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



24th May 2018

Submission Applicants: Eakin Developments Ltd

Draft Development Plan 2019-2025

Submission for inclusion of Residential Zoning

Location: Kingscourt Rd, Magheross, Carrickmacross, Co. Monaghan.

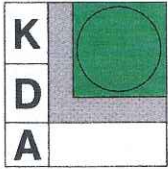
A Chara,

On behalf of our Client Gerry Eakin, T/A Eakin Developments Ltd. enclosed please find report and accompanying maps.

All correspondence in relation to this submission should be addressed to:
Agent Ken Lonergan of Kenneth Lonergan & Associates Ltd.,
Shercock Road,
Carrickmacross,
Co. Monaghan
Email: ken@klonergan.ie

Yours sincerely,


Kenneth D. Lonergan & Associates Ltd.



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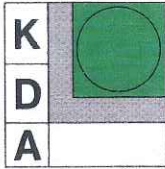
Applicant: Eakin Developments Ltd.

Draft Development Plan 2019-2025

Submission for inclusion of Residential Zoning

Location: Kingscourt Rd., Magheross, Carrickmacross, Co. Monaghan.

Prepared by:
Kenneth Lonergan MCIOB
Dublin Institute of Technology
Lead Designer
Planning Agent



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S h e r c o c k R d . c a r r i c k m a c r o s s , c o . M o n a g h a n
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Forward Planning Unit,
Planning Department,
Monaghan County Council,
The Glen,
Co Monaghan

5th May 2018

Submission Applicant: **Gerry Eakin T/A Eakin Developments Ltd**

Draft Development Plan 2019-2025

Submission for inclusion of [Residential Zoning](#)

Location: Kingscourt Rd, Mullanarry Kingscourt Rd, Carrickmacross, Co. Monaghan.

Total Area: **2.30 Ha**

History:

Development Plan 2007 – 2012

Map attached

Plot zoned [High Density Residential](#)

Planning permission granted ref. No 07/1268 for residential Development on this site.

Development Plan 2013 – 2019

Map attached

Plot zoned [Strategic Residential Reserve](#)

Full development of all infrastructure on the site for planned and future developments and adjacent developments to plot, including suitable foot paths, roads and grass margins.

Traffic control on road with inclusion of site entrance and boundary fences set back to facilitate sight lines. Sewage additional capacity in network..

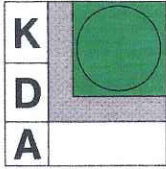
ENTRANCE DEVELOPED WHEN COMPLETING ROAD UPGRADE

SEWAGE CAPACITY IN COLLECTION NETWORK WHEN DEVELOPING FIRST PHASE

Draft Development Plan 2019 – 2025

Map attached

Plot zoned [Strategic Residential Reserve](#)



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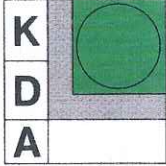
On behalf of our Client Gerry Eakin T/A Eakin Developments Ltd we wish to include an application for suitable land as residential development in this Proposed development Plan.

Description of Plot:

The plot is located in the townland of Mullanarry, Kingscourt Rd, Carrickmacross within the development envelope and currently zoned as Strategic Residential Reserve in the *Draft Development Plan 2019-2025* adjacent to existing residential development on the South West end of Carrickmacross,

It lies within zoned land serviced by mains water sewage and surface water networks and all other mains services including gas and digital services.

The plot has some development already complete and enjoys a suitable entrance from the Kingscourt Rd.



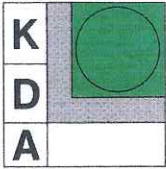
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Case for zoning residential:

We would consider it very suitable to include the plot of our clients as residential on the following merits:

- The plot is of suitable size to develop as residential,
- The plot is currently extensive additional capacity in laid services on site for future development to all public mains services,
- The plot has full pedestrian paths leading into the town adjacent.
- The plot is adjacent to schools, 4 main recreation facilities, shopping and industrial structures.
- The plot is currently zoned Strategic Residential Reserve on *Draft Development Plan 2019-2025* which is unsuitable as demand is current for dwellings due to inactivity in the sector over the last 10 years.
 - The applicant wishes to develop the plot and submit an application for Taking in Charge of the adjacent development and all ancillary works.
 - Recognition of the existing services have been assessed as a suitable site for inclusion within the development envelope.
 - The plot offers a suitable residential development on the approach to the town.
 - The plot will offer completion of the estate and improve a visual perspective from the public roads.
 - There is a high demand for suitable residential family houses in Carrickmacross.
 - Our clients wish to develop immediately on grant of planning permission.
 - An opportunity to provide much needed social and mixed housing on the plot.
 - Matching existing development adjacent to the plot.
 - Considered infill development to close the development envelope.
- * The development will complete the estate as envisaged by the Local Authority on the two previous Development Plans.
- * The development makes good use of existing services already placed on site.



