

Treanor, Bronagh

From: noel mcguigan [noel.mcguigan@cspringle.com]
Sent: 25 May 2018 12:37
To: ldevplan
Subject: Submission to the Draft Development Plan 2019-2015
Attachments: SKM_C284e18052512480.pdf; SKM_C284e18052512481.pdf

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Hi,

Please find submission onto the Draft Development Plan 2019-2015 on behalf of our client Mr. Francis Carragher. Killycard Castleblayney. Co. Monaghan.

Regards

Noel McGuigan

For



**Consulting Engineers, Design Consultants,
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Our Ref.: NMG/NA 5516c

Planning Department,
 Monaghan County Council,
 The Glen,
 Monaghan.

23RD May 2018

Submission in relation to Proposed Draft Monaghan County Development Plan 2019-2025 on behalf of Mr. Francis Carragher under Part 12 of the 2000 Planning and Development Act.

Dear Sir/ Madam,

My client, Mr. Francis Carragher is the owner of a small portion of land (approx. 1/3 of an acre) at Killycard, Castleblayney which adjoins his small filling station/shop. The lands in question are situated well within the outer development limits zone of the Castleblayney Town Zoning Map. It is well inside the Town Boundary Settlement Envelope.

1.0 Existing Zoning

The site is currently outside of the development limits of Castleblayney Town Centre as per Map CYDP1 of the Monaghan County Development Plan 2013-2019 with Mr. Carragher's existing Filling Station site boundary forming the Settlement Envelope Boundary and development limits. So, plot is in the rural area at present as agricultural land.

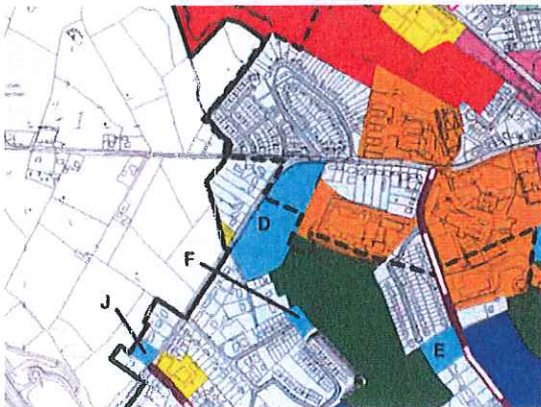


Fig. 1. 2013-2019 Monaghan County Council zoning map.

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

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1.1 Proposed Zoning

The portion of lands in question is currently idle and due to the low lying topographical nature is unworked in an agricultural sense with it remaining damp meadow land for most of the year.

The proposed zoning for these lands under the proposed Map CYDP1 of Monaghan County Development Plan 2019-2025 is Landscape Protection/ Conservation and Proposed Residential B.

The portion zoned Landscape Protection is so, because of its low-lying topography and associated pluvial flooding.

