

# kenneth d. lonergan & associates ltd.

Shercock Rd. carrickmacross, co. monaghan  
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Forward Planning Unit,  
Planning Department,  
Monaghan County Council,  
The Glen,  
Co Monaghan



24<sup>th</sup> May 2018

**Submission Applicants:** Vanessa McMahon, Clive McMahon, Yolanda McMahon, Karl McMahon

*Draft Development Plan 2019-2025*

**Submission for inclusion of Residential Zoning**

**Location:** Drummond Otra, Dundalk Road, Carrickmacross, Co. Monaghan.

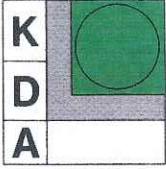
A Chara,

On behalf of our Clients Vanessa McMahon, Clive McMahon, Yolanda McMahon, Karl McMahon, 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](mailto:ken@klonergan.ie)

Yours sincerely,

  
Kenneth D. Lonergan & Associates Ltd.



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Applicants: Vanessa McMahon, Clive McMahon, Yolanda McMahon,  
Karl McMahon

*Draft Development Plan 2019-2025*

Submission for inclusion of Residential Zoning

Location: Drummond Otra, Dundalk Road, Carrickmacross, Co. Monaghan.

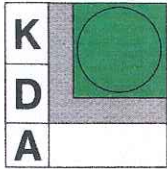
Prepared by:

Kenneth Lonergan MCIOB

Dublin Institute of Technology

Lead Designer

Planning Agent



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

5<sup>th</sup> May 2018

**Submission Applicant:** Vanessa McMahon, Clive McMahon, Yolanda McMahon, Karl McMahon

*Draft Development Plan 2019-2025*

Submission for inclusion of **Residential Zoning**

**Location: Drummond Otra, Dundalk Road, Carrickmacross, Co. Monaghan.**

**Total Area:** 0.93 Ha (Flood plain not affected)

## **History:**

### ***Development Plan 2007 – 2012***

Map attached

Plot zoned **High Density Residential**

Cluinn Ailinn residential estate adjacent completed and fully occupied.

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

### ***Development Plan 2013 – 2019***

Plot zoned **Industry Enterprise and Employment**

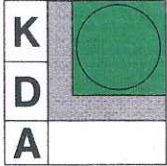
Full development of all infrastructure adjacent to plot, including suitable foot paths and roads.

No development of or extension of **Industry Enterprise and Employment** adjacent. No interest in development of or extension of **Industry Enterprise and Employment** adjacent.

### ***Draft Development Plan 2019 – 2025***

Map attached

Plot zoned **Industry /Enterprise/ Employment**



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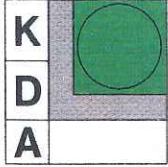
On behalf of our Clients Vanessa McMahon, Clive McMahon, Yolanda McMahon, Karl McMahon we wish to include an application for suitable land as **residential** development.

## **Description of Plot:**

The plot is located in the town land of Drummond Otra. It lies within the development envelope on the south end /east of Carrickmacross,

The plot is currently zoned **Industry Enterprise** in the draft development plan 2019 – 2025.

It lies adjacent to Existing Commercial, Existing Residential, Proposed Residential and Landscape Protection Area. The plot is serviced by mains water sewage and surface water networks and all other mains services including gas and digital services.



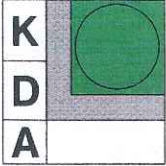
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## Case for zoning residential:

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 is sequential development within the town with adjacent Cluainn Ailinn estate.
- The plot has full pedestrian paths leading into the town adjacent,
- The plot is adjacent to 6 schools, 4 main recreation facilities, shopping and industrial structures.
- The plot is adjacent to lands zoned land residential.
- The plot serves as Residential as a suitable option for zoning.
- 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.
- \* Proximity to bus stop and public transport adjacent.
- \* Proximity to bypass and N2 national access road.
- The plot will screen development with the existing mature hedge rows adjacent to visual perspective from the public roads.
- \* There are permeable suitable paths into all areas of the town from the site.
- \* There is a very suitable amenity both visually and recreation of the adjacent Lisanisk Park for pedestrian users. It provides Fishing and walking safe routes for users.
- \* The plot is surrounded by everything that is suitable for residential development. It has mature trees and vegetation to enhance the design, it is surrounded by an existing residential community.
- \* The plot is within the town with full access to all public transport which should be encouraged.
- There is a high demand for suitable residential family houses in Carrickmacross. The adjacent Cluainn Ailinn is testament to this fact. It is high density housing with all properties occupied.
- Our clients wish to develop immediately on grant of planning permission subject to suitable zoning.
- An opportunity to provide mixed housing on the plot in an exclusive development of detached dwellings within the town.
- Considered infill development within the development envelope.



