

# kenneth d. lonergan & associates ltd.

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



24<sup>th</sup> May 2018

**Submission Applicants: Paddy and Eileen Lonergan**

*Draft Development Plan 2019-2025*

**Submission for inclusion of Submission for inclusion of suitable access from public areas to large gardens within Town Centre to promote sustainable residential Zoning**

**Location: Convent Lands Drummond Otra, Carrickmacross, Co. Monaghan.**

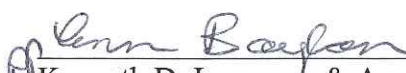
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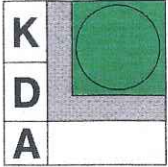
On behalf of our Clients Paddy and Eileen Lonergan enclosed please find report and accompanying maps.

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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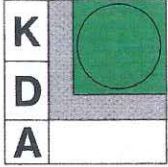
Applicants: Paddy and Eileen Lonergan

## *Draft Development Plan 2019-2025*

Submission for inclusion of suitable access from public areas to large gardens within Town Centre to promote sustainable residential Zoning

Location: Convent Lands Drummond Otra, Carrickmacross, Co. Monaghan.

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



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5<sup>th</sup> May 2018

**Submission Applicant: Paddy and Eileen Lonergan**

***Draft Development Plan 2019-2025***

**Submission for inclusion of suitable access from public areas to large gardens within  
Town Centre to promote sustainable residential Zoning**

**Location: Convent Lands Drummond Otra, Carrickmacross, Co. Monaghan.**

**Total Area: Already zoned town centre no change in residential zoned areas.  
Policy for access to zoned lands**

**History:**

***Development Plan 2007 – 2012***

Map attached

Plot zoned Town Centre ( Purple)

***Development Plan 2013 – 2019***

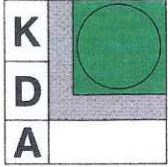
Map attached

Plot zoned Town Centre ( Purple)

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

Map attached

Plot zoned Town Centre ( Purple)



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A Chara,

On behalf of our Clients Paddy and Eileen Lonergan we wish to include an application for access to suitable land as residential development. This will involve recognition of offering suitable access off public areas (Currently zoned green space on extreme sloping site) into large land tracts for sustainable development of residential cluster within the Town Centre zoned area. See Map attached *Draft Development Plan 2019-2025*

## **Description of Plot:**

The plot is located in the Town Centre Zoning directly adjacent Landscape Protection Conservation. (Green space)

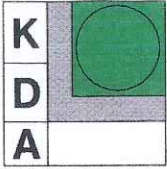
The plot under ownership of the applicants is currently zoned Town centre in the *Draft Development Plan 2019 – 2025*.

It lies within a collection of large rear gardens adjacent to each other within the Town Centre Zoning. There is no suitable access into the collective gardens areas.

The collective size of the plots is 1 ½ acres of Town Centre development by all the dwelling occupiers.

The plot is 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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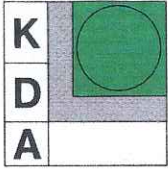
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## Case for zoning residential with access from public areas.

We would consider it very suitable to include a decision to zone suitable access across severe sloping green space to the plot of our clients and adjoining gardens as residential on the following merits:

- The plot together with suitable adjacent rear garden plots is 1 ½ acres and is of suitable size to develop as residential,
- The plot is directly adjacent to all public main sewers, either connected or adjacent to.
- The plot has full pedestrian paths leading into the town adjacent through permeability lanes or small walkways.
- The plot is adjacent to all schools, all main recreation facilities, all shopping and social and entertainment structures. Hence the Town Centre Zoning.
- The plot is suitable located within the town centre.
- \* The plot has access to full public transport bus routes to all towns and cities including Airports and ports from the main street.
- \* The plot is adjacent to Green Open space amenities for the enjoyment for all to avail of. This access offers good access to the green areas and provides access to development areas.
- The plot is dead centre of the development envelope. Town Centre.
- No recognition of the existing plots has been made to allow access from the public areas across the local authority grounds and green areas and should be assessed as a suitable site for inclusion within the development envelope. The plots are isolated and ignored as a suitable infill development by exclusion of access across the green area.
- The plot offers a suitable residential development in number of ways within the town.
- The plot has very mature green trees and suitable mature hedging to enhance design and visual cover for a proposed use of residential.
- There is a high demand for suitable residential family houses in Carrickmacross.
- \* The use of the large gardens will allow development for modest 2 or 3 story dwellings to release other housing stock closer to the street line.
- Our clients wish to develop immediately on grant of planning permission subject to suitable zoning.
- Considered infill development to close the development envelope.





