

Treanor, Bronagh

From: David Conway [david.conway@hpdc.ie]
Sent: 25 May 2018 10:56
To: !devplan
Cc: Jim Egan; Kevin Hughes
Subject: Town Planning Submission on Draft Monaghan County Development Plan 2019-2025
Attachments: Town Planning Submission on Monaghan County Development Plan 2019-2025.pdf

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Dear Sir/Madam,

Please see attached Formal Town Planning Submission on the Draft Monaghan County Development Plan 2019-2025, made on behalf of our client Kilian Coyle in respect to lands at Plantation, Monaghan Town

I would be very much obliged if you could acknowledge receipt of this submission at your earliest convenience.

Regards

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Town Planning Submission

Draft Monaghan County Development Plan 2019-2025

Land at Plantation, Monaghan Town

**Formal Submission on behalf of
Kilian Coyle**

May 2018



Hughes Planning & Development Consultants

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1.0 Introduction

Hughes Planning and Development Consultants, The Mash House, Distillery Road, Dublin 3 make this submission, on behalf of our client, Mr. Kilian Coyle, in respect of lands at Plantation, Monaghan Town. This submission is made in response to a public notice dated 15th March 2018, inviting submissions up until 25th May 2018, in relation to the Draft Monaghan County Development Plan 2019-2025.

In summary this submission requests that Monaghan County Council considers the following:

- *Rezone c. 0.13 hectares (c. 0.32 acres) of land located within the development boundary of Monaghan Town, from 'Existing Residential' to 'Town Centre'. Land outlined in red and indicated as 'A' in the map in Figures 1.0 and 2.0.*
- *Reaffirm the 'Town Centre' zoning of the former John E. Coyle Furniture Factory Site and Office Site, outlined in red and indicated as 'B' and 'C', respectively, in the map in Figures 1.0 and 2.0.*
- *Support the introduction of Policy CP05, which allows the reduction of car parking for developments or redevelopment of infill/brownfield/derelict sites located within the designated town centres.*
- *Consider an amendment Table 15.9 of the development plan, to allow the car parking requirement for retail floor space to be calculated on the basis of nett floor area.*

We request that the recommendations of this submission be given full consideration in preparation of the forthcoming Monaghan County Development Plan 2019-2025.

