

## Treanor, Bronagh

---

**From:** Paul McGuigan [mcguiganarchitects@gmail.com] on behalf of Paul McGuigan [paul@mcguiganarchitects.com]  
**Sent:** 25 May 2018 11:49  
**To:** ldevplan  
**Cc:** stephen Guigan; Paul McGuigan  
**Subject:** Draft Development Plan Submissions  
**Attachments:** PastedGraphic-3.tiff; Cover Letter.PDF; Tommy Martin Submission.pdf; Appendices.PDF

**CAUTION:** This email originated from outside of the Organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sirs,

We attach herewith a submission on behalf of our client Tommy Martin for lands at Mullaghmonaghan, Monaghan.

We would appreciate a return email to confirm delivery of same.

Best regards,  
Paul.

---

Paul McGuigan MRIAI RIBA

**M c G U I G A N   A R C H I T E C T S**

T +353 (0)47 77823 | A 52 Glaslough St, Monaghan, Co.Monaghan  
E [info@mcguiganarchitects.com](mailto:info@mcguiganarchitects.com) | W [www.mcguiganarchitects.com](http://www.mcguiganarchitects.com)

**CAUTION:** This email originated from outside of the Organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

**CAUTION:** This email originated from outside of the Organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

**CAUTION:** This email originated from outside of the Organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

**CAUTION:** This email originated from outside of the Organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.



# McGUIGAN ARCHITECTS

Our ref: MGA:18134

Your ref:

Date: 25th May 2018

Forward Planning Unit,  
Planning Department,  
Monaghan County Council,  
The Glen,  
Co Monaghan

Dear Sir/Madam,

**RE: DEVELOPMENT PLAN 2019-25 - DRAFT  
MR. TOMMY MARTIN - MULLAGHMONAGHAN, MONAGHAN - SUBMISSIONS**

Please find enclosed submission prepared on behalf of Mr. Tommy Martin regarding his lands @ Mullaghmonaghan, 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,

  
\_\_\_\_\_

Paul McGuigan MRIAI RIBA

a. 52 Glaslough Street, Monaghan  
e. info@mcguiganarchitects.com  
t. +353 (0)47 77823

T/A McGuigan Architects Ltd  
VAT Registration No. IE 3449328TH





# McGUIGAN ARCHITECTS

## MONAGHAN CO. DEV PLAN 2019-25

Submission prepared on behalf of Mr T Martin

### RESIDENTIAL DEVELOPMENT @ MULLAGHMONAGHAN, MONAGHAN

a. 52 Glaslough Street, Monaghan  
e. info@mcguiganarchitects.com  
t. +353 (0)47 77823

T/A McGuigan Architects Ltd  
VAT Registration No. IE 3449328TH



## Submission

Submission prepared on behalf of:

Mr Tommy Martin

Killyvane

Monaghan

Co. Monaghan

## The Site

The site is located 500 metres from Monaghan Town Centre and is just a short walk to High Street and the rest of the town. The site formed part of a mixed-use development and is bounded by Monaghan General Hospital, an office building and residential units of a high density. The rear of the site boasts mature boundary planting (southern) with Mullaghduin Lake just located outside of the Western Boundary. The site is in a predominantly residential area with apartments & housing to the north.

Foundations & substructure of a previously approved block of apartments have been commenced and look to have been left for some time. The site contains all necessary facilities including roads, footpaths, drainage (foul & storm), water mains & street lighting.

## Planning History & Context

PLANNING REF: 0430019

APP TYPE: FULL PLANNING

STATUS: APPROVED

*Demolition of former bakery building and all associated ancillary structures, tanks, bunding walls enclosures, portacabins etc. excluding all party walls & boundaries with all adjoining properties and construction of 156 no. residential units (including 6 no special needs group home units and 24 no sheltered housing units with communal facilities).*

PLANNING REF: 0630068

APP TYPE: FULL PLANNING

STATUS: APPROVED

*revisions to previously granted planning permission (pl. ref. M.T. 19/04) as follows: (a) Block 1 - internal layout revisions to ground floor creche to accommodate an entrance area/stairwell to proposed new first floor, and the addition of a first floor office suite (302 sq.m) with associated toilets and kitchen area, increasing overall height of building from single storey to two storeys (8.5m high). (b) Relocation on site of previously granted Block 2 (Special Needs Group Home) further to the south-west of the site to accommodate revised Block 1 parking layout, with all associated ancillary structures, refuse stores, walls, enclosures, altered road/car parking layout and associated site works and landscaping at lands located at the former bakery site*