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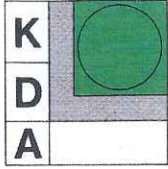


**No Direct access into the rear garden areas across Green Areas off Public spaces.**



**Green open space of little use as public spaces, severe slope and no access.  
Possible access way through space shown to mature hedge.**





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## Conclusion:

*There is every reason for including suitable access across Local Authority undeveloped land to include this plot and adjacent plots as suitable residential zoning subject to access across the green open space in public areas adjacent 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 with suitable access. 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.

While the plot is already zoned Town centre there is no suitable vehicle access to the space.

The unit sizes of the dwellings in terrace to the street front are unsuitable for most commercial development due to the scale and plot size facing the street.

A collective approach by the applicants and adjacent landowners may develop the rear large garden plots in a sustainable way subject to access across the green space.

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.

A similar process has been successfully complete at Mullinary in Carrickmacross known as Sean Carraige. This development was prompted by the purchase of a single large garden behind a dwelling with willing adjoining landowners who offered similar large adjacent garden plots which eventually led to a very successful completed housing development. There is a good precedent set of how it can be done successfully.

Recognition of suitable access must be made available by the local authority across the top of the green area to promote this type of development.

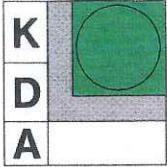
There is no requirement for CPO to offer access to the gardens or adjacent land or other restraints to encourage the back garden development. The result in Sean Carraig development has been that returning residents to the locality from other parts of the town has released existing housing stock for others to enjoy. The strong relationship to the location and community has blended and encouraged others to 'get involved' and take pride in the development.

The message that this has given is that it can be promoted to encourage others to develop strong communities and work together for an eventual goal for all to enjoy.

On close examination of the *Draft Development Plan 2019-2025* 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. This has also been the case in the use of the large garden areas at this location. 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 distance s 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.

We would see this as an opportunity for **GOOD Policy Decision** for future development within the town with maximum benefits and no negatives.

On behalf of our clients we would ask that the area Marked as Landscape / Protection/ Conservation may be Part re-zoned to allow access into the rear garden areas of Farney Street and other similar locations throughout the town thereby not relying on changing the existing zoned residential area as it is already zoned residential ( town centre)

Yours sincerely,

Kenneth D. Lonergan & Associates Ltd.





