

File Ref DP001
Date 15-05-2018



Monaghan Co Co
Planning dept
Glen Road
Monaghan
Co. Monaghan.



Re: 2019-2025 Development Submission
Under Part 12 Of The Planning And Development Act 2000

For Mr Cathal Friel

Lands Folios MN19318 and MN19473

**Location Lands known as known as Friel's Nursery, Castleblayney Road,
Knocknamaddy, Ballybay, Co. Monaghan, A75 KN28**

Dear Planner,

Within the current draft development plan my client's properties have been zoned as existing commercial (Appendix A).

It is my client's intention to discontinue the commercial use on the site and to redevelop the lands as residential subject to the zoning being amended.

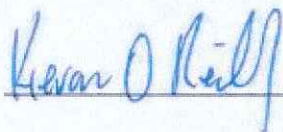
I believe that the 0.43 hectares should be rezoned to residential A our reasoning is as follow.

1. Developing our site will consolidate the existing block residential usage along Castleblayney road.

2. Sequentially our site is closer to the town centre than all parcels of lands listed 1-9 Ballybay Town map BBDP1.

Policy HSP5: To guide urban residential development in a sequential manner outward from the core area of settlements in order to maximise the utility of existing and future infrastructure provision, to promote sustainability, to make more efficient use of underutilised lands, and to avoid the extension of services and utilities to more remote areas.

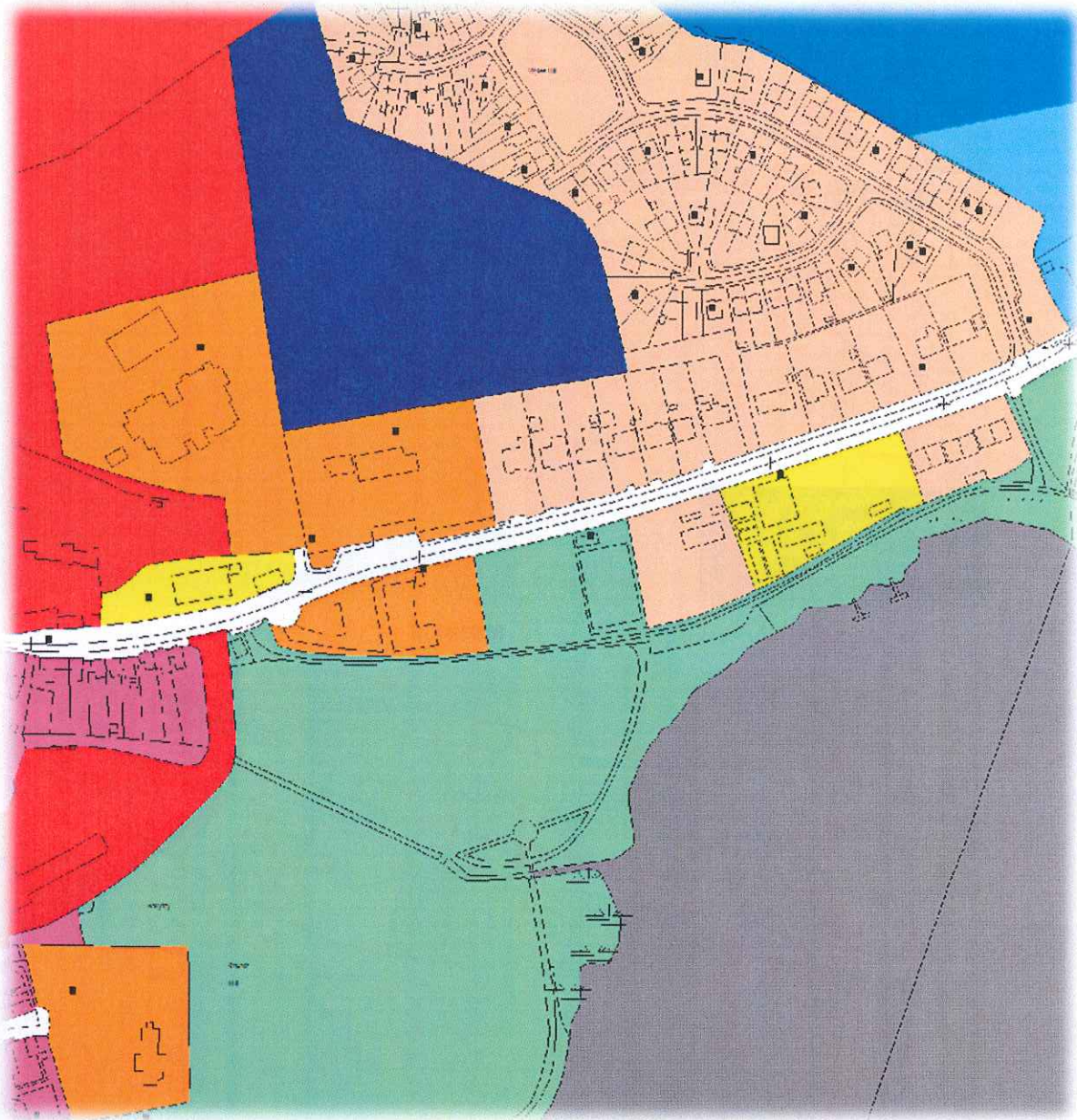
3. Regeneration & Redevelopment of Vacant Land; Part of the development and regeneration strategy the Development Plan is to engage in the active land management of vacant sites. In this instance doing so this will promote and facilitate the rejuvenation of regeneration this site, increase housing supply and create more opportunity for employment. The re-zoning of his site will ensure that an underutilised portion of urban land will be brought into beneficial use, thus ensuring a more effective return on State investment in enabling infrastructure and also by helping to counter unsustainable urban sprawl.
4. The site is adjacent to all the amenities the town has to offer, including the lake shore, Fishing jetties, local park, bowling green, community creche, primary school filling station and shops.
5. Our site is perfectly situated close to public utility's (Storm, Foul, Watermain and Telecoms).
6. There are no issues with traffic movements to and from the site.
7. The access point along the road frontage has adequate sight lines available to accomadate the development.
8. If the site is re-zoned within the 2019-2025 Development Plan my client intents to develop the site once planning approval has been granted