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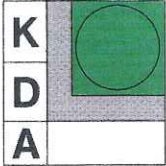
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Standard of residence on this estate to match on new development



Standard of residence on this estate to match on new development

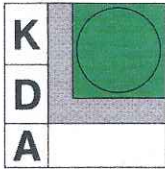


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Suitable entrance onto public road in place.



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Conclusion:

There is every reason for including this plot within the new development plan 2019 – 2025.as High Density Residential to extend and match the existing partly completed development.

In every case the suitability of the plot for residential is achieved.

The location of the plot, adjacent public mains services, proven demand for housing, is all delivered in a sustainable way to include a residential zoning on this plot.

The plot has been zoned residential on two previous Development plans.

The plot has already been granted permission Ref. No 07/1268 for residential development.

Down turn in the industry and demand has delayed completion of the estate. The demand has returned for family homes.

It has been an important part of forward planning by the Local Authority as a suitable residential zoning and complete the estate.

The completion of the residential housing will enhance the area and approach to the town. As shown the development of the entrance is in place ready to access the plot.

The developer will provide a full range of housing to suit all needs including Detached, Semi Detached, Terrace and Low Rise dwellings for demand. The developer is committed to offer social and affordable dwellings on this plot.

Each successive Development Plan has a concept policy for forward Planning and Development to enhance the community and environment in a positive way. Any resistance to achieve these goals should be avoided and any development structured to comply with the policy envisaged should be encouraged and rewarded.

On behalf of our clients and on our past experiences in directing all that is good about projected zoning in Carrickmacross we would ask that the plot as outlined as included as residential within the development envelope for the Development plan 2019 – 2025.

Failure to include this plot on the Development Plan 2019-2025 will remove the potential to develop as the next round of Development Plan will be 2025 seven years away.

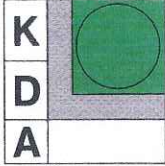
Finance may have slowed this development in the preceding 4 years; we can now confirm that the applicant is suitably placed financially and competent to complete the estate. No development contributes to stagnation of a town. There is a long history in Carrickmacross of being progressive pro development town. Its recognition of a Market Town explains the ethos behind everyone that chooses to live and trade in Carrickmacross.

Gerry Eakin has a proven track record of delivering high standard of estates development in Carrickmacross.

Completion of Drummond Radhairc estate on Dundalk Rd, Corr an Tobair , Sean carriage have all been completed by this developer.

We can confirm that an extension of the estate and performing skills and desire of this developer to commence development on this site is dependent on suitable residential zoning.

Its current position in South Monaghan within the short commuting distances to Dundalk (Regional University Town) Drogheda (Hospital Town) and Dublin (our country's capital) must be recognized.