**kenneth d. lonergan & associates ltd.**

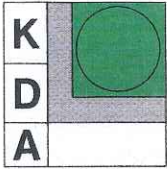
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*Standard of dwellings in Residential setting for exclusive development*



*Suitable approach to development*



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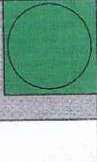


*Entrance to plot from Public Road*



*Plot view*

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Auctioneers & Valuers | Sales & Letting Agents | Property Mediators

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Dundalk, Co. Louth  
Tel: 042 - 933 2482; 933 5912  
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Email: lettings@lavelles.ie

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Date 2<sup>nd</sup> May 2018

Ms Vanessa McMullen  
Tullysheagh East  
Carrickmacross  
Co Monaghan

**Re: Cranmor On C. 3.5 acres, Dundalk Road, Carrickmacross, Co Monaghan**

Dear Vanessa

I write to update you on our endeavors concerning the proposed sale of the above property at Cranmor, Dundalk Road, Carrickmacross.

We have had the property on the market since 10<sup>th</sup> March 2017. During that time, we have had a steady level of interest, commensurate with the price associated with the property. That is to say, the market for smaller, more affordable houses is greater, particularly for First Time Buyers. However, the property has attracted a level of interest from the spectrum of prospective buyers and investors that would be expected for a house of this type. Unfortunately, in spite of some strong interest, a viable offer has not yet been achieved. Based on feedback to date, two factors dominate the current status:

#### Zoning

- The c 3 acres to rear, the mix of zoning on the land is challenging from the perspective of buyers, on account of the allocation of amenity zoning to a portion of it.
- The access currently is not conducive to the industrial zoning, and there is no alternative route of entry.

Several prospective residential builders have expressed initial interest, but did not proceed on account of the zoning.

#### Immediate Locality

- Industrial development to the rear of existing but dilapidated buildings is considered to be unattractive. It also ties in with the zoning issue, since those considering their options for the site see serious limitations as a result of the dilapidated buildings adjacent.

In conclusion, I would be of the view that a clear or more viable zoning on the 3 acres to rear would be very well received by the market, and would also drive a conclusion to the proposed sale of Cranmor.

Please don't hesitate to contact me should you require any further clarification.

Yours sincerely

Joanne Lavelle  
BSc MIPAV REV MCEI AssocSCSI Acqr Mediator  
Property Advisor, Negotiator & Mediator  
Ln No 003603

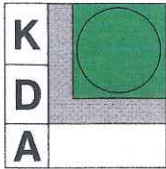
[www.lavelles.ie](http://www.lavelles.ie)

Lavelle Auctioneers & Valuers Ltd, trading as Michael Lavelle Estate Agents is Licensed by FSBV, Licence number: 003603  
Director: Joanne Lavelle, Registered in Ireland, Reg. Number: 304986. Registered Address: 83-85 Bridge Street, Dundalk, Co. Louth, Ireland.

**Letter from Agent showing no interest in plot as suitable for industrial zoning.**

Submission for **Draft Development Plan 2019-2025** Vanessa McMahan, Clive McMahan, Yolanda McMahan, Karl McMahan May 2018





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## Conclusion:

*There is no definite reason for not including this plot as Residential Zoning within the new development plan 2019 – 2025.*

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. It will be sequential development to the existing residential development adjacent and all public mains services currently in place.

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.

Our clients have demonstrated that the suitability of this site as Industrial/ Enterprise/ Employment is not shared by others as no enquiries for this zoning is recorded.

Our clients have shown that considerable interest in having the site Zoned Residential for immediate development is more preferable.

This plot has the potential to offer an exclusive development of detached dwellings with close proximity to adjacent public transport ( Bus Stop) adjacent to by- pass and national Primary road N2 as well as close proximity to town centre.

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.

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.