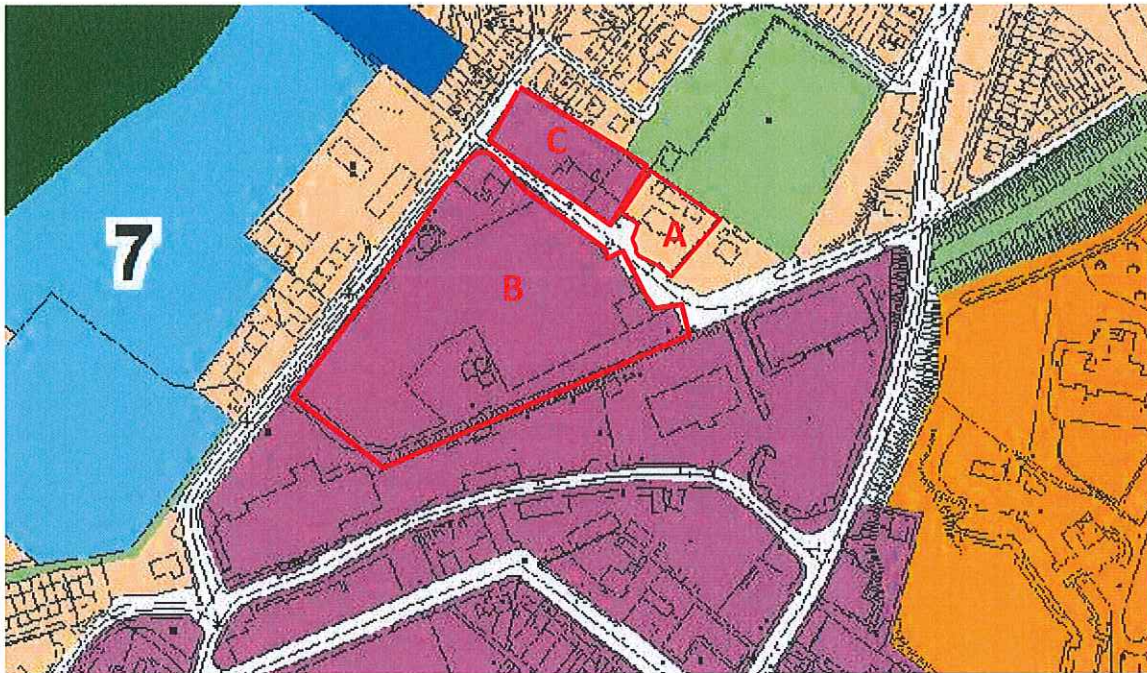


Figure 1.0 Zoning Map as per Draft Monaghan County Development Plan 2019-2025, showing the submission lands (outlined in red)

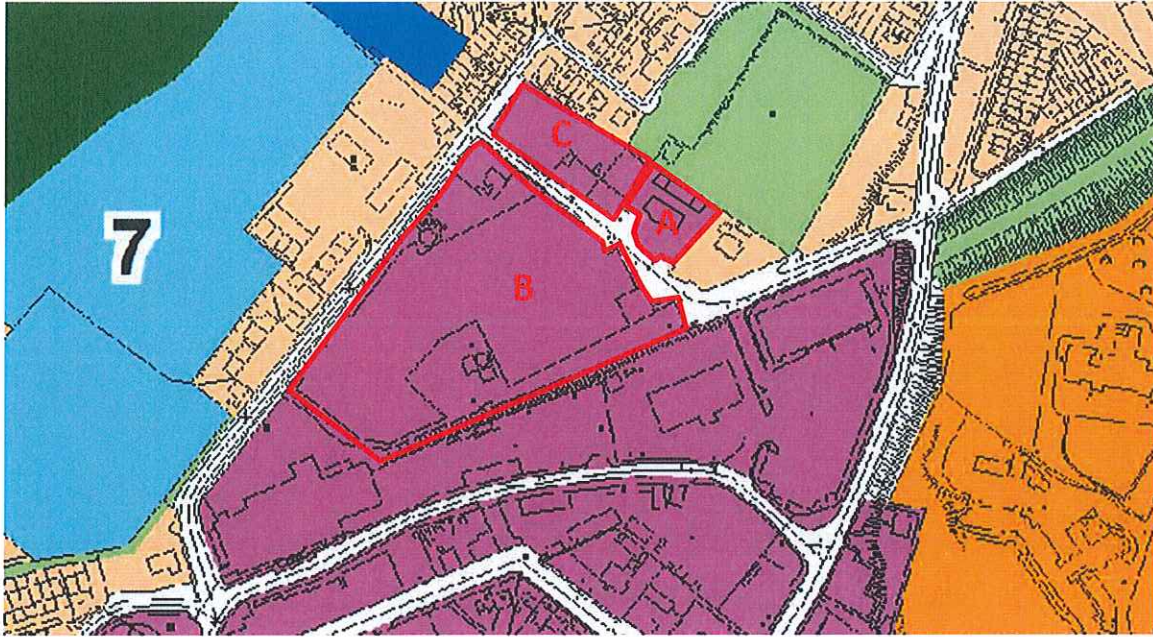


Figure 2.0 Zoning Map as per Draft Monaghan County Development Plan 2019-2025, showing submission lands outlined in red, with Site A to be rezoned to 'Town Centre' and existing zoning of Site B and C to be retained.

2.0 Submission Lands – Site A

The site has an area of approximately 0.13 hectares and comprises a detached dwelling. The site, which has 2 no. vehicular entrances on the south-western boundary, is abutted on its north west side by an office building zoned Town Centre, on its southwest side by the former John E. Coyle Ltd. furniture factory site zoned Town Centre (referred to as Site B in Section 1.0 of this report), and on its north east side, by a public park. The subject site represents a natural infilling of the Town Centre zone on the north edge of the town centre.