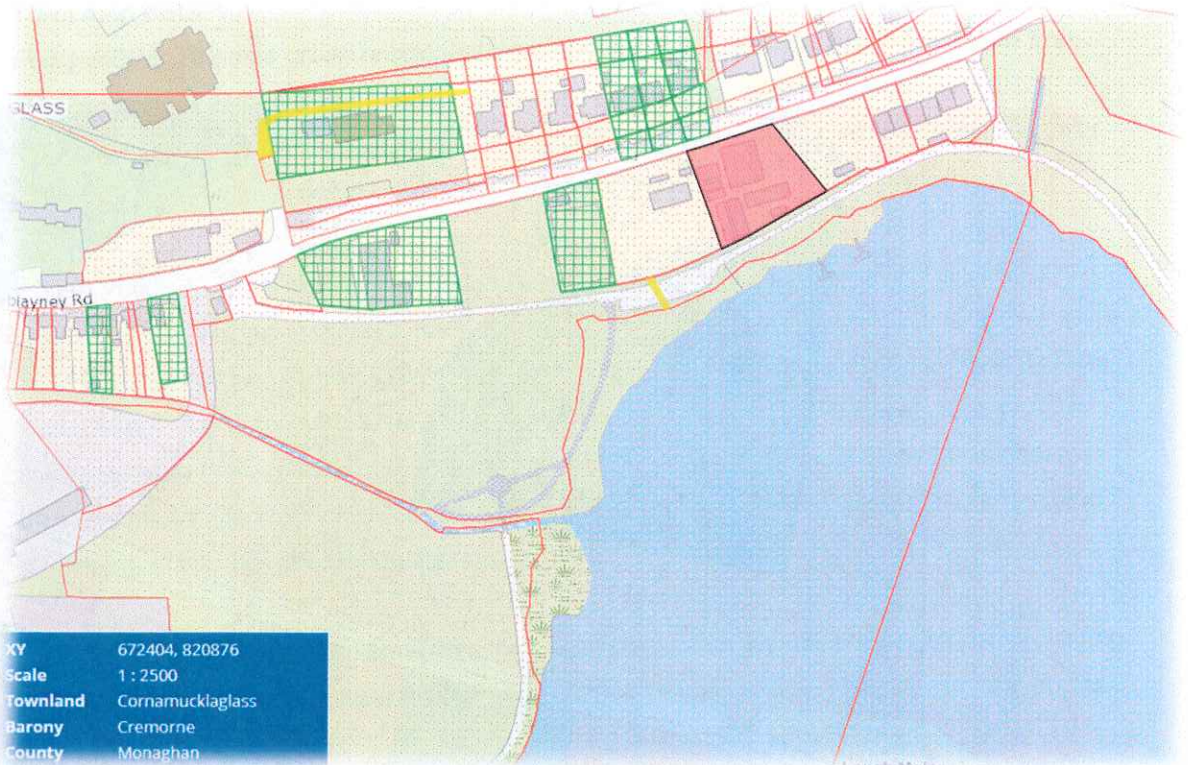


Kieran O Reilly

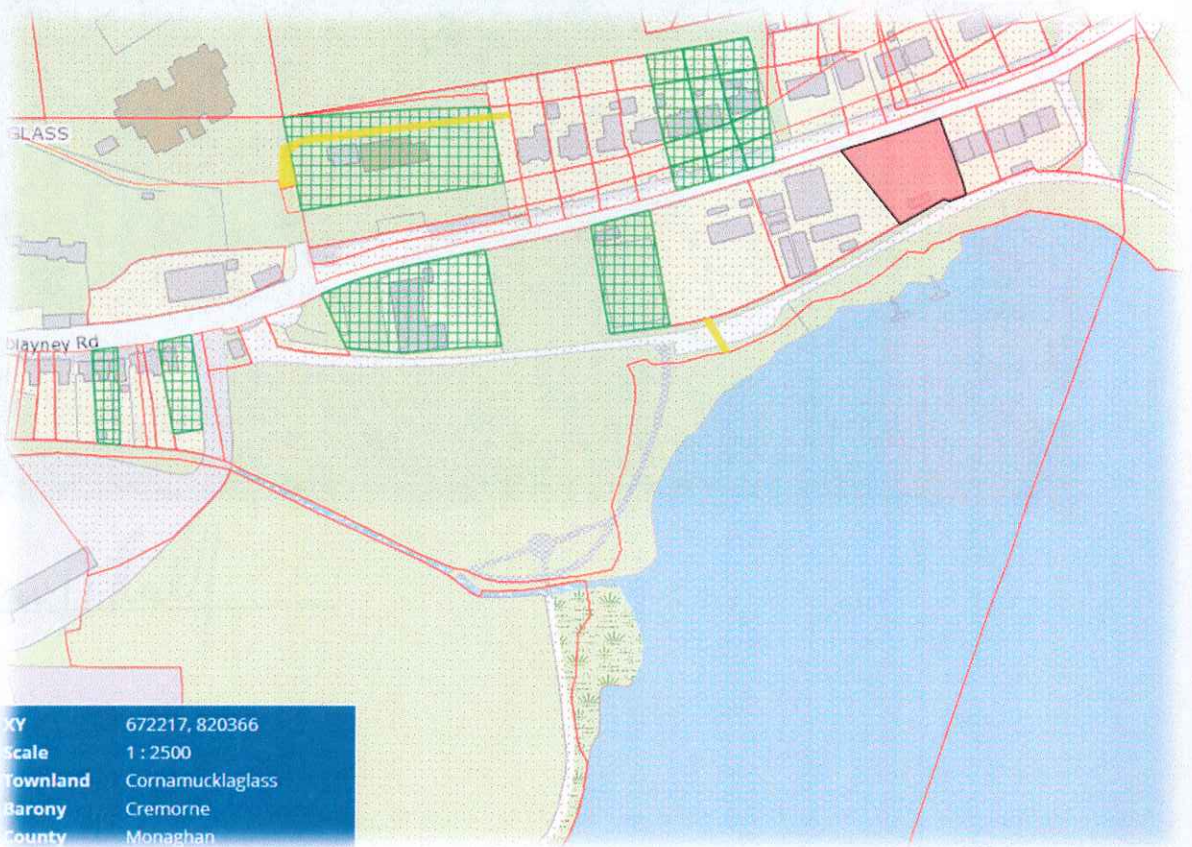
ACIAT

Appendix A





MN19318



MN19473

Appendix C

Land Registry Compliant Map

Surveyed 2002
Revised 2012
Levelled

672608

820953

ITM CENTRE PT. COORDS

672316,820738

DESCRIPTION

MAP SHEETS

1:2500
1354-A



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Whichever better, which is, is to be used in all cases.
This publication is not evidence of the existence of a right of way.