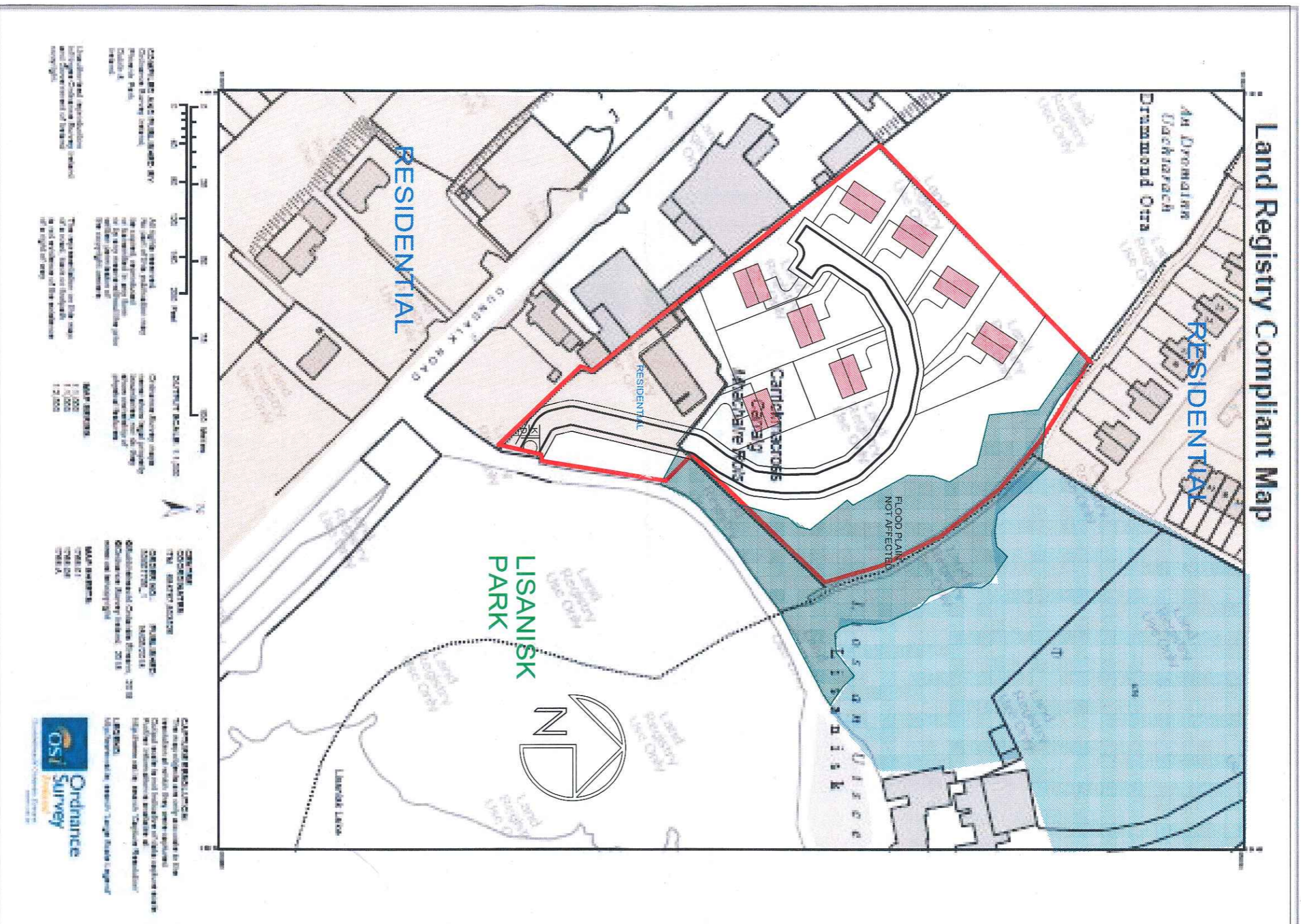
On a close examination of the plots on the ground has revealed that they have poor access or on a long term ownership with no development planned. Finance may be prohibiting development of some of the zoned owners and reward to progressive developers for the immediate and forward necessary development 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 been 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** in conjunction with an adjacent draft zoning on Plot 10 for similar zoning

Yours sincerely,

Kenneth D. Lonergan & Associates Ltd.



