

Treanor, Bronagh

From: noel mcguigan [noel.mcguigan@cspringle.com]
Sent: 24 May 2018 16:42
To: !devplan
Subject: SUBMISSION TO THE DRAFT DEVELOPMENT PLAN
Attachments: SKM_C284e18052416490.pdf

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Hi,

Please find attached submission on behalf on our client Mr. Harry Hughes.

Regards

Noel McGuigan

For



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

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Our ref: NMcG/MA/5515C
22th May 2018.

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

Re; Our client Mr. Harry Hughes owner of lands at Drumillard Big, 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 portion of his lands at Drumillard Big back to Industry, Enterprise and Employment as per the existing 2013 -2019 Development Plan. In other words, leave this portion as it is. My client cannot understand why this has been proposed for removal as it is potentially one of the most suitable plots of land in Castleblayney due to its proximity to the existing very successful Castlecool Industrial Estate.

1.0 Location.

The lands are in the townland of Drumillard Big with two access laneways servicing same out onto the monaghan road. This plot of land is already zoned Industry/Enterprise and Employment in the present plan. My client would like to keep the present zoning as it is felt that the small portion of land now left in the new draft plan is not adequate to cater for any sizable development. Also it is felt that due to its immediate proximity to the rear of the Castlecool Industrial Estate any future development to this estate would benefit from keeping this area Industry/Enterprise/ Employment. It is also important to note that the lands have direct access at present out onto the monaghan road and the new By-Pass road from the Keady Road to the Monaghan Road crosses over one of these access points. This leaves this portion of land close to all services and ready to go if the right project comes along.

Registered Office:

Monaghan Road, Castleblayney,
Co. Monaghan.

Incorporated in Ireland:

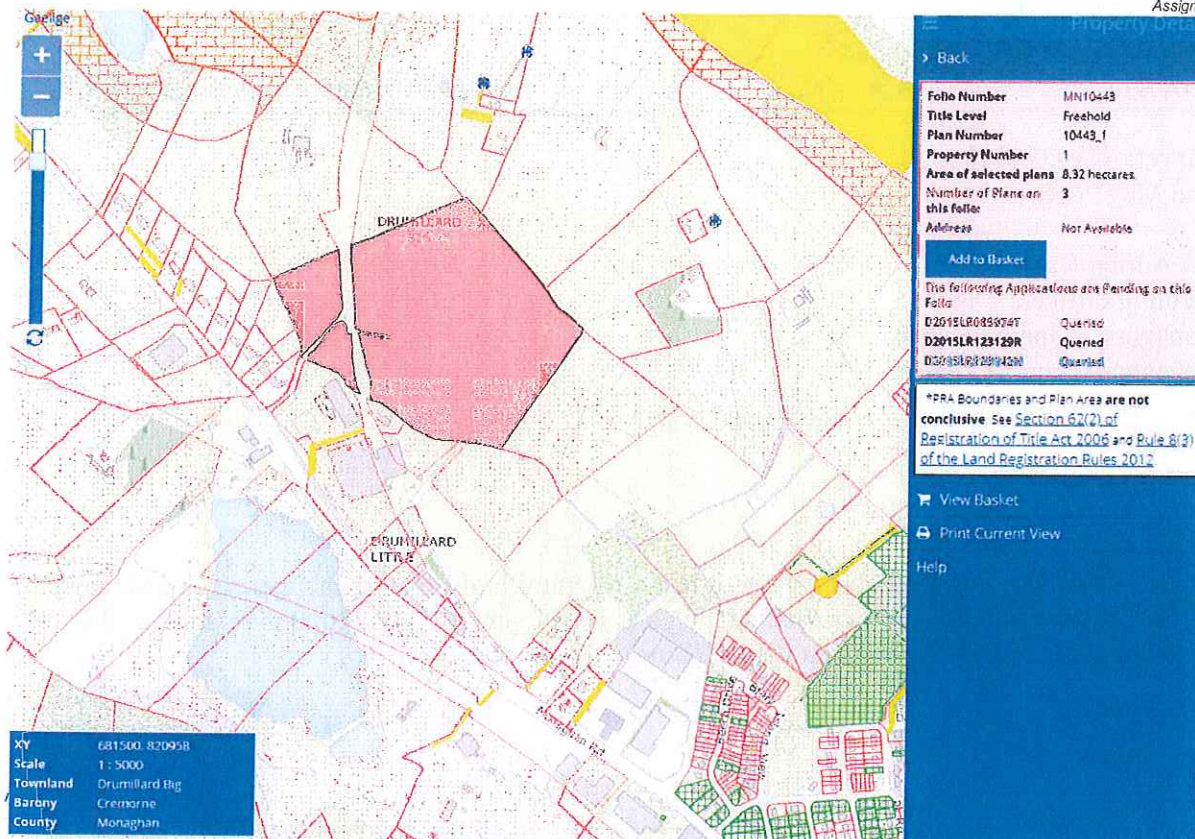
Reg No 404741

Directors:

