

kenneth d. lonergan & associates ltd.

Shercock Rd. carrickmacross, co. monaghan
A 8 1 A Y 0 2
T: 0 4 2 - 9 6 6 3 3 7 7 E: info@klonergan.ie www.klonergan.ie

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



24th May 2018

Submission Applicant: Michael Connolly

Draft Development Plan 2019-2025

Submission for inclusion of Residential Zoning

Location: Cloghally Lower, Carrickmacross, Co. Monaghan.

A Chara,

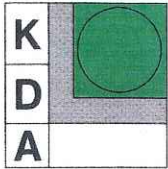
On behalf of our Client Michael Connolly, enclosed please find report and accompanying maps.

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.



kenneth d. loneragan & associates ltd.

Shercock Rd. carrickmacross, co. Monaghan
A81 AY02
T: 042-9663377 www.kloneragan.ie E: info@kloneragan.ie

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Co Monaghan

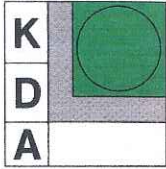
Applicant: Michael Connolly

Draft Development Plan 2019-2025

Submission for inclusion of Residential Zoning

Location: Cloghally Lower, Carrickmacross, Co. Monaghan.

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



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Forward Planning Unit,
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Co Monaghan

5th May 2018

Submission Applicant: Michael Connolly

Draft Development Plan 2019-2025

Submission for inclusion of [Low Density Residential Zoning](#)

Location: Cloghally Lower, Carrickmacross, Co. Monaghan.

Total Area: 1.0 Ha.,

History:

Development Plan 2007 – 2012

Map attached

Plot zoned [High Density Residential](#)

Development Plan 2013 – 2019

Plot zoned agricultural

Full development of all infrastructure adjacent to plot, including suitable foot paths, roads and grass margins.

Traffic control on road with inclusion of two roundabouts.

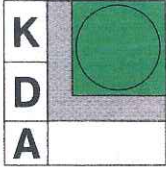
ENTRANCE DEVELOPED BY LOCAL AUTHORITY WHEN COMPLETING BYPASS

Draft Development Plan 2019 – 2025

Plot zoned agricultural, with no zoning around it.

Full development of all infrastructure adjacent to plot, close proximity to suitable foot paths, roads and grass margins.

Traffic control on road with inclusion of two roundabouts.



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A81AY02
042-9663377 www.klonergan.ie info@klonergan.ie

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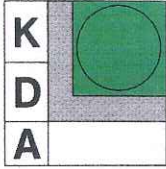
On behalf of our Client Michael Connolly we wish to include an application for suitable land as residential development.

Description of Plot:

The plot is located in the Townland of Cloghally Lower, directly adjacent to the development envelope on the North end of Carrickmacross,

The plot is currently zoned agricultural in the draft development plan 2019 – 2025.

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



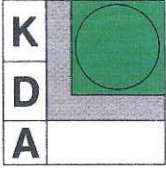
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Case for zoning residential:

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 directly adjacent to all public main sewers,
- 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 surrounded on three sides by zoned land mainly residential.
- The development envelope for the town extends further 800m past this plot.
- The plot appears to be a definite exclusion on the development envelope for the town for no obvious reason.
- No 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 screen development with the overlying adjacent field to 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 subject to suitable zoning.
- An opportunity to provide low level or low density housing on the plot.
- Matching existing development adjacent to the plot.
- Considered infill development to close the development envelope.



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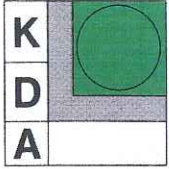
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A81AY02
042-9663377 www.klonergan.ie info@klonergan.ie



Full vision line sight lines, public paths and lighting



Full vision line sight lines, public paths and lighting, suitable entrance formed



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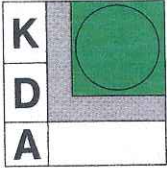
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A81AY02
042-9663377 www.klonergan.ie info@klonergan.ie



Full vision line sight lines, public paths and lighting, suitable entrance formed



Full vision line sight lines, public paths and lighting, suitable entrance formed



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A81AY02
042-9663377 www.klonergan.ie info@klonergan.ie

Conclusion:

There is every definite reason for including this plot within the new development plan 2019 – 2025. Residential Low density)

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 adjacent plot across the public road is zoned residential and will share existing services on the public road.