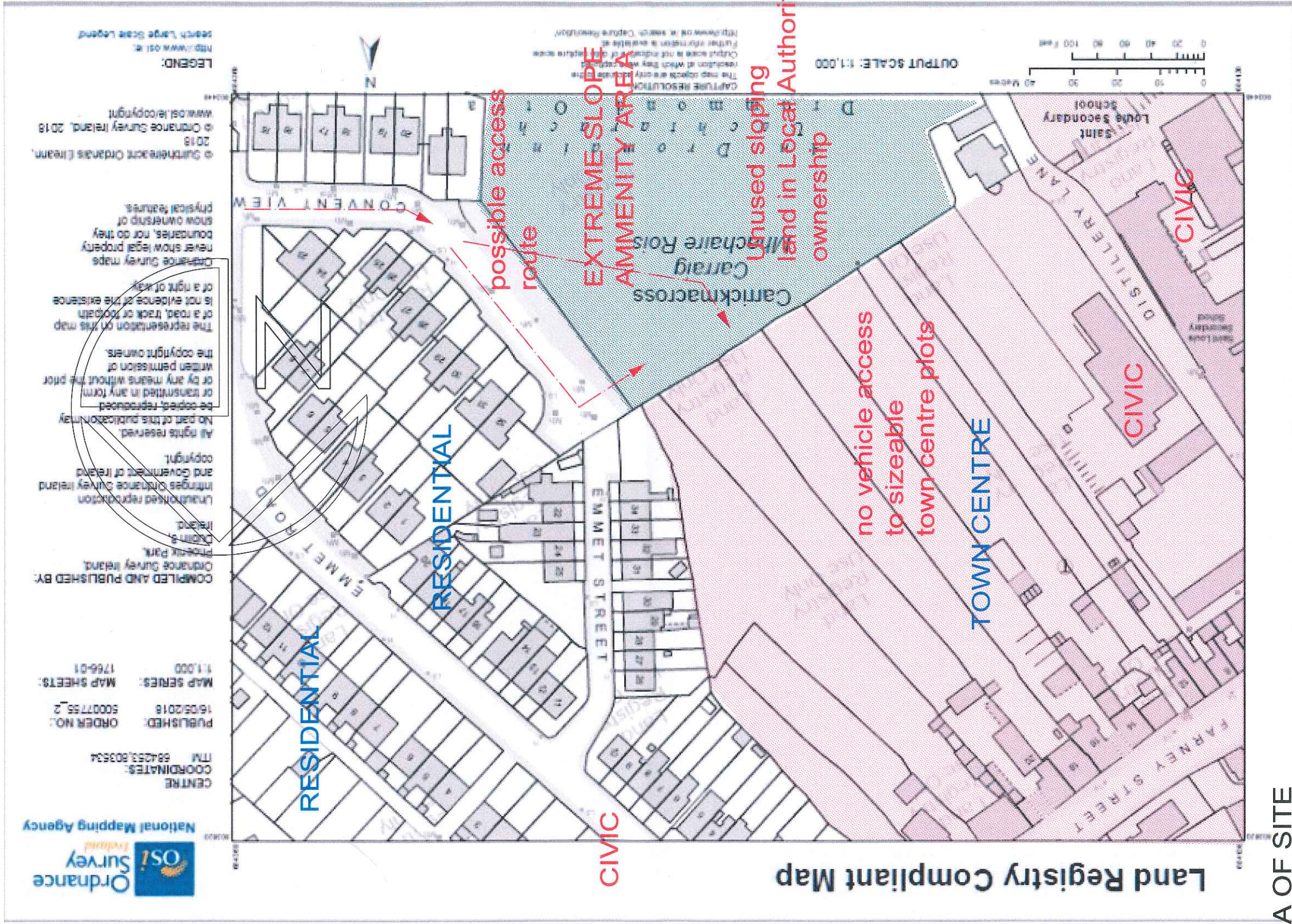
**AREA OF SITE  
ALREADY ZONED TOWN CENTRE  
ACCESS REQUIRED**

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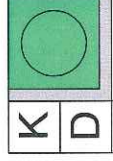
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shercock rd., carrickmacross, co. monaghan  
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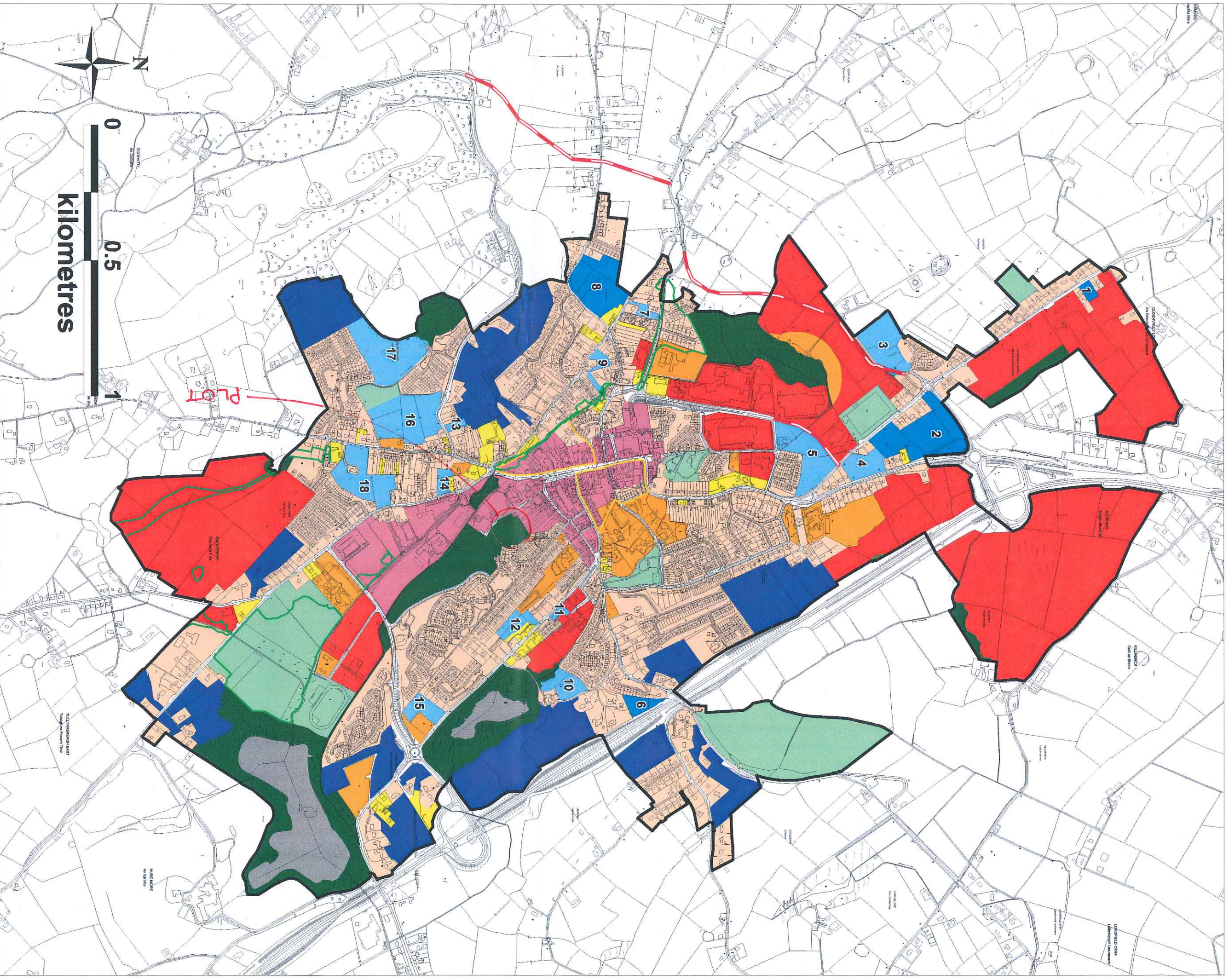