PLANNING REF: 0630076

APP TYPE: FULL PLANNING

STATUS: APPROVED

revisions to previously granted planning permission (pl. ref. M.T. 19/04) as follows: (a) Block 8 - Omission of 2 no. 2 bed apartments, with a revised total of 16 no. units (10 no. 2 beds, 6 no. 1 beds), new design (2 storey to rear) with retaining walls to rear and side of building, (b) Revised Landscaping - Omission of private gardens to the rear between blocks 4 & 5 and 15 & 16, and blocks 6 & 7 and 13 & 14 to be replaced with communal landscaped gardens, (c) ESB Plinth Substation, (d) Subterranean Gas Tanks, (e) Revisions of rear gardens to blocks 9-11 with the introduction of rear access and laneway, all associated ancillary structures, stores, walls, enclosures, altered road/car parking layout and associated site works and landscaping at lands located at the former bakery site

PLANNING REF: 1030027

APP TYPE: FULL PLANNING

STATUS: APPROVED

minor amendments to the approved scheme MT68/06 for Block One (child care facility with offices over), at Mullagh Glas, Mullaghmonaghan, Monaghan. That planning approval was a revision of an approval contained within MT19/04. The proposed alterations being applied for now, consist of changes to the internal layout of the childcare facility at ground floor; minor relocation of the entrances to both the child care facility and the offices over; revisions in the elevation treatment – omission of precast string course and brick soldier course details – and generally changes to fenestration and external doors proportions and locations at ground and first floor. The existing footprint of the building which was commenced under notice 08/048 will not be changed by these amendments. The ridge height of the building will be 8.85m over ground level. The pedestrian ramp which would have taken pedestrian traffic to the development through the crèche car park will now become a planter in the interest of child safety and to avoid anti-social behaviour in the vicinity of the child care facility. In addition to the changes to the crèche/office building, permission is sought to vary two conditions of planning as follows: 1) Conditions Nos. 1 and 3 of MT19/04, condition No. 9 of MT68/06, conditions Nos. 7 and 10 of MT76/06 require various payments to the Town and County Councils to be paid in a manner as agreed with the Planning Authority. This application asks that the method of payment is revised so that further payments will be based on completed sales of finished units and that an allowance is agreed for monies already paid on the foot of these conditions in arriving at the future schedule. 2) Condition No. 15 of MT19/04 says that: "None of the residential units hereby permitted shall be occupied until the crèche facility has been completed". This application asks that this is varied so that the obligation to provide the childcare facility falls due on occupation of the 75th unit.

PLANNING REF: 1139003

APP TYPE: EXTENSION OF TIME

STATUS: APPROVED

Demolition of former bakery building and all associated ancillary structures, tanks, bunding walls enclosures, portacabins etc. excluding all party walls & boundaries with all adjoining properties and construction of 156 no. residential units (including 6 no special needs group home units and 24 no sheltered housing units with communal facilities)

PLANNING REF: 1330018

APP TYPE: RETENTION

STATUS: APPROVED

(1) permission to alter the site layout and revise the site boundary in order to now consolidate the site as a 102 unit housing development and crèche with first floor offices. (2) Permission to retain and complete the ancillary site works including roads, road signage and markings, site services and all boundary treatments. Permission to retain and complete the partially completed apartment block (Block 8), currently at shell and core stage, including both internal and external works. (3) Permission to retain the as-built boiler house structure and minor elevational alterations to the rear of the aforementioned partially completed apartment

*block. The development is explicitly linked to a previous grant of permission on the site; planning reference MT 19/04 (since expired) as altered by MT 68/06, MT 76/06 and MT 10/27*

The site in the context of residential development has fallen victim to the collapse in the housing market and subsequently was not complete in its entirety. While the site was zoned in its entirety within the previous Development Plan 2007-13 as "Residential" part of the lands have been rezoned as Landscape Protection/Conservation.

### **Planning Policy Framework**

The site is located within the settlement limit for Monaghan Town as shown in the Monaghan Development Plan 2013-19 (Map MDP1) part zoned as "Residential" and the remaining deemed "Landscape Protection/Conservation" with the Monaghan Development Draft Plan 2019-25 (Map MDP1) noting same to remain unaltered.

The proximity of the site to the town centre provides a unique opportunity to contribute to the vitality and viability of Monaghan as a sustainable town and facilitate the housing need within same. Increasing the population to the northern side of the town would make a positive contribution towards ensuring the town centre is a focus for shopping/services and aid Monaghan Town's quest in obtaining status as a large town.