The entrance to the plot was formed by the Local Authority when developing the bypass with an understanding that the access would serve the remaining land to rear of dwelling for Residential Development. 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 client 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.

On close examination of the Draft Development Plan mapping for zoning in Carrickmacross reveals that a large portion of the Residential zoned lands have been zoned over the last two development plans and has had no interest in developing the plots.

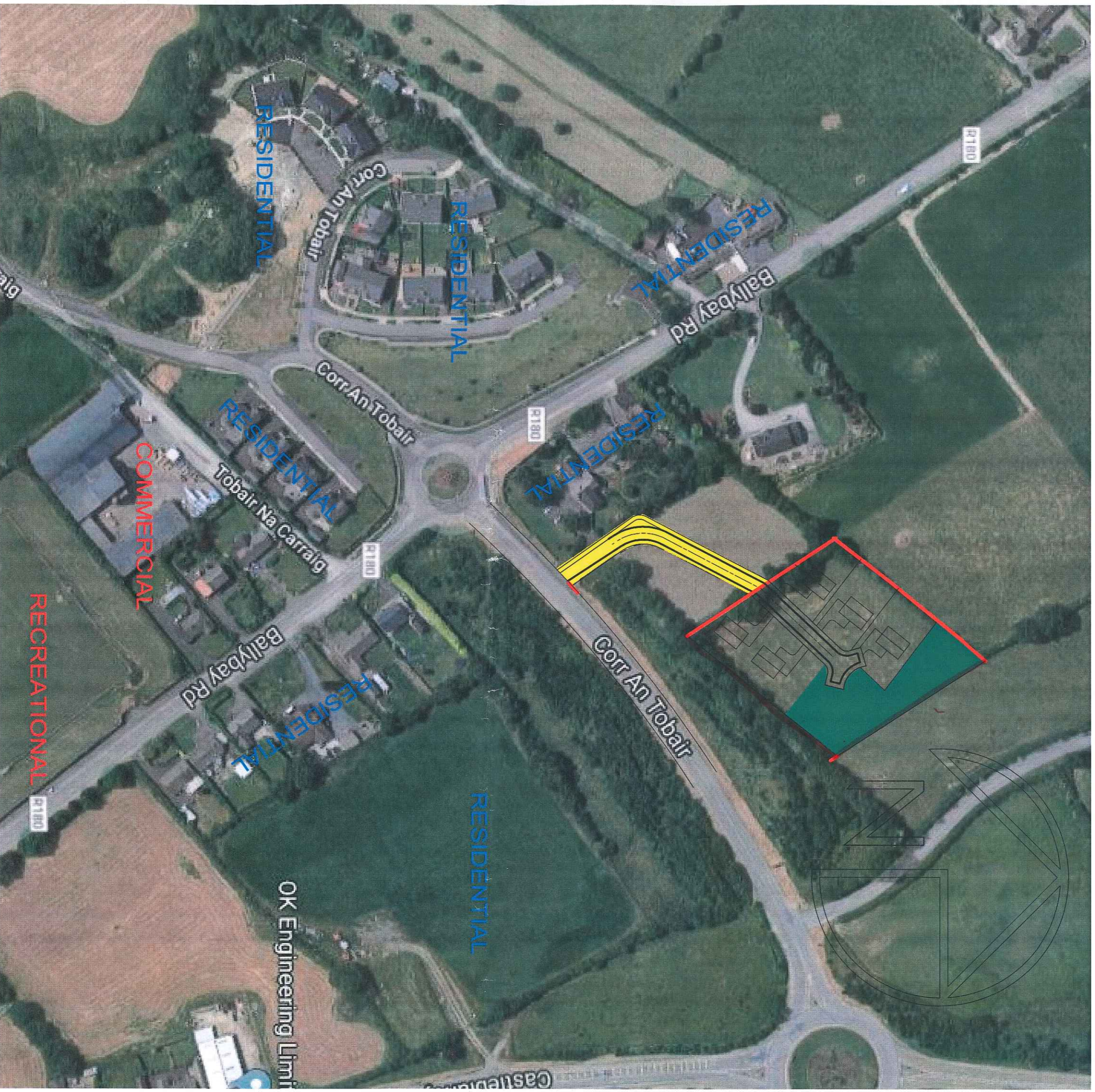
On a close examination of the plots on the ground has revealed that they have poor access or on a long term ownership with no development planned. Finance may be prohibiting development of some of the zoned owners and reward to progressive developers for the immediate and forward necessary development of the town and its surrounds should be encouraged. 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.