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

Noel McGuigan
Design Consultant





Map 1. Folio MN 10443. (note the old railway section running through this folio is also owned by our client)



Map 2 Aerial map showing the extent of the existing Industrial Estate at this location.

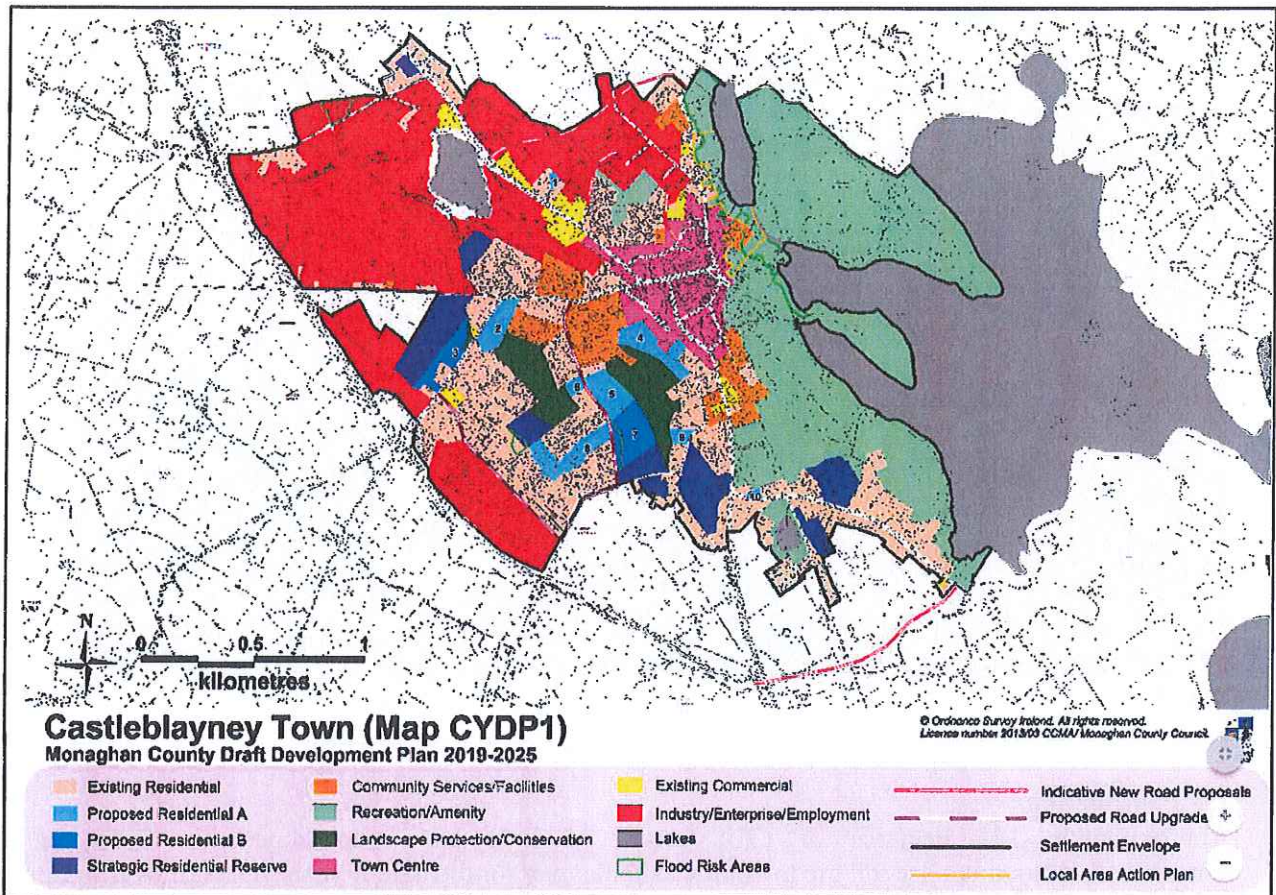
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Monaghan County Council Zoning Map for Castleblayney 2019- 2015