In line with the Urban Housing Policy as set out in the draft development plan the site affords the possibility to make more efficient use of unfinished lands, and will avoid the extension of services and utilities which are required for other proposed residential areas zoned in the draft plan.

### **Site Assets**

- Asset:** Location & existing access
- Value:** Located on the edge of Monaghan Town centre with foot path connection to High Street, offering ease of access to a wide range of local facilities including services and amenities negating the use of private motor vehicles.
- Proposal:** To promote an alternative residential opportunity within the urban footprint and to promote walking, cycling and the use of public transport.



**Asset:** Services.

**Value:** Existing services within/bound the site with potential for development of remaining vacant site.

**Proposal:** Connect into existing services located along the boundary.

**Asset:** Topography

**Value:** The site is flat and favourable to residential development

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

### **Proposal/Conclusion**

Taking into account the characteristics of the site, its setting and location, we believe the zoned parcel of land should remain as proposed residential with the remaining balance of the site (zoned Landscape Protection/Conservation) to be considered as an inclusion within the Development Plan 2019-25 for the purposes of Residential Development A. We would consider these lands to be better placed than a number of sites which are further from the town centre and do not have the advantage of existing services capable of catering for development as previously approved. This fully serviced site in close proximity to existing amenities, services and shops is ideally placed to contribute to the objectives as set out in the draft development plan for Monaghan Town.

It is apparent that the area of land zoned for Landscape Protection/Conservation has been excavated for development previously and is currently stoned with treatment system located thereon.

We would also note that the land owner(s) possess the necessary resources to see residential development proceed on these lands.

**Appendices**

- 1.0\_ Site Location / Development Plan Maps
- 2.0\_ Previously approved Layout
- 3.0\_ Existing Site Photos