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. 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,

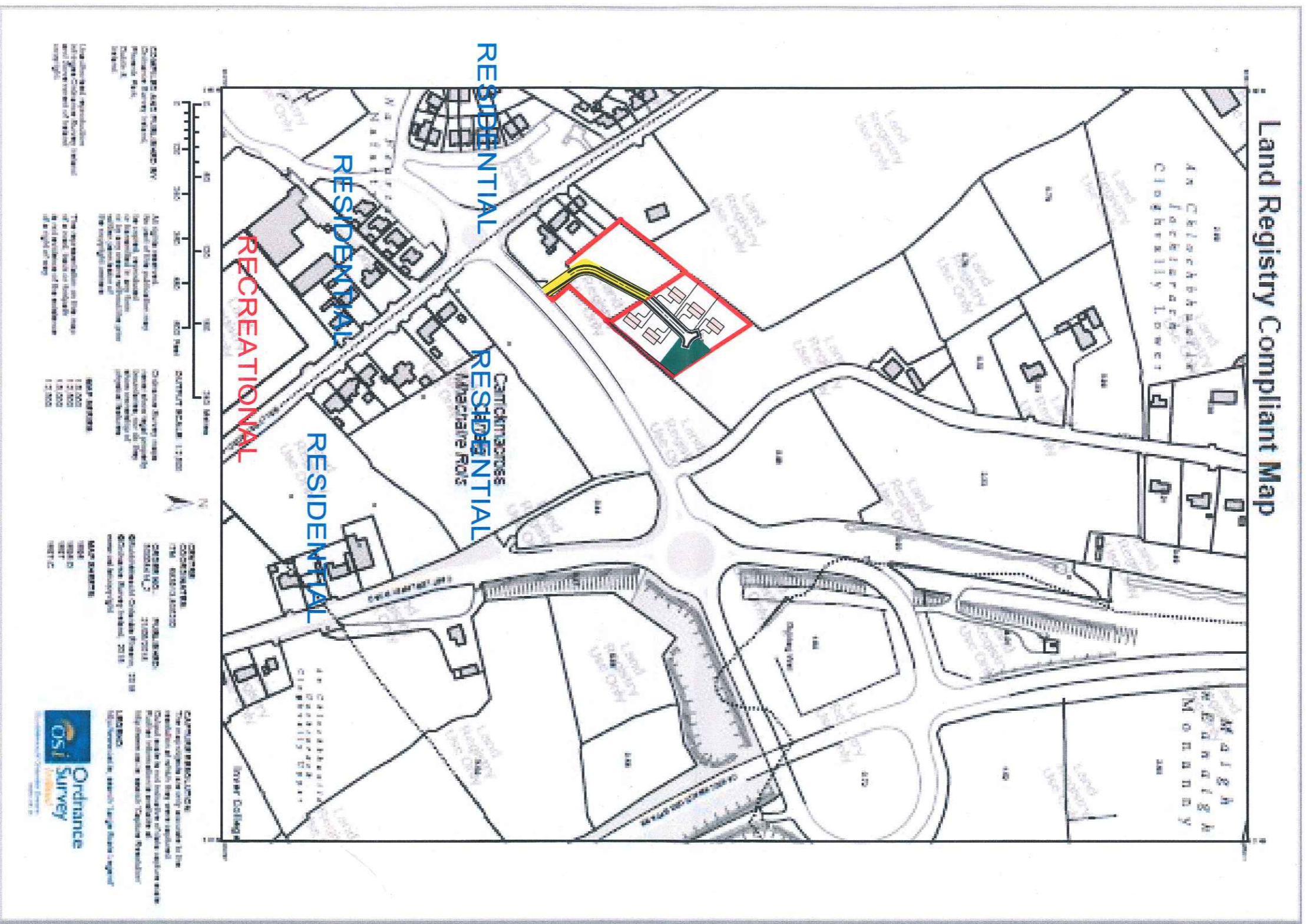
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AREA OF SITE TO BE ZONED
 LOW DENSITY RESIDENTIAL
 0.4HA