Figure 3.0 Aerial view of subject site



Figure 4.0 Street view of subject site, showing the interface with the adjacent office building

3.0 Planning Context of the Subject Land (Site A)

3.1 Monaghan County Development Plan 2013-2019

The subject site is zoned Objective B – ‘Existing Residential’ within the Monaghan Town Development Plan 2013-2019. The site is considered to be an edge of centre site as it is located to the north of the core retail area of the town. The objective of this zoning area is to *‘protect and improve existing residential amenity’*.

Monaghan Town is identified as a Tier 1 town in the Retail Hierarchy in the Monaghan County Development Plan 2013-2019 and the Retail Development Strategy for County Monaghan. The development plan states that the town serves as the main retail centre for the county and a number of key industries are located in or around the town. Monaghan Town has been designated a hub to drive development within County Monaghan and capitalise on Monaghan town’s strategic position within the overall border area.

3.2 Draft Monaghan County Development Plan 2019-2025

The subject site is zoned Objective ‘ER’ - Existing Residential in the draft development plan with the objective to *‘protect and enhance existing residential amenities’*.

Strategic Objective MTSO1: To facilitate the development of Monaghan to maintain its position as the principle town in the County at the top of the settlement hierarchy and to ensure that its expansion takes place in an orderly and sustainable fashion that will not detract from the vitality and viability of its town centre.

It is considered that rezoning the subject site to ‘Town Centre’ would result in an appropriate expansion of the town centre. It is noted that land directly north-west of the subject site is zoned ‘Town Centre’, and rezoning the subject site would create a more uniform boundary for the town. Section 2.0 in the draft development plan has regard to the ‘Core Strategy’ and states the Strategic Objective below. It is considered that rezoning the subject site to ‘Town Centre’ would allow for further economic growth in Monaghan Town, thereby increasing the vitality of the town.

Strategic Objective CSSO1 To ensure that new development within the County will provide for sustainable development that enables economic growth, delivery of accessible and high-quality infrastructure and services and guides population growth in accordance with the settlement strategy.

Section 2.4.2 in the draft development plan has regard to 'Housing Land Requirement (HLR) 2019-2039' and states that most of the land zoned for housing has remained undeveloped. Table 1.0 below indicates the housing land requirement based on the population projection set out for County Monaghan up to 2025. This table provides for the quantum of residential zoned land required (HLR) to accommodate the target population. Table 2.0 below indicates that the HLR for the plan period 2013-2019 is less than the HLR for the draft plan 2019-2025 period, showing that the land requirement for residential development has decreased. This would suggest that there is sufficient land in and around Monaghan Town to deliver housing requirements.

Tier in Settlement Structure	Location	Projected Population 2025 (persons)	Population Increase (persons) 2019-2025	Brownfield/Infill Allocation (20% in each settlement)	Allocation that requires Housing Land	No of Units (2.6 persons per house)
Tier 1	Monaghan	9,415	1,737	347	1,390	535
Tier 2	Carrickmacross Castleblayney	6,053 4,236	1,021 629	204 126	817 504	314 194
Tier 3	Clones Ballybay	2,018 1,547	338 306	68 61	270 245	104 94
Tier 4	Villages	4,532	860	176	684	263
Tier 5 & 6	Rural Settlements Remaining Rural Area	39,452	980	-	1,231	473
Total	County Monaghan	67,253	5,867	978	5,141	1,977

Table 1.0 Core Strategy (Table 1) in the Draft Monaghan Development Plan 2019-2025

Tier in Settlement Structure	Location	90% units at Density 20/ha	10% units at Density 10/ha	HLR* 2019-2025	HLR* 2013 CDP
Tier 1	Monaghan Town	24.1	5.3	44.1	47
Tier 2	Carrickmacross Castleblayney	14.1 8.7	3.1 1.9	25.9 16	19 18
		80% at 15/ha	20% at 10/ha		
Tier 3	Clones Ballybay	5.5 5	2.1 1.9	11.4 10.4	16 8
Tier 4	Villages	7.4	-	26.5	24.5
Total	County Monaghan			134	132