**AREA OF SITE TO BE ZONED  
 LOW DENSITY RESIDENTIAL  
 0.93HA**

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Submission for Draft Development Plan 2019 - 2025. Vanessa Mc mahon, Clive Mc Mahon, Yolunda Mc Mahon, Karl Mc Mahon  
 Drummond Otra, Dundalk Rd. Carrickmacross. May 2018

RESIDENTIAL

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RESIDENTIAL



FLOOD PLAIN  
NOT AFFECTED

RESIDENTIAL

RESIDENTIAL

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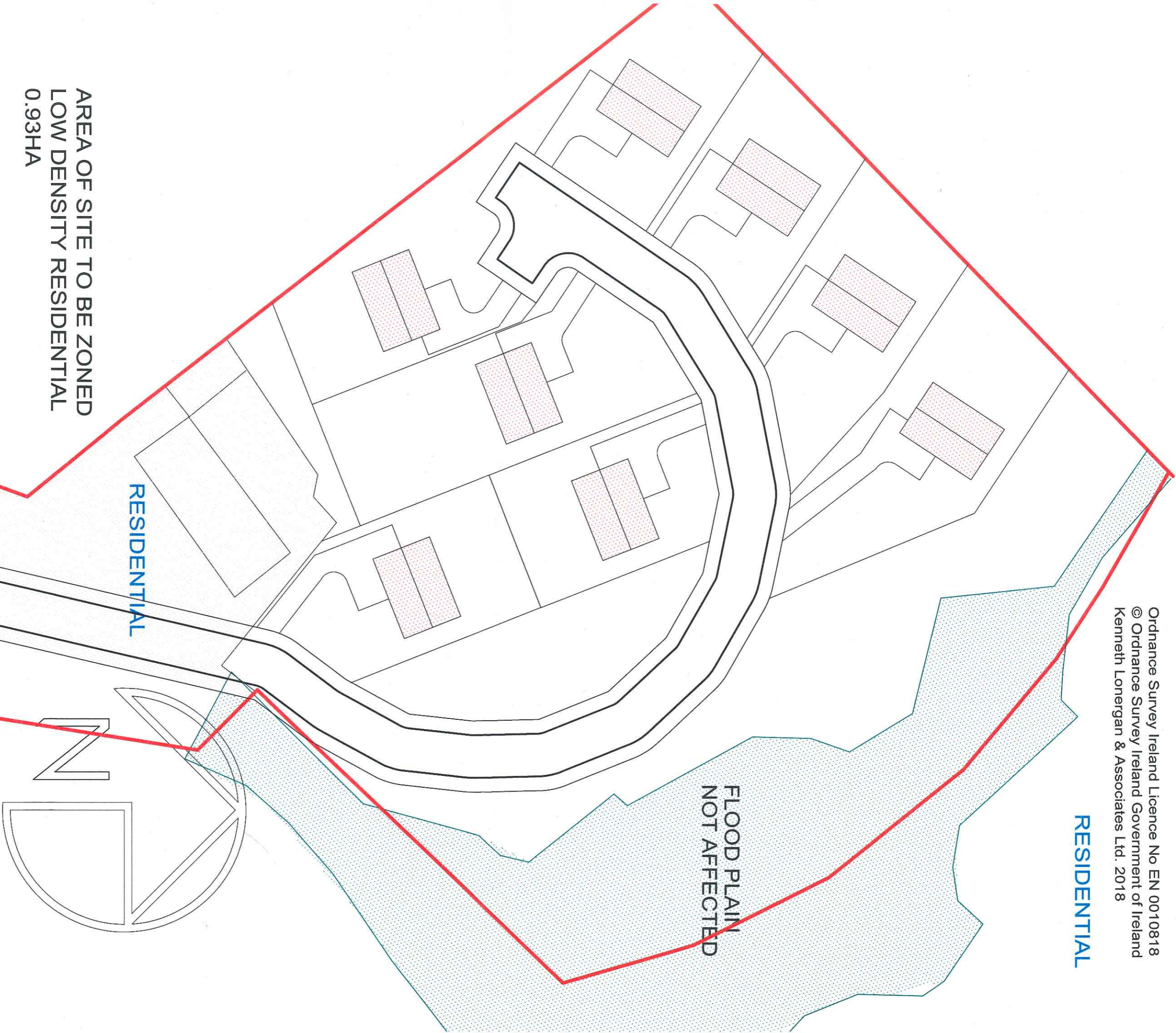
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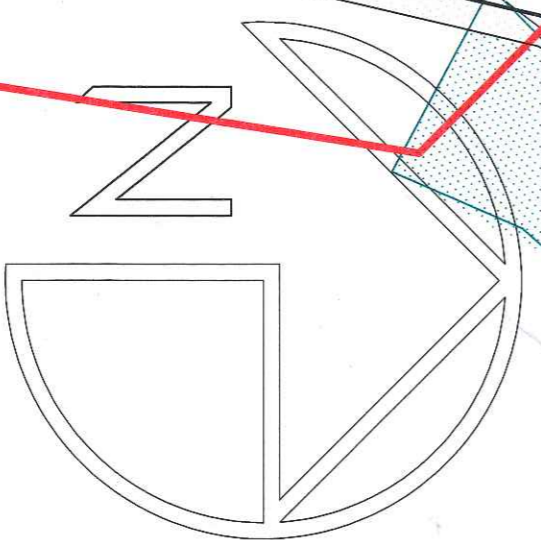