K	
D	
A	

Kenneth d. Lonergan & associates Ltd..
 Design/Fire Safety - Project Management/Quantity Surveyors - BER
 shercock rd., carrickmacross, co. monaghan
 T - 042-9663377 F - 042-9663084 E - info@kilonergan.ie

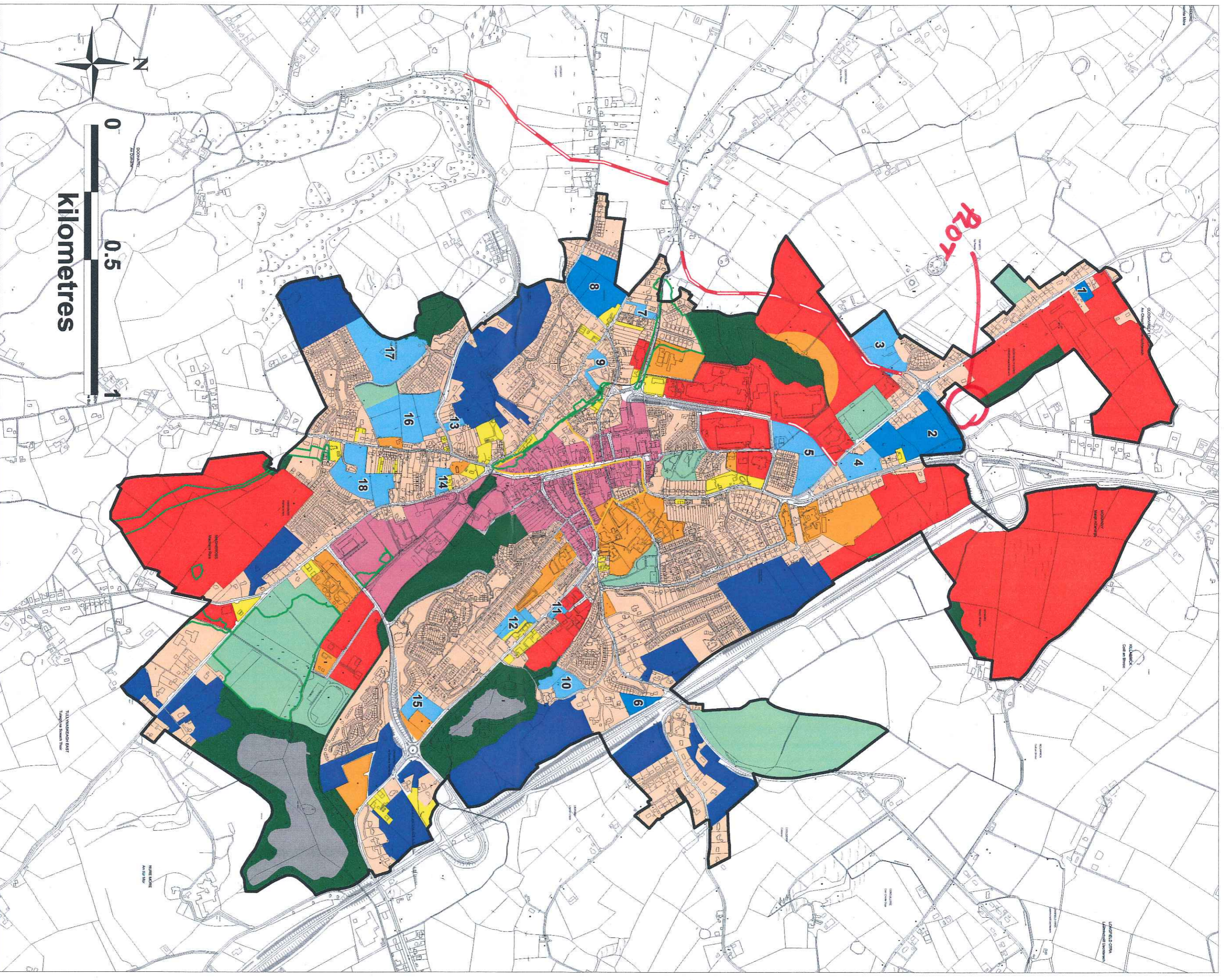


**AREA OF SITE TO BE ZONED
 LOW DENSITY RESIDENTIAL
 0.4HA**

K	Green Circle
D	Green Square
A	White Square

Kenneth d. Loneragan & associates Ltd.
 Design/Fire Safety - Project Management/Quantity Surveyors - BER
 sherrock rd., carrickmacross, co. monaghan
 T - 042-9663377 F - 042-9663084 E - info@kioneragan.ie