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



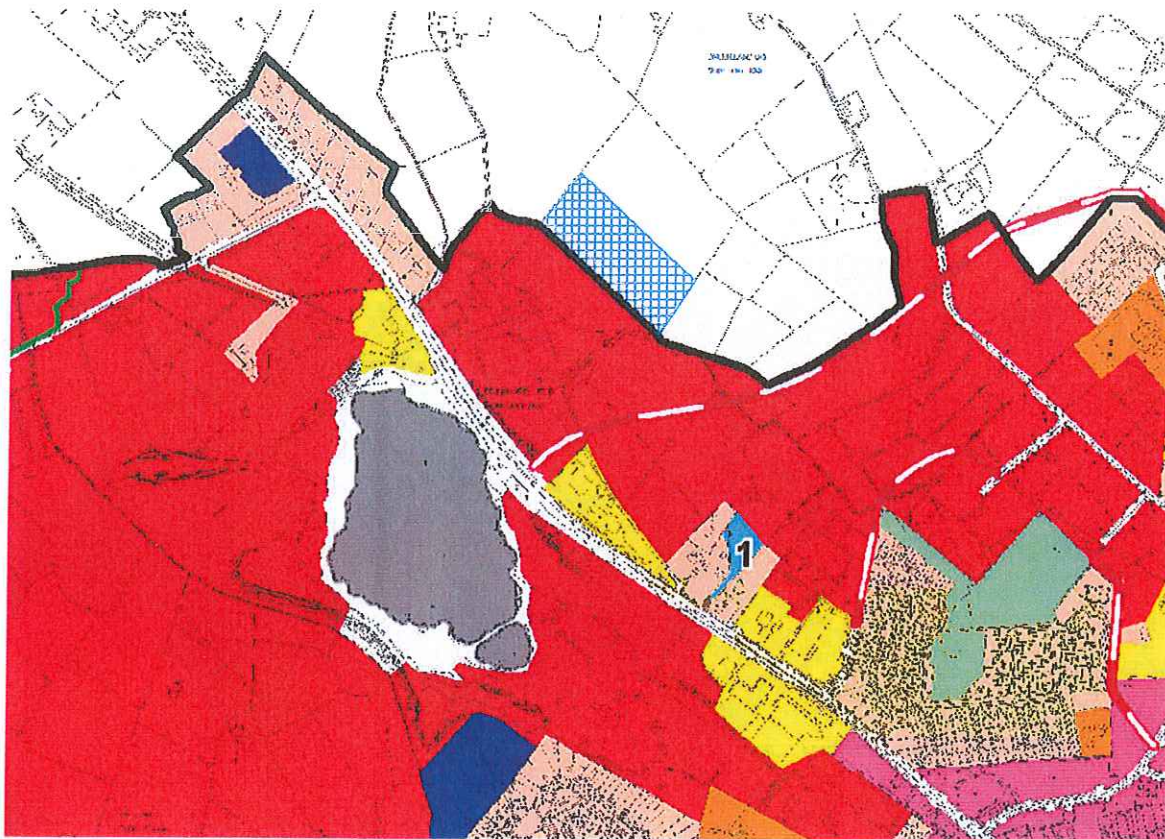
Map 3.

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Map showing the specific area in question enlarged and hatched in blue.



Map 4.

1.1 Justification

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 this small area of industrial zoning will have no major effect on the overall Industrial/Enterprise/Employment zoning. This land along with the immediate adjoining piece is suitably located to allow for any major expansion that the existing Industrial Estate might require. It has existing access out onto the Monaghan road. It will also be well located if the new By- Pass inner relief road goes ahead.

1.2 Conclusion

We respectfully submit that this section of land shown hatched blue on the Map 4 above should be left as it is at present in the current Development Plan for the following reasons,

- It is well located behind the existing Castlecool Industrial Estate with all services adjacent.
- It has existing access points out onto the Monaghan Road.
- It will have access out onto the new By-Pass Road if it goes ahead.
- It has the advantage over other such zoned areas in that it close to all services that are already in place.


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- It has the advantage of being located to the immediate rear of an already very successful Industrial Estate which may in time require to extend their existing facilities.

Yours Faithfully



Noel Mc Guigan
Director
C.S. Pringle Ltd.

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