AREA OF SITE TO BE ZONED  
LOW DENSITY RESIDENTIAL  
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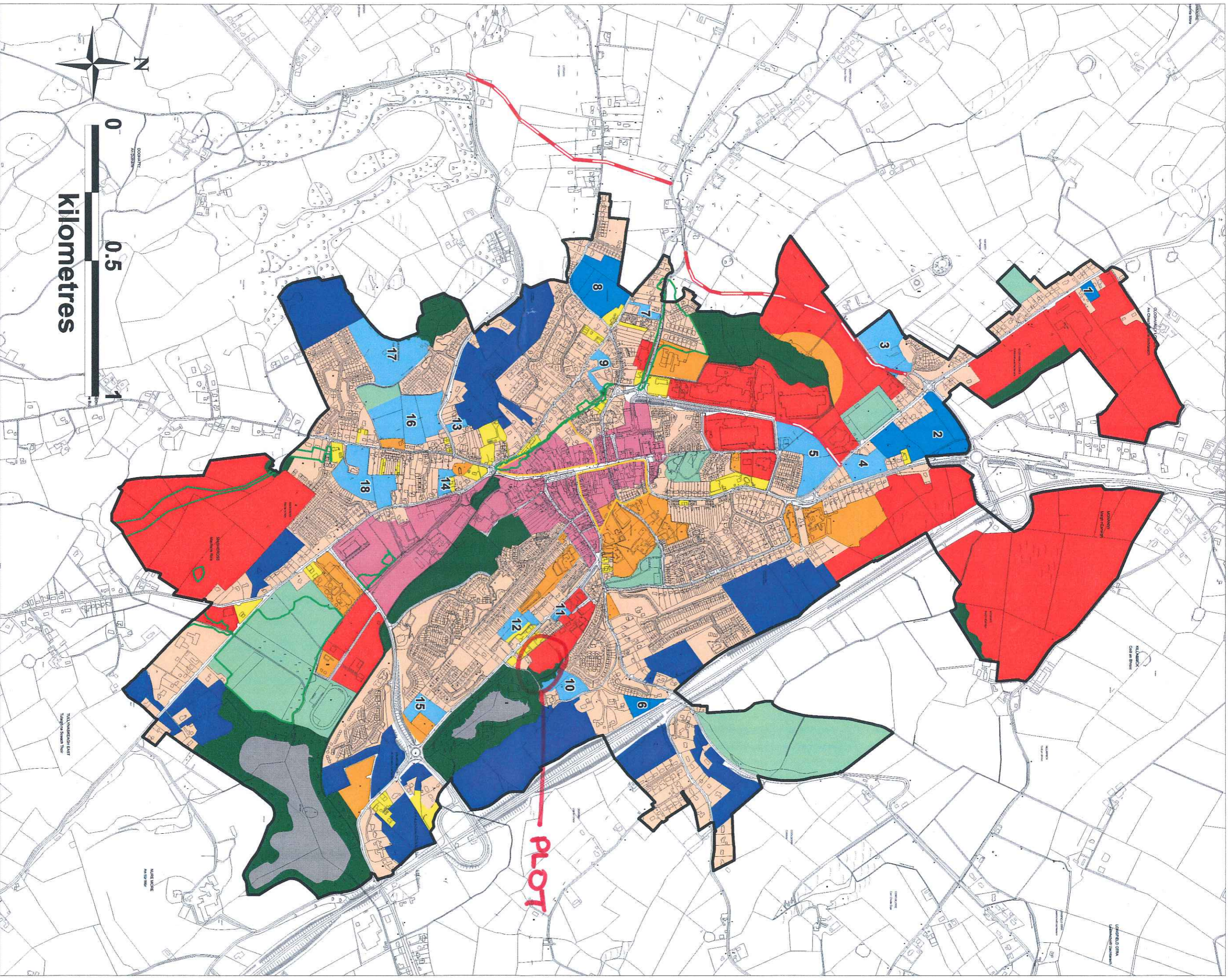
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Submission for Draft Development Plan 2019 - 2025. Vanessa Mc mahon, Clive Mc Mahon, Yolunda Mc Mahon, Karl Mc Mahon  
 Drummond Otra, Dundalk Rd. Carrickmacross. May 2018