*HLR – Housing Land Requirement including 50% Market Choice

Table 2.0 Core Strategy (Table 2) in the Draft Monaghan Development Plan 2019-2025

As noted above, we are asking Council to review the zoning status of the subject lands (Site A). It is zoned 'Existing Residential'; however, it is abutted by land zoned 'Town Centre'. In the interests of supporting the sustainable expansion of the town centre, it is requested that the subject site be rezoned to 'Town Centre', allowing these lands to have more potential for development, with residential still being permitted in principle, but allowing flexibility in terms of future development and use. It is noted that there is a natural synergy between Site A and the Factory Site and Office Site (Sites B and C) which have great potential to be developed as a single entity, allowing more flexibility in the delivery of town centre development and associated facilities.

We would ask the Council to note that sufficient areas of land within the town boundary are zoned for residential development, providing sufficient opportunities to deliver the housing demand in Monaghan Town for the plan period, as envisaged in the Core Strategy. As such, the zoning of this infill site for town centre uses will not affect the ability of the required provision of housing to be met. It is considered that the rezoning of this site will actually have a positive impact, in that it can be merged with the factory site to progress a town centre development.

3.3 Border Regional Planning Guidelines, 2010-2022

The Border Regional Planning Guidelines provides planning policy context for the six counties of Cavan, Donegal, Leitrim, Louth, Monaghan and Sligo. The Guidelines are set within the context and framework of the National Spatial Strategy, and highlight that the retail sector is a:

'A significant sector within the Region that will experience cycles due to currency differentials, but with improved diversity through the development of retailing in key centres, there is potential for more sustainable jobs.'

The Guidelines indicate that the retail sector has grown significantly over the ten-year period since 1998, and in 2008 represented 14.7% of those employed in the Border Region as a whole. The following policy is relevant to the proposed rezoning.

Policy ESP14 Direct new retail floor space into Gateways and Hubs and those centres selected for additional population growth. Future provision of significant retail developments within the Border Region should be consistent with the policies and recommendations of the DEHLG Retail Planning Guidelines for Planning Authorities

Policy ESP15 Develop a Regional Planning Strategy in accordance with the National Retail Planning Guidelines.

3.4 Project Ireland 2040 – National Planning Framework

The National Planning Framework is the Government's plan to cater for the extra one million people that will be living in Ireland, the additional two thirds of a million people working in Ireland and the half a million people working in Ireland by 2040. One of the key elements of Project Ireland 2040 is to put in place a new National and Regional Development Strategy for Ireland.

This framework plan notes that it is important to identify locations where enterprise can access development plans. It is noted that strategic employment growth at regional, metropolitan and local level should include consideration of:

- *'Current employment location, density of workers, land-take and resource/infrastructure dependency, including town centres, business parks, industrial estates and significant single enterprises;*
- *Locations for expansion of existing enterprises;*
- *Locations for new enterprises, based on the extent to which they are people intensive (i.e. employees/ customers), space extensive (i.e. land), tied to resources, dependent on the availability of different types of infrastructure (e.g. telecoms, power, water, roads, airport, port etc.) or dependent on skills availability;*
- *Locations for potential relocation of enterprises that may be better suited to alternative locations and where such a move, if facilitated, would release urban land for more efficient purposes that would be of benefit to the regeneration and development of the urban area as a whole, particularly in metropolitan areas and large towns.'*

4.0 Existing Factory Site and Office Site (Sites B and C)

This submission also requests Council to note the existing 'Town Centre' zoning of the former John E. Coyle furniture factory lands (Sites B and C). These lands define a natural northern boundary for the 'Town Centre' zone, and are identified as having the potential to play a key role in delivering future town centre retailing.

It important to note that the County Monaghan Retail Development Strategy 2016-2022 indicates that due to its 'hub' designation, location and increasing population projections, it is anticipated that Monaghan Town should attract substantially more future retail applications than other settlements In the County. Appropriately located large-scale retail developments will be directed towards Tier 1 and Tier 2 town centres.