Monaghan County Council Zoning Map for Castleblayney 2019- 2015

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

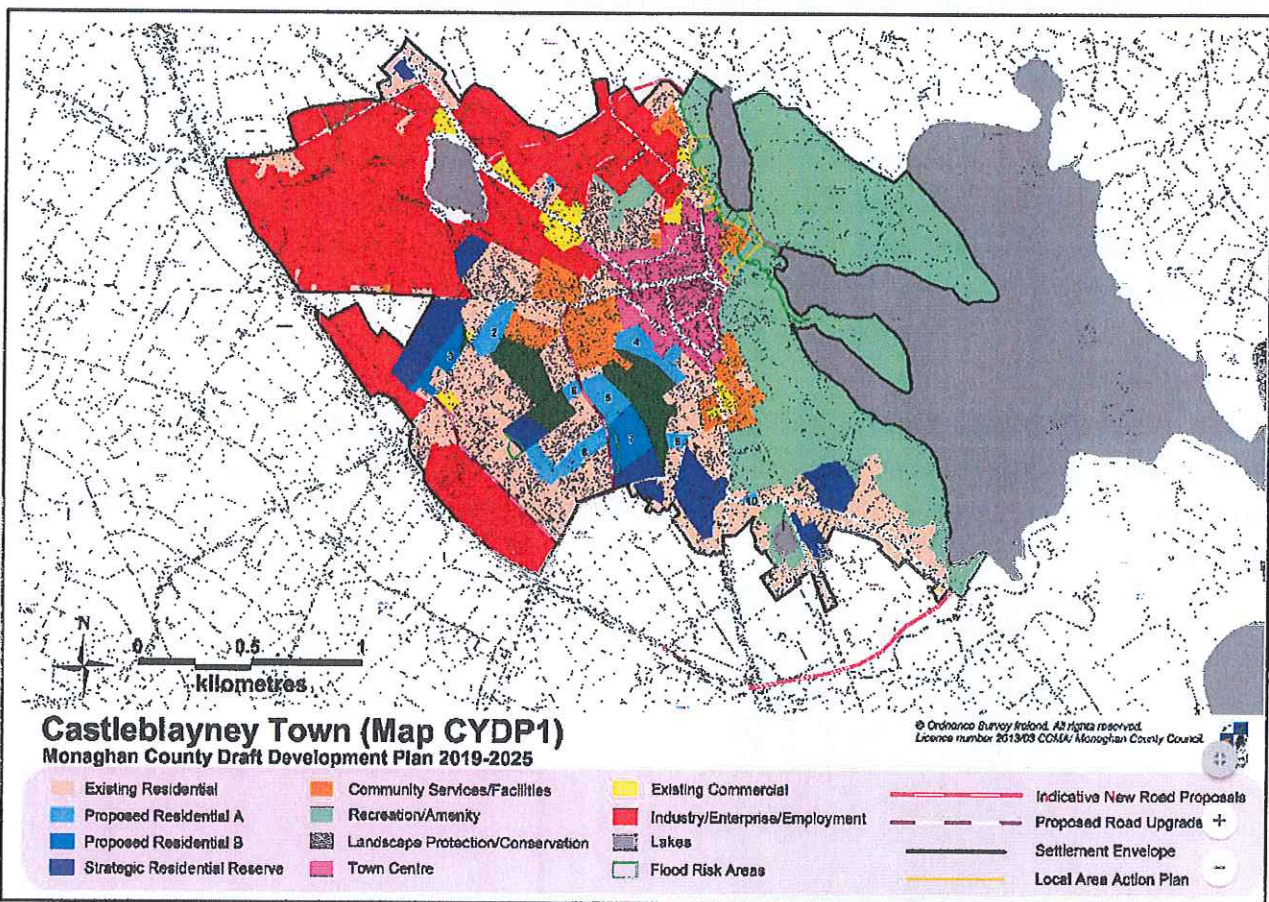


Fig 2.

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Enlarged area from Map CYDP1 of Monaghan County Development Plan 2019-2025



Fig 3.

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1.2 Proposed Development of the existing Filling Station.

Mr. Carragher has purchased an additional piece of land along the western boundary of his site and proposes to extend his existing filling station onto these lands. This proposal will deal fully with the issues of pluvial flooding in this area to be dealt with at the time of the planning application. It will be proposed to drain the surface water from this area and divert it to a more sustainable existing surface water network. Our Chartered Engineer has looked at this site and is happy that he can prepare a Flood Risk Assessment to satisfy all of the current requirements in this regard. Please see separate report of Mr. Marcus Dancey attached.

The proposal is for the extension of existing building to accommodate new café area, the extension of the existing forecourt which will make the use and occupation of this business more viable and safer for customers and road users alike entering and exiting the forecourt. At present during busy times such as lunch hour customers can be seen parking on opposite side of the road which is unsafe and far from ideal. This new proposal aims to increase the parking capacity of the existing site and to design a new layout that will regularize and make safer the traffic movements around this forecourt.

1.3 Justification

The Bree/Killycard area has evolved into a large Residential and Industrial area. The residential development on this side of the town has grown over the last 25 years. So also has the amount of Industrial development in this area.

The following being an approximate number of the residential units now in existence in this area,

House units

The Crescent.	70
The Crescent Hill	50
County Council Bree Estate.	100
Choill Darach	106
Killycard Manor	25
Rosevale	78
Knocktonagh	60
Thondale	40
Blaeberry Walk	54
Ard Na Lorgan	100
The Willows.	24
Ashling Grove	12
General Private	75

Proposed development either just passed for planning or going through the planning system is approximately 170 to 200 units.

This should in the near future bring the housing stock in this area up to nearly 1000 units.

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There is also a large number of Industrial Companies now operating in this area as follows,

Industrial

Mc Kenna and Cairns.