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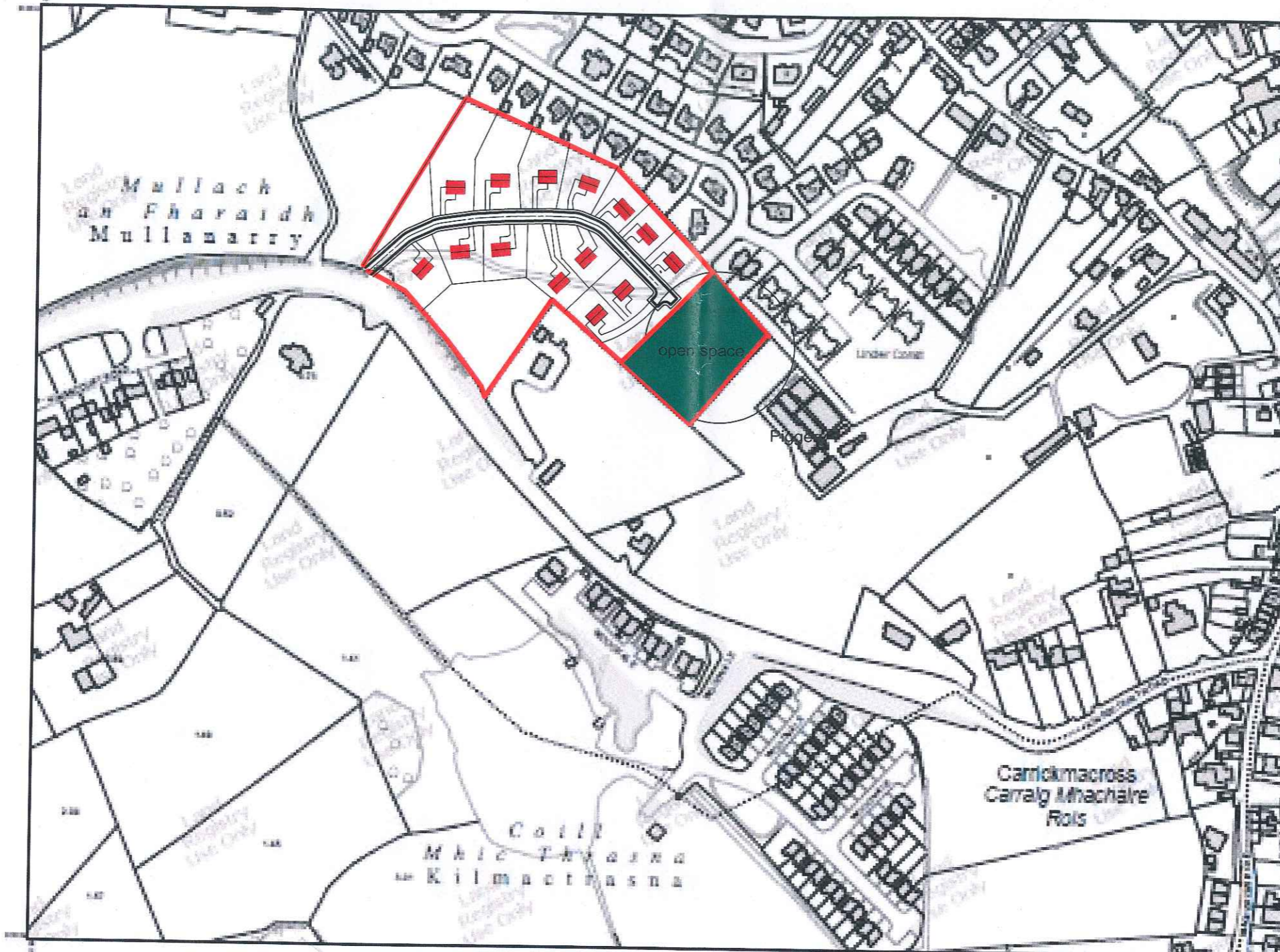
Considerable investment in existing infrastructure within the town has future proofed the town for expansion. Increased population will add considerably to the educational, recreation and other facilities that the town offers.

On behalf of our clients we would ask that the area Marked (outlined in Red) is **zoned residential**

Yours sincerely,

Kenneth D. Lonergan & Associates Ltd.

Land Registry Compliant Map



CENTER COORDINATES
 ITM 680048284

PUBLISHED 20000118 **COORDIN.** 20000118_3

MAP SERIES **MAP SHEETS**
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 1:2,500 1768.04
 1:1,000 1768.01
 1:1,000 1768.03

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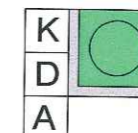
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LEGEND
 Map from which
 search Large Scale Legend

