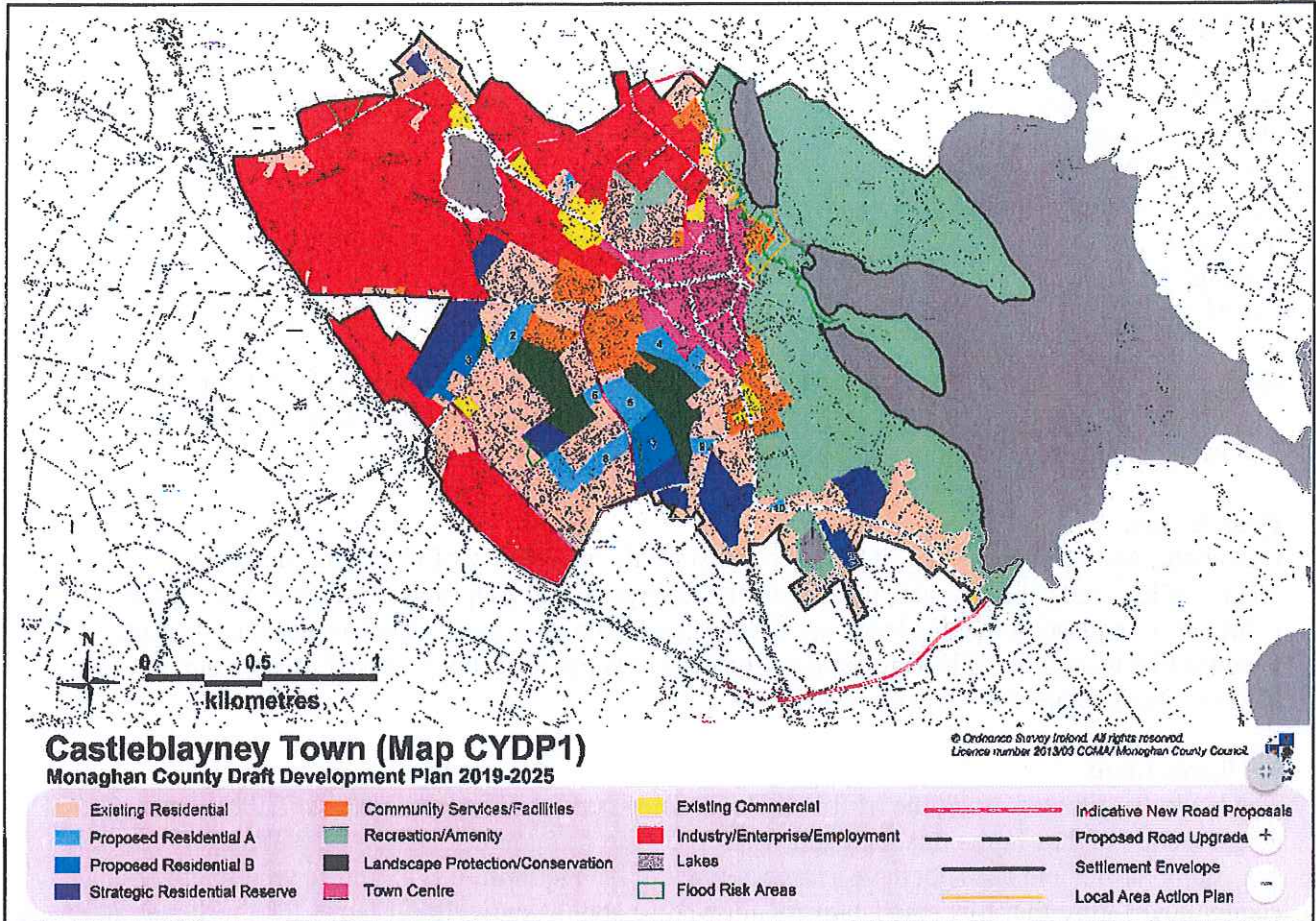
Directors:

Marcus Dancey
BSc (Eng), Dip Eng., CEng MIEI, FConsEI
Registered Consulting Chartered Engineer

Noel McGuigan
Design Consultant



1.1 Monaghan County Council Zoning Map for Castleblayney 2019- 2015



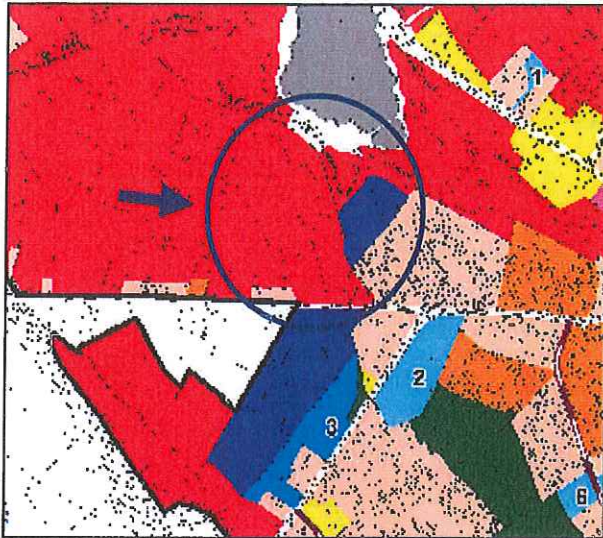
This map shows the proposed zoning for the Castleblayney Town Settlement Area.

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1.2 Map showing the specific area in question enlarged.



1.3 Justification

This map shows that Monaghan Co. Co. have already zoned all the area in the vicinity of this plot as Industrial/Enterprise /Employment. We suggest that if Jason Hughes land is left as agricultural it will act as a buffer zone between the existing residential stock and the proposed Industrial/Enterprise /Employment zoned area. It is our experience that Industrial development can cause serious injury to the amenity of residential areas, due to excessive noise levels, dust, and omissions. We feel that for the protection of the existing residential development “Crescent Hill” adjacent to Jason’s lands his lands should be left as agricultural lands. Approximately 127 hectares or (314 acres) of land has been zoned for Industrial/ Enterprise/Employment around the town of Castleblayney for the next 5 years. The removal of Mr. Hughes 17 acres is not going to have any major impact on this proposal.

1.7 Conclusion

In conclusion our Client respectfully submits to Monaghan County Council that this parcel of land should be left as it is as agricultural land. Mr. Hughes is a young farmer who is only just set up over the last few years and intends in the future to add to this land to expand his farming activities. The zoning of his lands as Industrial/ Enterprise/Employment will have a major impact on his life going forward into the future.

Yours Faithfully

Noel Mc Guigan
Director
C.S. Pringle Ltd.

Directors:

Marcus Dancey
BSc (Eng), Dip Eng., CEng MIEI, FConsEI
Registered Consulting Chartered Engineer

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