Kingspan

Shabra

Manor Farm

MC Chemicals

We therefore suggest that there is a great need for this existing Neighbourhood Service Station to develop to an adequate size and proportion in line with the Current Retail Planning Guidelines. The extra space at this existing facility is badly needed to further develop the existing facility to leave it a lot safer to park, move around the forecourt and safer entry and exit from same. The proposed re-evaluation of the designated zoning in this new Draft Plan needs to be carefully assessed and we would hope that the new Draft Plan will be designed to help zone for such positive development by allowing for the extension of this existing facility and by designating the new area purchased by Mr. Carragher shown bounded red on our attached map as new Commercial (yellow). This extension which will include a café, extended shop floor area and ample parking will allow for the creation of a suitably designed Neighbourhood Shop/Service Station in accordance with the Department Retail Guidelines which will better serve the existing and any future housing/ industrial development in this area. This will reduce the need for locals to go into the town for small convenience type goods and will help alleviate this type of un-necessary traffic in the town centre. The facility actually exists at present and is run in a very professional manner by Mr. Carragher and his sons as a family business. Mr. Carragher has been in this business for many years and has the experience to provide extended space to make this facility the best it can be to serve the surrounding community.

A portion of the neighbouring lands is proposed residential B. The proposed change here will not be significant and should have no major bearing of the proposed new residential stock over the period of this proposed plan.

1.4 Conclusion

Mr. Carragher respectfully submits that Monaghan County Council extend the existing yellow commercial zone to include the area shown bounded red on the Map Appendix A attached for the following reasons: -

1. This portion of land is located adjacent to the existing Filling Station site and will allow for the immediate proper extension of the facility subject to planning permission and compliance with the Department Retail Guidelines.
2. This proposal will make the use and occupation of this existing business safer for customers and other road users in relation to access/exit and parking capacity.

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3. This is a long established business servicing the existing population of this area and which will serve any future housing/industrial developments on adjoining lands as proposed in the 2019 – 2025 Development plan with neighbouring lands proposed for residential zoning.

I therefore respectfully submit that Monaghan County Council change and extend to zoning to that suggested in my report above.

Yours sincerely,



Nathan Anscombe
For and on behalf of
C.S. Pringle Ltd.

Directors:

Marcus Dancey
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Registered Consulting Chartered Engineer

Noel McGuigan
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Our Ref: NMcG/MMcG/5516

Date: 25th May, 2018

Mr. Adrian Hughes,
Monaghan County Council,
The Glen,
Monaghan

Submission to Draft Development Plan 2019 – 2025 on behalf of Mr. Francis Carragher, Carragher Service Station, Killycard, Castleblayney, Co. Monaghan

Dear Sir/Madam,

The preliminary flood risk assessment PFRA indicates the presence of pluvial flooding adjacent to Carragher's filling station on its east side and extending over part of the forecourt and present buildings which are located at a level at least 3m higher than the ground adjacent.

Examination of the site would indicate that there is indeed the possibility of pluvial flooding within the field not in the location indicated but rather in a low-lying area to the SW and perhaps in another low-lying area located to the north east corner of the field.

The County Council have marked off a triangle area of green designated as Landscape Conservation taking account of the PFRA location of pluvial flooding to the east of Mr Carragher's property and also extending along the road to the east to take in part of the low lying ponded area further to the west.


Now it is recognised that the PFRA comes with a health warning from the OPW as to its limitations in predicting the precise locations of flooding or even of correctly predicting whether or not flooding will take place in a location.

C S Pringle recognises the vital importance of preserving (or, in the alternative where development must take place, of properly replicating) any flood storage that naturally takes place on a property so as to ensure that no additional risk of flooding is transferred to property adjacent or downstream.

I understand that Mr Carragher intends to extend his property over this area designated Landscape Conservation, but it is intended to demonstrate that no flooding occurs where the PFRA maps have shown it. It will also be demonstrated that the flow patterns that currently exist in existing drainage channels will be duly replicated in any new development.

It is requested from Monaghan County Council that the area designated as Landscape Conservation be modified to better show the low-lying areas where pluvial flooding takes place or may possibly take place.

Yours sincerely,


Marcus Dancey BSc(Eng). Dip Eng. C. Eng MIEI FConsEI
C S Pringle

See attachments below

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Photo 1 shows the southern area of permanent/semi-permanent ponding to the left of the Shercock road. Mr Carragher' property is seen to the right in the distance. You will note that there is an area of higher ground shown between the pond and Mr. Carragher's property. The Northern area of low-lying ground is seen in the distance to the left of the Carragher property.