Submission for Draft Development Plan 2019 - 2025. Michael Connolly Cloghvally Lower May 2018

















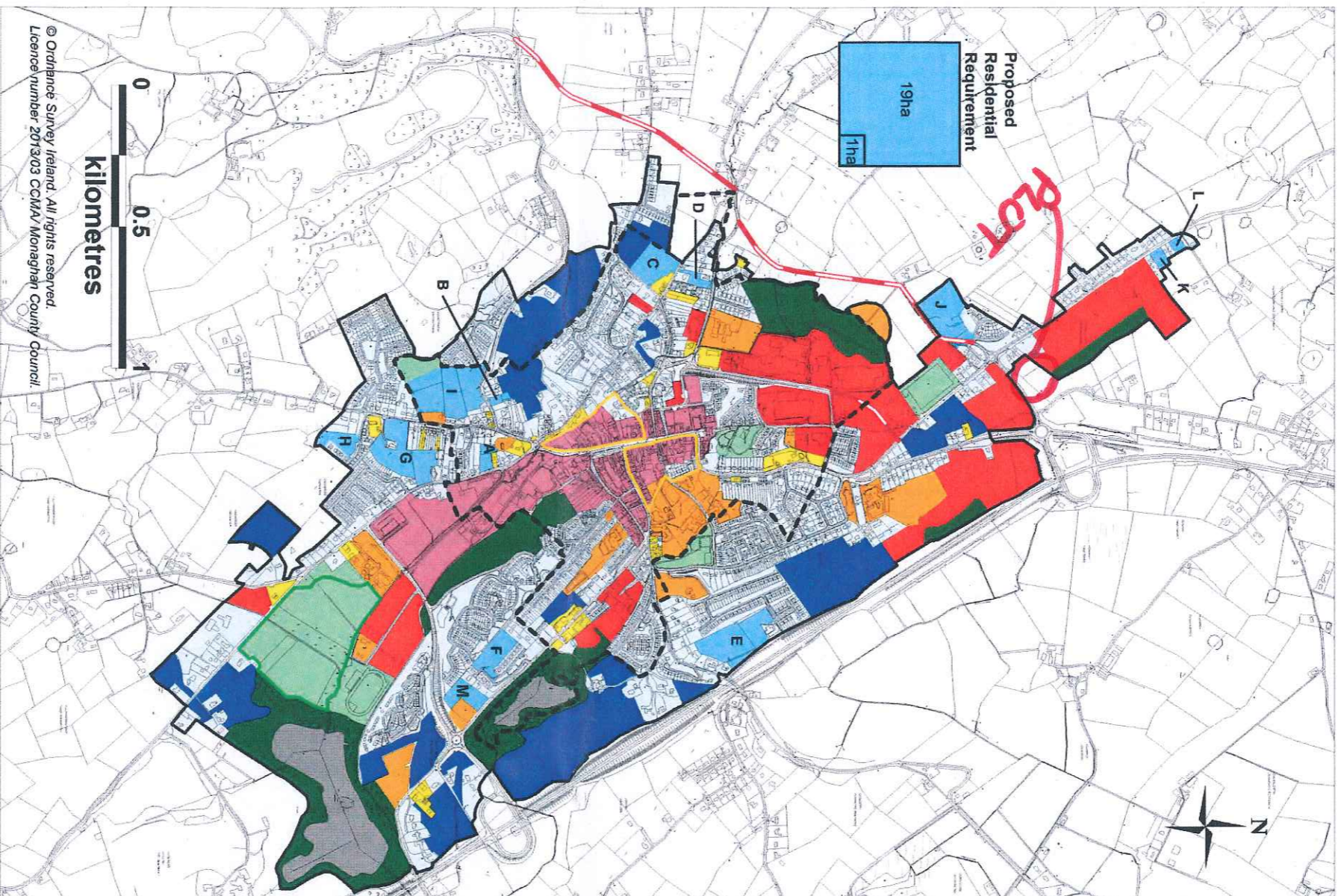
Carrickmacross Town (Map CKDP1)