AREA OF SITE TO BE ZONED
LOW DENSITY 2.3HA

OUTPUT SCALE: 1:2,500

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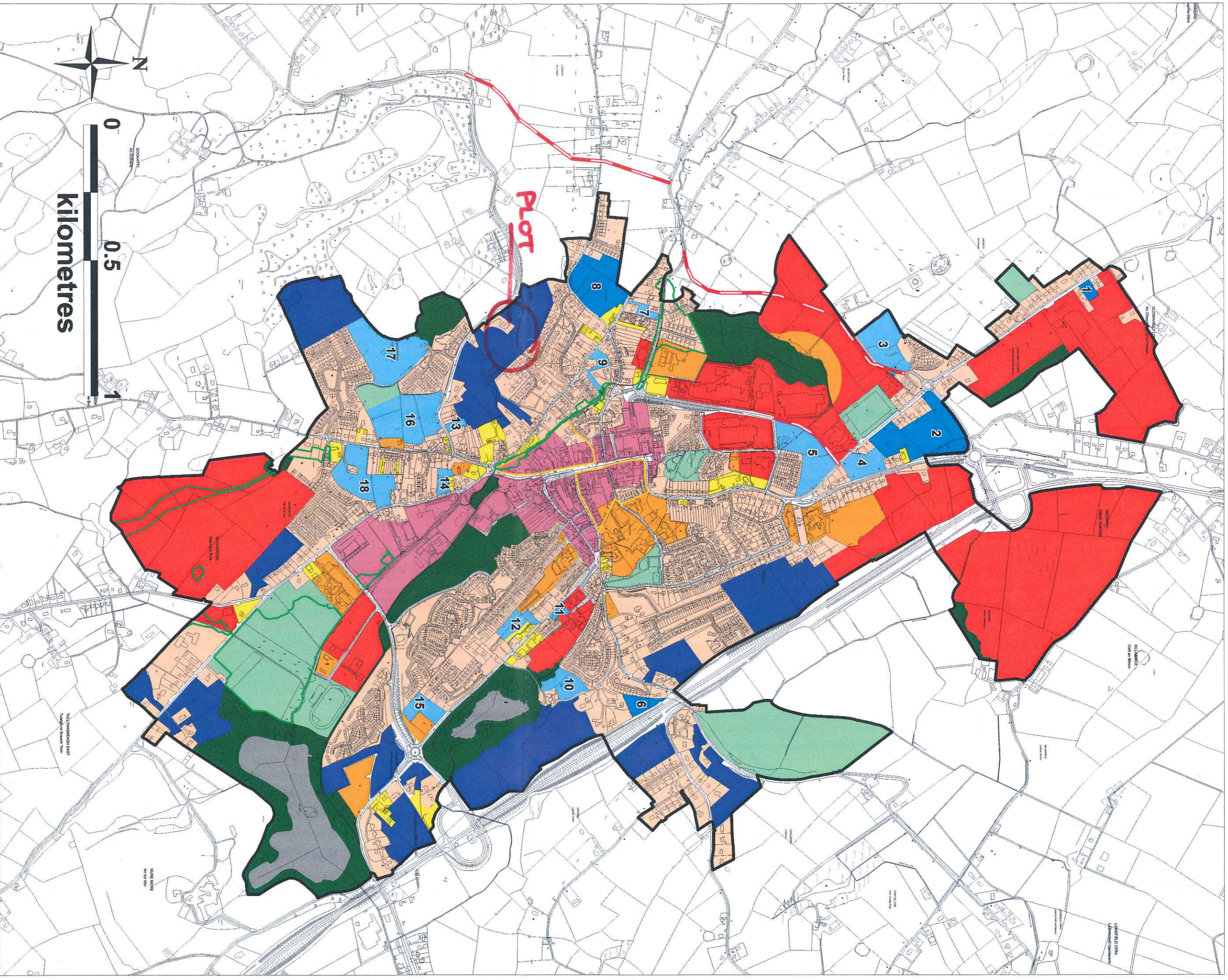


AREA OF SITE TO BE ZONED LOW DENSITY 2.3HA

Submission for Draft Development Plan 2019 - 2025. Gerry Eakin, Mullanarry, Kingscourt Rd
Carrickmacross. May 2018

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D	
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Carrickmacross Town (Map CKDP1)