The submission lands (Sites A, B and C) are located in a prominent location in the northern part of Monaghan Town. The approval of the Lidl discount store in 2003 and recent approval of development at the Peace Campus / old machinery yard site indicate the direction of organic town centre growth. The approved scheme at the Peace Campus is to demolish all buildings on the site and construct a four-storey community building with an external public amenity space, above a lower ground-floor car park. This building will be oriented to face in a north-easterly direction to North Road, towards Lidl. This frontage to North Road is beneficial as it would provide a town centre link to Lidl and the submissions lands. We note that the Peace Campus site has now been cleared of buildings, and thus ready for development.

Figure 5.0 below shows the development surrounding the submission lands and it is evident that these lands are well-situated in Monaghan Town with existing retailers in the vicinity and the proposed community building by Monaghan County Council just south of the application site. Upstairs Downstairs – Furniture & Bedding is adjacent to the application site on the south.

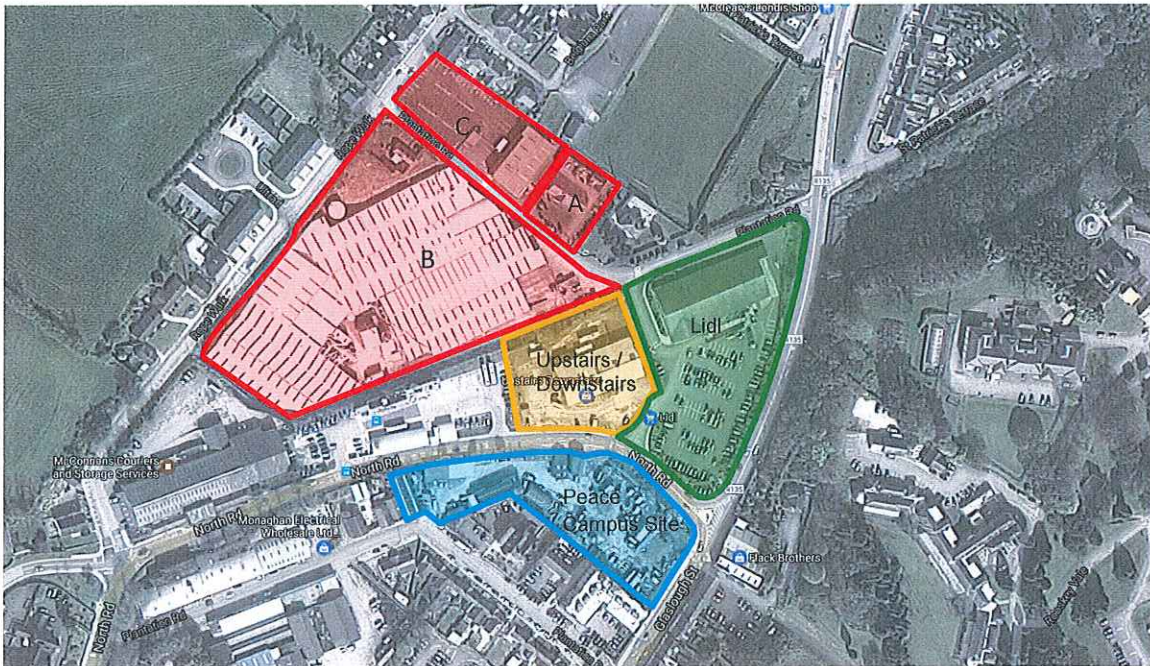


Figure 5.0 Aerial view, showing Submission lands (A, B and C) in the context of the surrounding environment

Future town centre development on these lands would enhance the overall attractiveness of Monaghan Town as a retail destination and provide for the redevelopment of this underutilised brownfield town centre zoned site. In this regard, it is noted that plans for the redevelopment of these lands are currently being progressed. Our client is supportive of the 'Town Centre' zoning of the factory land and seeks no change in this regard.

5.0 Review Car Parking Standards

Section 15.28 of the development plan has regard to 'Car Parking Standards' and states that the minimum car parking requirement shall be calculated in accordance with the standards in Table 15.9 in the Draft Development Plan 2019-2025. This table states that, for retail development, 1 space for every 15sq.m retail floor area is required. In this regard, the following policies in the draft development plan are relevant.