Monaghan County Draft Development Plan 2019-2025

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|---|-------------------------------|---|-----------------------------------|---|------------------------|
|  | Existing Residential |  | Recreation/Amenity |  | Lakes |
|  | Proposed Residential A |  | Landscape Protection/Conservation |  | Flood Risk Areas |
|  | Proposed Residential B |  | Town Centre |  | Settlement Envelope |
|  | Strategic Residential Reserve |  | Industry/Enterprise/Employment |  | Local Area Action Plan |
|  | Community Services/Facilities |  | Existing Commercial | | |



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

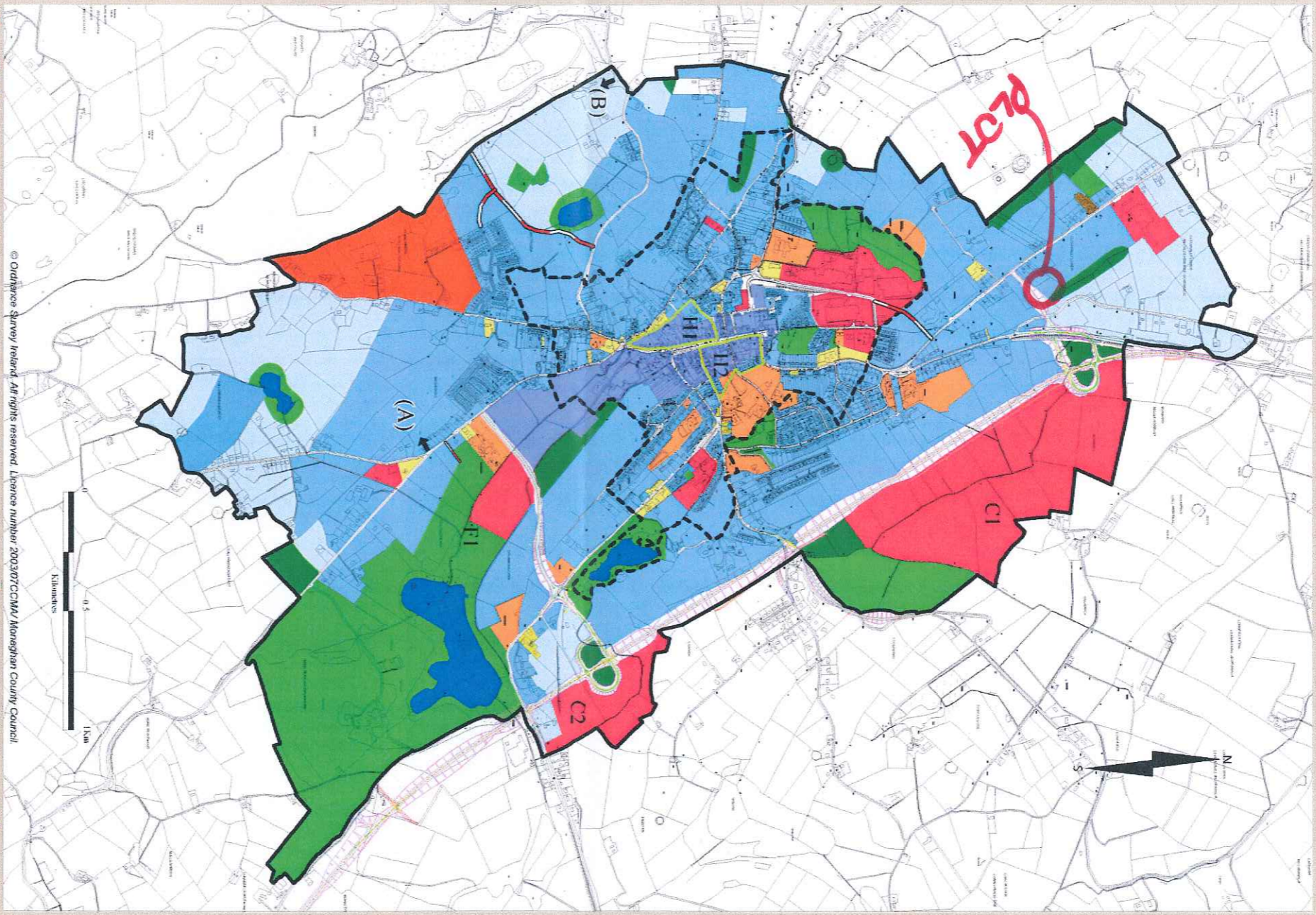
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0 0.5 1
 kilometres

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)