# Carrickmacross Town (Map CKDP1)

## Monaghan County Draft Development Plan 2019-2025

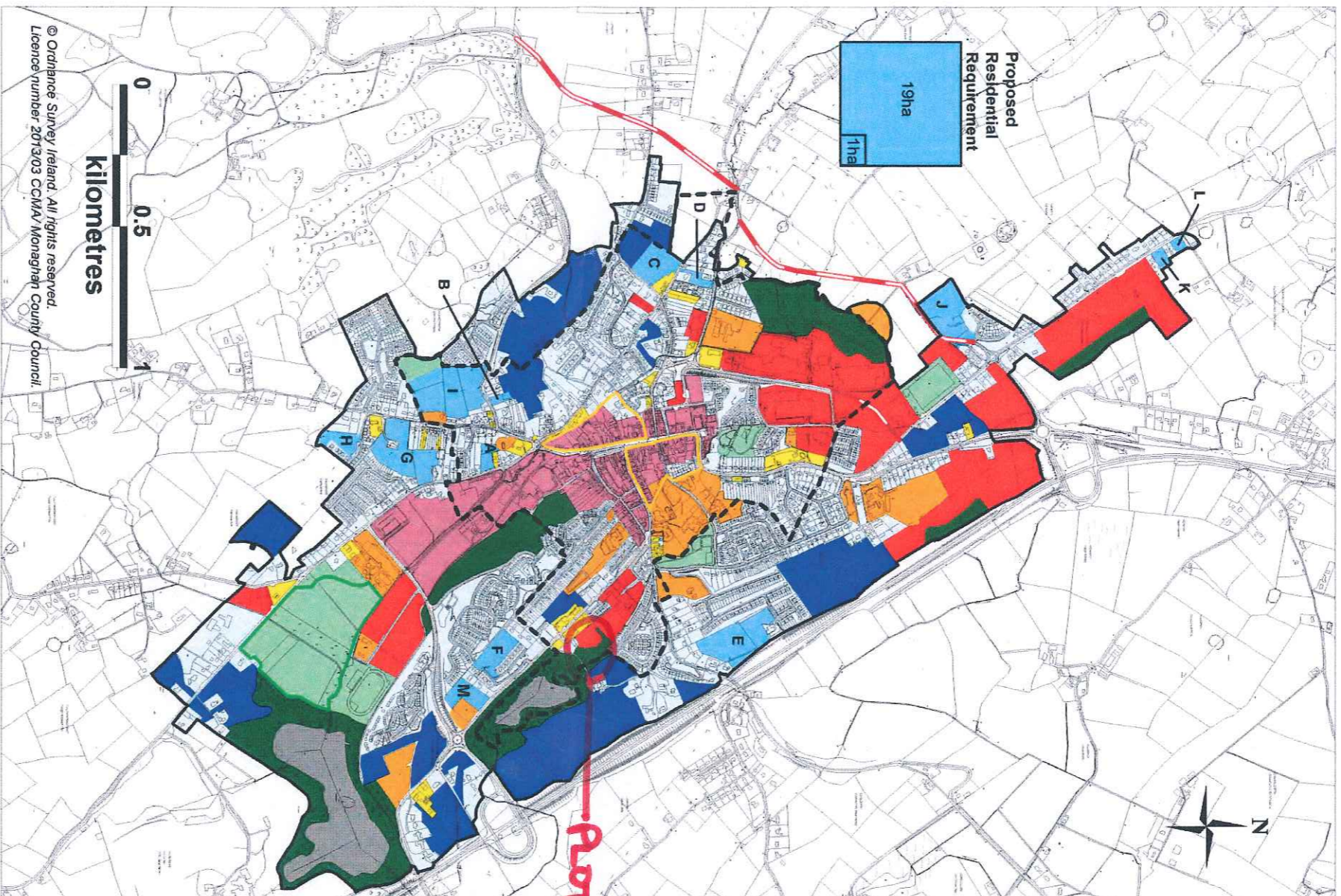
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- Existing Residential
- Proposed Residential A
- Proposed Residential B
- Strategic Residential Reserve
- Community Services/Facilities