Monaghan County Draft Development Plan 2019-2025

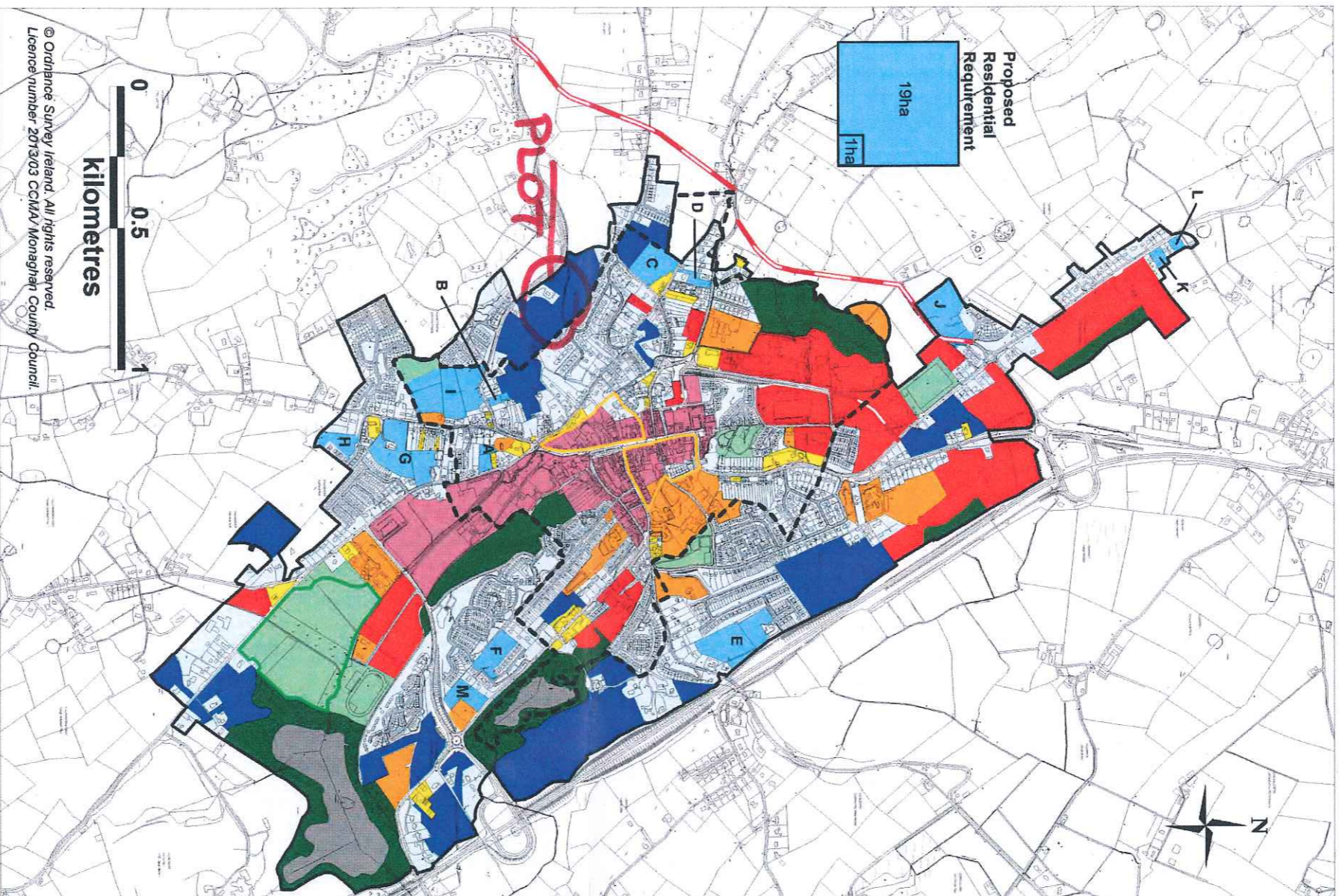
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- Existing Residential
- Proposed Residential A
- Proposed Residential B
- Strategic Residential Reserve
- Community Services/Facilities

- Recreation/Amenity
- Landscape Protection/Conservation
- Town Centre
- Industry/Enterprise/Employment
- Existing Commercial

- Lakes
- Flood Risk Areas
- Indicative New Road Proposals
- Settlement Envelope
- Local Area Action Plan



Proposed Residential Requirement = 19ha
Proposed Residential Lands (ha)

- A: 0.43
- B: 0.21
- C: 1.55
- D: 0.33
- E: 2.87
- F: 1.22
- G: 2.80
- H: 0.81
- I: 3.81
- J: 2.56
- K: 0.31
- L: 0.20
- M: 0.94