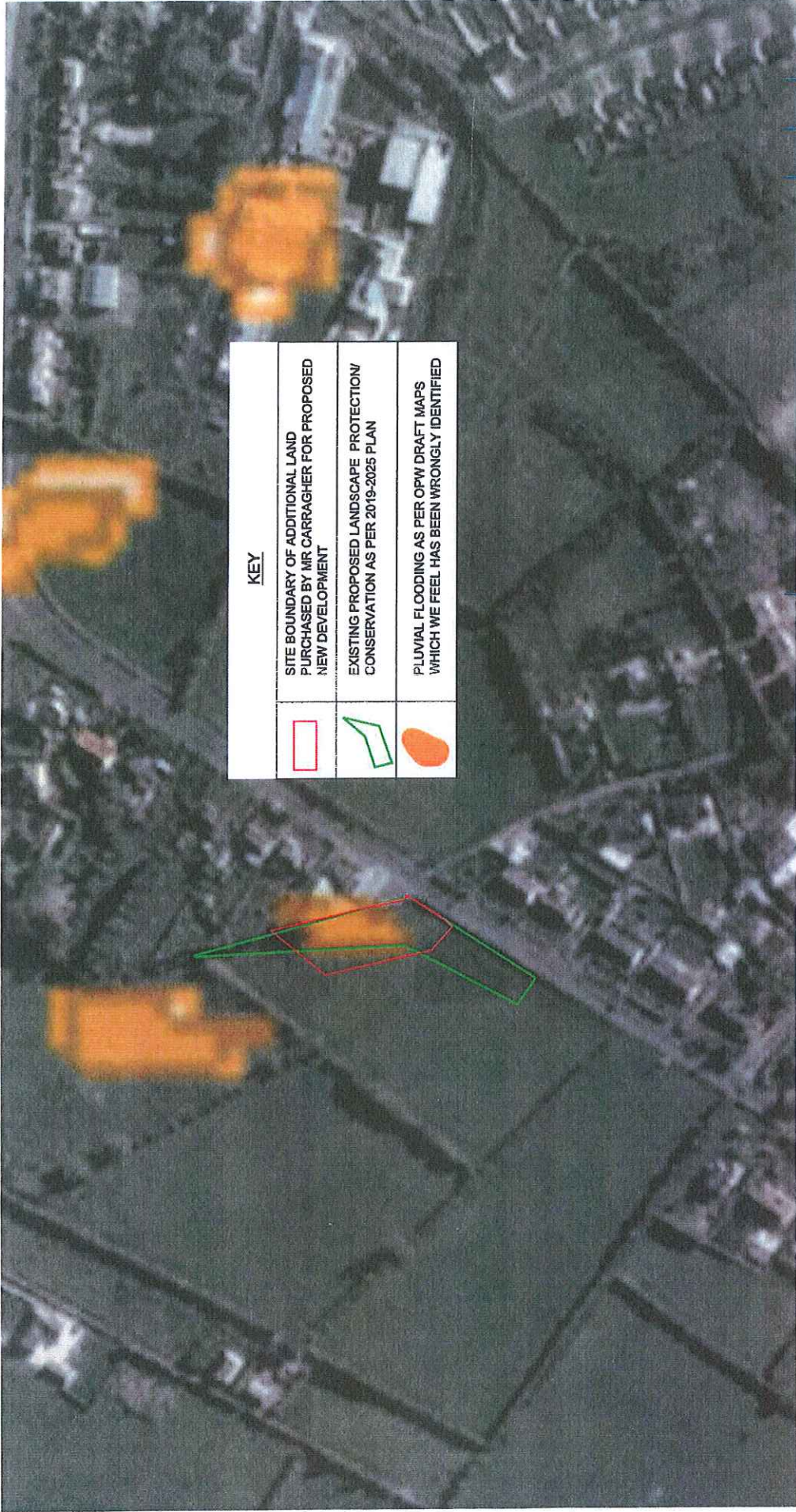





Photo 2 shows the field looking south from the north corner showing an area of low ground with rushes. This area may or may not be subject to pluvial flooding, but the precautionary approach is to assume that it is subjected to flooding until demonstrated otherwise.

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KEY	
	SITE BOUNDARY OF ADDITIONAL LAND PURCHASED BY MR CARRAGHER FOR PROPOSED NEW DEVELOPMENT
	EXISTING PROPOSED LANDSCAPE PROTECTION/ CONSERVATION AS PER 2019-2025 PLAN
	PLUVIAL FLOODING AS PER OPW DRAFT MAPS WHICH WE FEEL HAS BEEN WRONGLY IDENTIFIED

REV NUMBER:	DESCRIPTION:	DRW.	CHK.	DATE

PROJECT TITLE:

DRAWING TITLE:	
CLIENT/ARCHITECT:	Francis Carragher
LOCATION:	Killycard, Castletyney, Co. Monaghan
DRAWN BY:	N. Ancombe
CHECKED BY:	NMCG
DRAWING NUMBER:	001
DATE:	24/05/18
SCALES:	1:2500
REVISION:	

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 - DESIGN CERTIFIERS - ASSIGNED CERTIFIERS

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Drawing Title:

Proposed Zoning Change

Appendix A

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