- 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

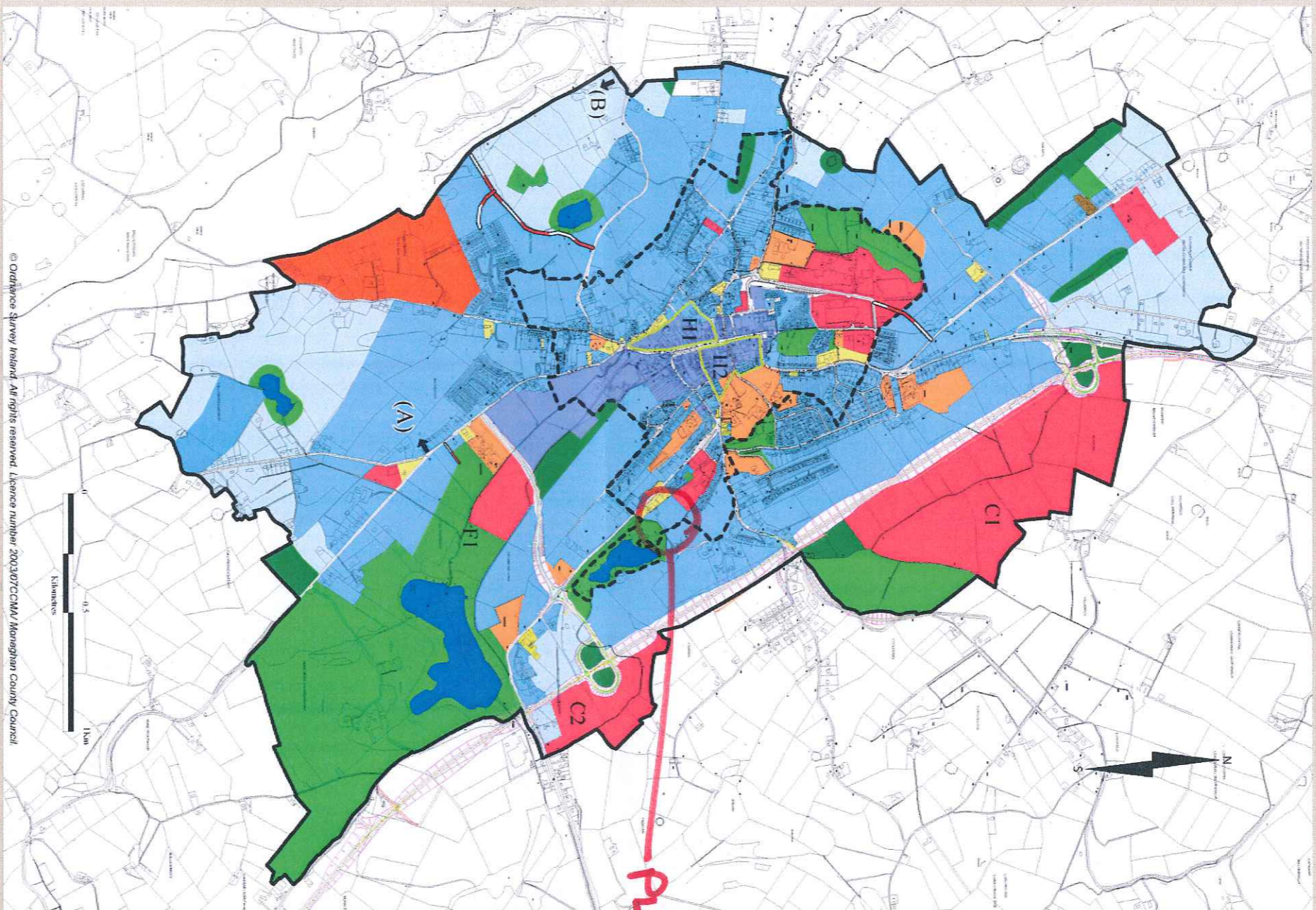
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## Carrickmacross Town (Map CKDP1) Monaghan County Development Plan 2013-2019

- 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)