Policy CP2: To require developments that comprise of more than one land use to comply with the combined standards applicable. Where a mixed use development is proposed flexibility may apply in the calculation of the parking standards where it can be demonstrated to the satisfaction of planning authority that complimentary parking takes places

Policy CP5: To provide for a reduction of up to 50% of the standards as required in Table 15.9 of the Monaghan County Development Plan 2019-2025 for developments or redevelopment of infill/brownfield/derelict sites located within the designated town centres where appropriate

Our client fully supports the above policies in the draft development plan and encourage the Planning Authority to retain these in the Monaghan County Development Plan 2019-2025. We would particularly support Policy CP5 which provides a reduction of up to 50% of the car parking requirements outlined in Table 15.9, for town centres. It is considered that this will provide greater opportunities for development and economic growth in Monaghan Town Centre, noting particularly the development potential of the submission lands. More commercial floor area could be accommodated within the town centre which ensures the vitality and viability of the town centre. Retaining this policy is also supportive of Objective CSS01 in the draft development plan which aims to provide the sustainable development and growth of the town.

In the absence of Policy CP5, the minimum parking standards for retail development are prohibitive to developing brownfield development in the town centre area.

It is strongly submitted that providing a reduction in car parking requirements promotes sustainable development in Monaghan Town. It is therefore considered very beneficial to Monaghan Town, in respect to future development and economic growth, to retain Policy CP5 in the draft development plan.

In addition, we would ask Monaghan County Council to consider the practicalities of allowing the car parking requirement for retail floor space to be calculated on the basis of 'nett floor area'. This would allow a car parking rate to be more in line with the actual retail floor space, and not applied to ancillary space including toilets, stores and staff areas. This is particularly relevant for retail stores with larger floorplates, but within which a large proportion of the floor space is used for storage. Applying the car parking rate to nett floor area would be a practical measure to further entice the progression of town centre development in Monaghan Town.

6.0 Conclusion

This submission is prepared in response to the Draft Monaghan County Development Plan 2019-2025 in preparation of a new development plan. In summary this submission requests that Monaghan County Council considers the following:

- *Rezone c. 0.13 hectares (c. 0.32 acres) of land located within the development boundary of Monaghan Town, from 'Existing Residential' to 'Town Centre'. Land outlined in red and indicated as 'A' in the map in Figures 1.0 and 2.0.*
- *Reaffirm the 'Town Centre' zoning of the former John E. Coyle Furniture Factory Site and Office Site, outlined in red and indicated as 'B' and 'C', respectively, in the map in Figures 1.0 and 2.0.*
- *Support the introduction of Policy CP05, which allows the reduction of car parking for developments or redevelopment of infill/brownfield/derelict sites located within the designated town centres.*
- *Consider an amendment Table 15.9 of the development plan, to allow the car parking requirement for retail floor space to be calculated on the basis of nett floor area.*

It is considered that the rezoning of Site A to 'Town Centre' will support the expansion and viability of the town centre. It will give this part of the town more flexibility and opportunities in the manner in which this area can be developed in the future. Site A and Site B have a natural synergy and have the potential to be development together, playing an important role in the future growth of Monaghan Town.

As noted in this report, it is the objective of Monaghan County Council to strengthen the role of the town centre and it is considered that this proposed rezoning will encourage this through providing more opportunities on the periphery of the town centre. Residential development will still be permitted under the 'Town Centre' zoning, thereby not inhibiting any future development at this site.

In addition, our client would like to reiterate his support of the existing 'Town Centre' zoning of the former John E. Coyle Furniture Factory land, and request no change to this zoning.

We would also request that Council retain Policy CP5 in the development plan, allowing a reduced rate of car parking, which directly supports brownfield development in the town centre.

We trust that the Planning Authority will have regard to the contents of this submission in the adoption of the Monaghan County Development Plan 2019-2025.

A handwritten signature in blue ink, appearing to read 'KH', with a long horizontal line extending to the right.

Kevin Hughes MIPI MRTPI
Director
for HPDC Ltd.