Total = 18.04ha

+5% of Town Centre Area (5% of 28.49ha) = 1.42ha

Overall Total = 19.46ha

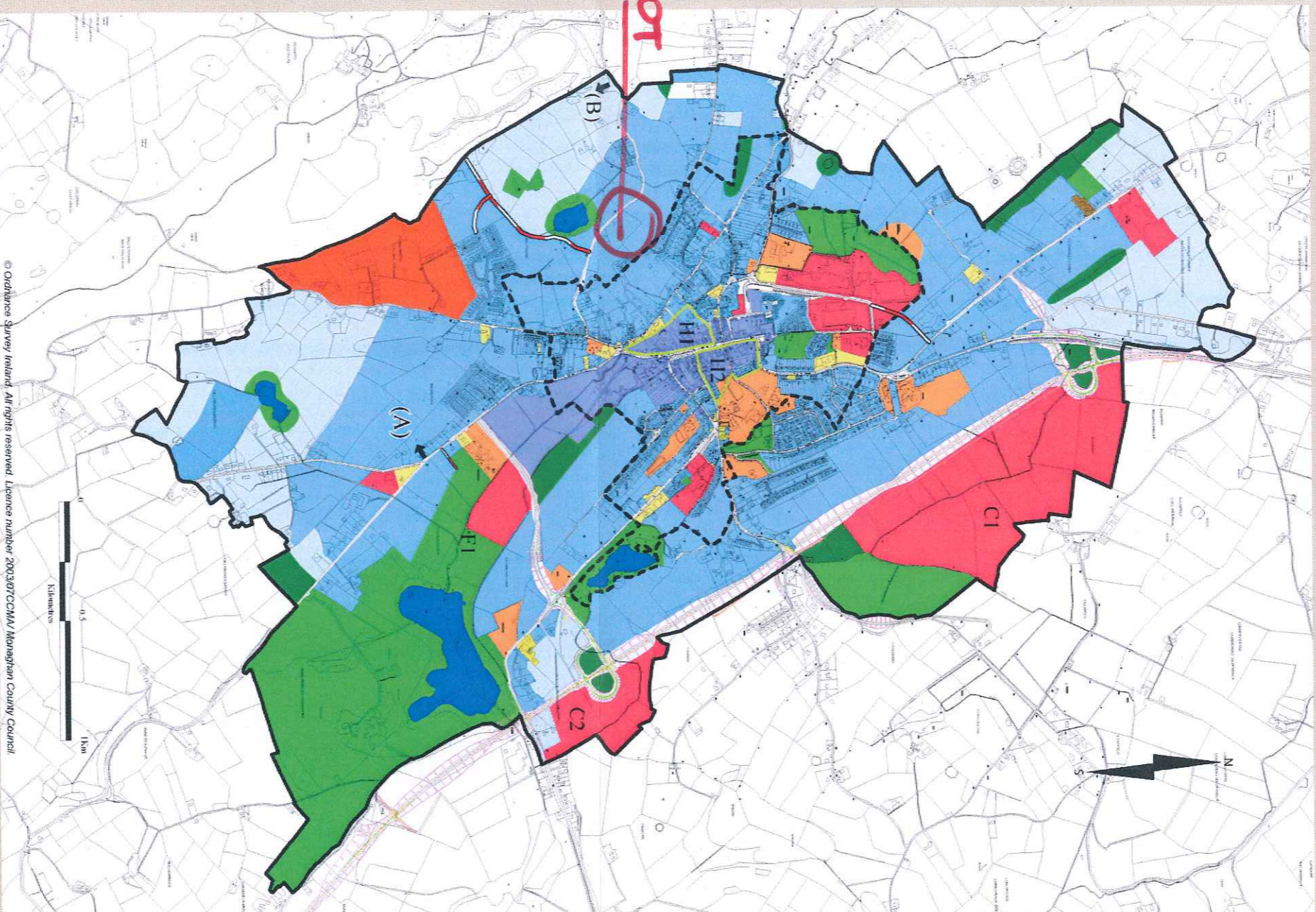
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0 0.5 1
kilometres

Carrickmacross Town (Map CKDP1) Monaghan County Development Plan 2013-2019

- Existing Residential
- Proposed Residential
- Strategic Residential Reserve
- Existing Commercial
- Community Services/Facilities
- Recreation/Amenity
- Town Centre
- Landscape Protection/Conservation
- Industry/Enterprise/Employment
- Lakes
- New Road Proposals
- Town Council Boundary
- Settlement Envelope
- Flood Risk Areas
- Local Area Action Plan





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Carrickmacross Town

Map CKDP 1 (See Oversized Map)

- Low Density Housing
- Higher Density Housing
- Commercial Uses
- Civic/Community/Educational
- Amenity/Recreation Areas
- Local Landscape Policy Area
- Industry and Employment
- Town Centre
- Proposed Natural Heritage Areas
- Local Area Action Plan
- New Road Proposals
- Carrickmacross Bypass
- Agricultural Uses
- Lakes
- Town Council Boundary
- Development Limit
- (A), (B) Proposed Access Points (See Paragraph 10.9)