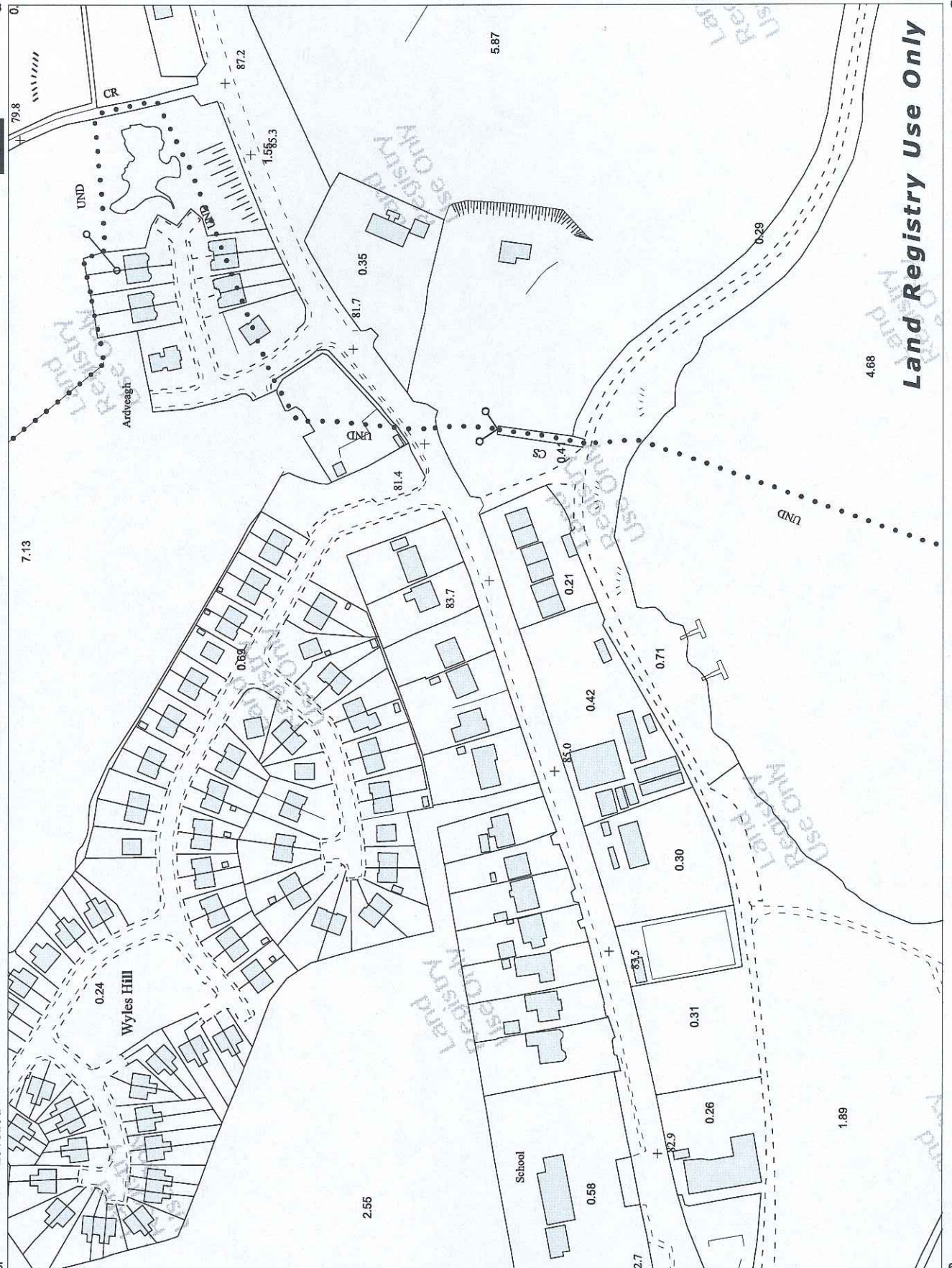
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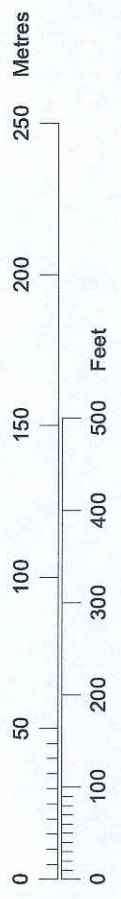


820523

672608



Plot Ref. No. 19691566_1_1
Plot Date 05-AUG-2015



Scale:- 1:2,500
Scála:- 1:2,500

820523

672025