# The Property Registration Authority An tÚdarás Clárúcháin Maoinne



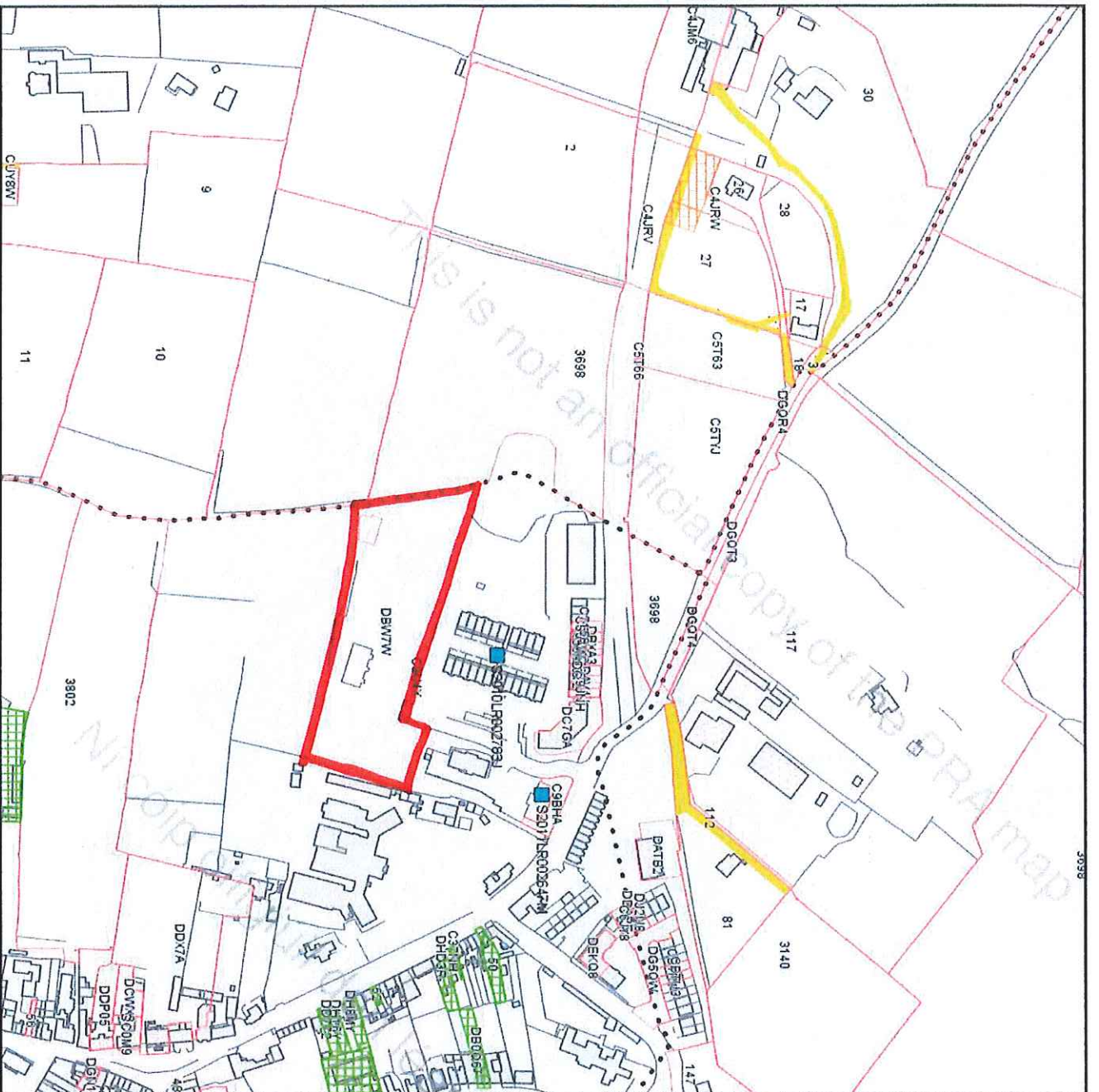
Official Property Registration Map

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale accuracy is limited to that of the original OSI Map Scale.

For details of the terms of use, and limitations as to scale, accuracy and other conditions relating to Land Registry Maps, see [www.pra.ie](http://www.pra.ie).

This map incorporates Ordnance Survey Ireland (OSI) mapping data under a licence from OSI. Copyright © OSI and Government of Ireland.



Creation Date: 24 May 2018 23:46:10

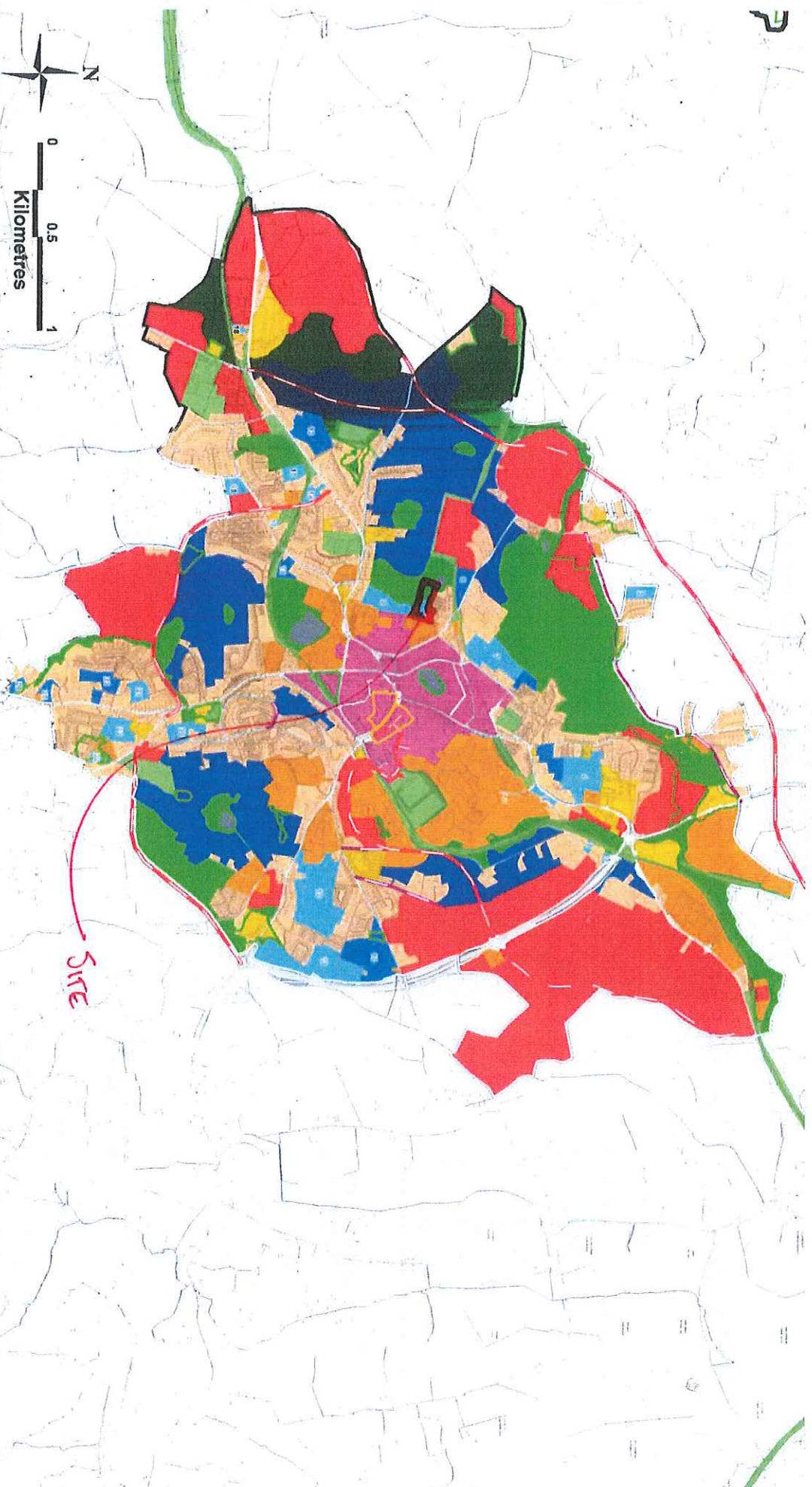
- (centre-line of parcel(s) edged)
  - Freehold
  - Leasehold
  - Subleasehold
  - 'S' Register
  - (see Section 8(1)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).
  - Burdens (may not all be represented on map)
  - Right of Way / Wayleave
  - Pipeline
  - Well
  - Pump
  - Septic Tank
  - Soak Pit
- A full list of burdens and their symbology can be found at: [www.landireg.ie](http://www.landireg.ie)

The registry operates a non-conclusive boundary system. 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 86 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

OSI MAP Ref: 666180  
833931





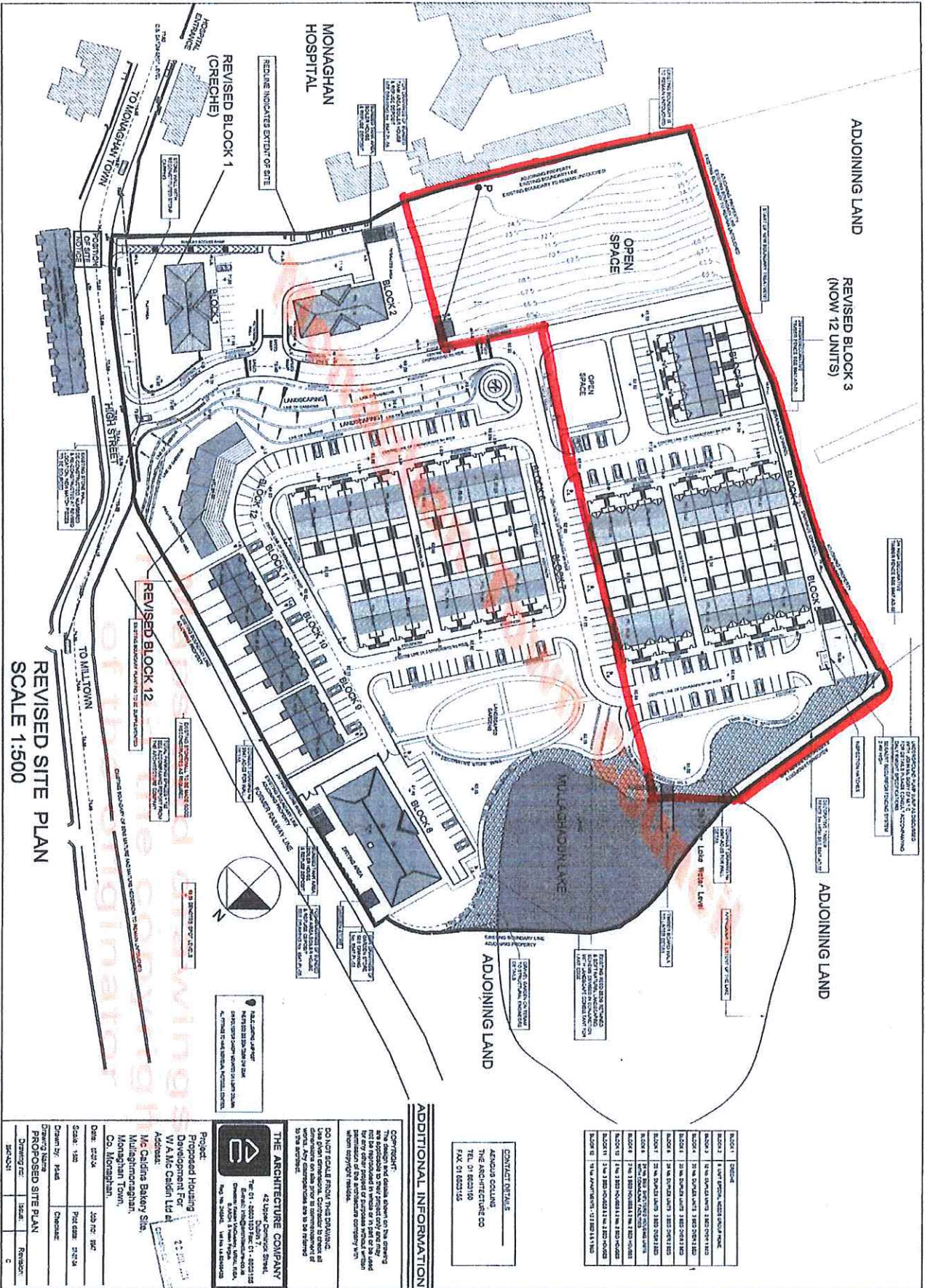
# Monaghan Town (Map MDP1)

## Monaghan County Draft Development Plan 2019-2024

- Existing Residential
- Community Services/Facilities
- Existing Commercial
- Industrial/Storage/Employment
- Strategic Residential Reserve
- Recreation/Amenity
- Landscapes Protection/Conservation
- Lakes
- Flood Risk Areas
- Town Centre
- Flood Risk Areas
- Indicative New Road Proposals
- Proposed Road Upgrades
- Silt/Runoff Envelope
- Local Area Action Plan

© Ordnance Survey Ireland. All rights reserved.  
 Licence number 2013/03 COMA/Monaghan County Council





REVISED SITE PLAN  
SCALE 1:500

BLOCK	DESCRIPTION
BLOCK 1	EXISTING
BLOCK 2	4 UNIT SPECIAL ACCESS BUNKER
BLOCK 3	12 NO. DUPLEX WITH 2 BED OVER 1 BED
BLOCK 4	12 NO. DUPLEX WITH 2 BED OVER 1 BED
BLOCK 5	12 NO. DUPLEX WITH 2 BED OVER 1 BED
BLOCK 6	12 NO. DUPLEX WITH 2 BED OVER 1 BED
BLOCK 7	12 NO. DUPLEX WITH 2 BED OVER 1 BED
BLOCK 8	12 NO. DUPLEX WITH 2 BED OVER 1 BED
BLOCK 9	12 NO. DUPLEX WITH 2 BED OVER 1 BED
BLOCK 10	12 NO. DUPLEX WITH 2 BED OVER 1 BED
BLOCK 11	12 NO. DUPLEX WITH 2 BED OVER 1 BED
BLOCK 12	12 NO. DUPLEX WITH 2 BED OVER 1 BED
BLOCK 13	12 NO. DUPLEX WITH 2 BED OVER 1 BED

CONTACT DETAILS  
 ADELPHI CONSULTING  
 THE ARCHITECTURE CO.  
 TEL: 01 8523115  
 FAX: 01 8523115

**ADDITIONAL INFORMATION**

**COPYRIGHT**  
 The design and details shown on this drawing are the property of the Architect and shall not be reproduced in whole or in part or the least part without the written consent of the Architect. Where necessary, the Architect's consent shall be obtained in writing by registered means.

**DO NOT SCALE FROM THIS DRAWING**  
 The dimensions shown on this drawing are given in millimeters and shall be taken as correct. Any dimensions shown in feet and inches shall be taken as approximate and shall not be used for construction purposes.

**THE ARCHITECTURE COMPANY**  
 42 Upper Circular Street,  
 Dublin 1, Ireland  
 Tel: 01 8523115  
 Fax: 01 8523115  
 Email: info@adelphi.ie  
 Website: www.adelphi.ie

**Project:** Proposed Housing Development For WALKER LTA Ltd  
**Address:** Mc Carthys Bakery Site, Monaghan Town, Co. Monaghan.

**Scale:** 1:500  
**Drawn by:** KAD  
**Checked by:** KAD  
**Drawn by:** KAD  
**Checked by:** KAD  
**Scale:** 1:500  
**Drawn by:** KAD  
**Checked by:** KAD

*Reviews Panels Approval*