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# Carrickmacross Town (Map CKDP1)

## Monaghan County Draft Development Plan 2019-2025

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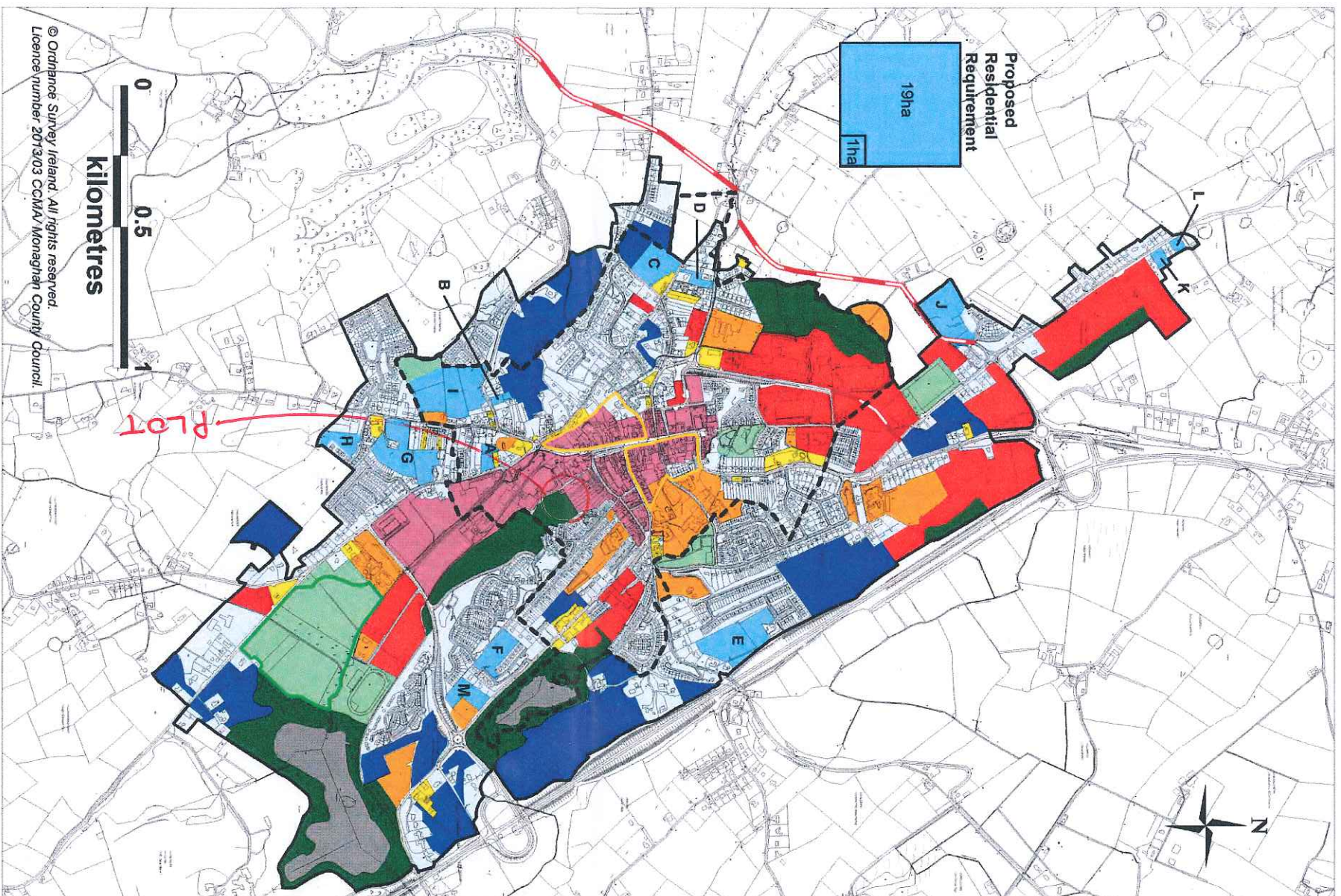


- Existing Residential
- Proposed Residential A
- Proposed Residential B
- Strategic Residential Reserve
- Community Services/Facilities

- 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

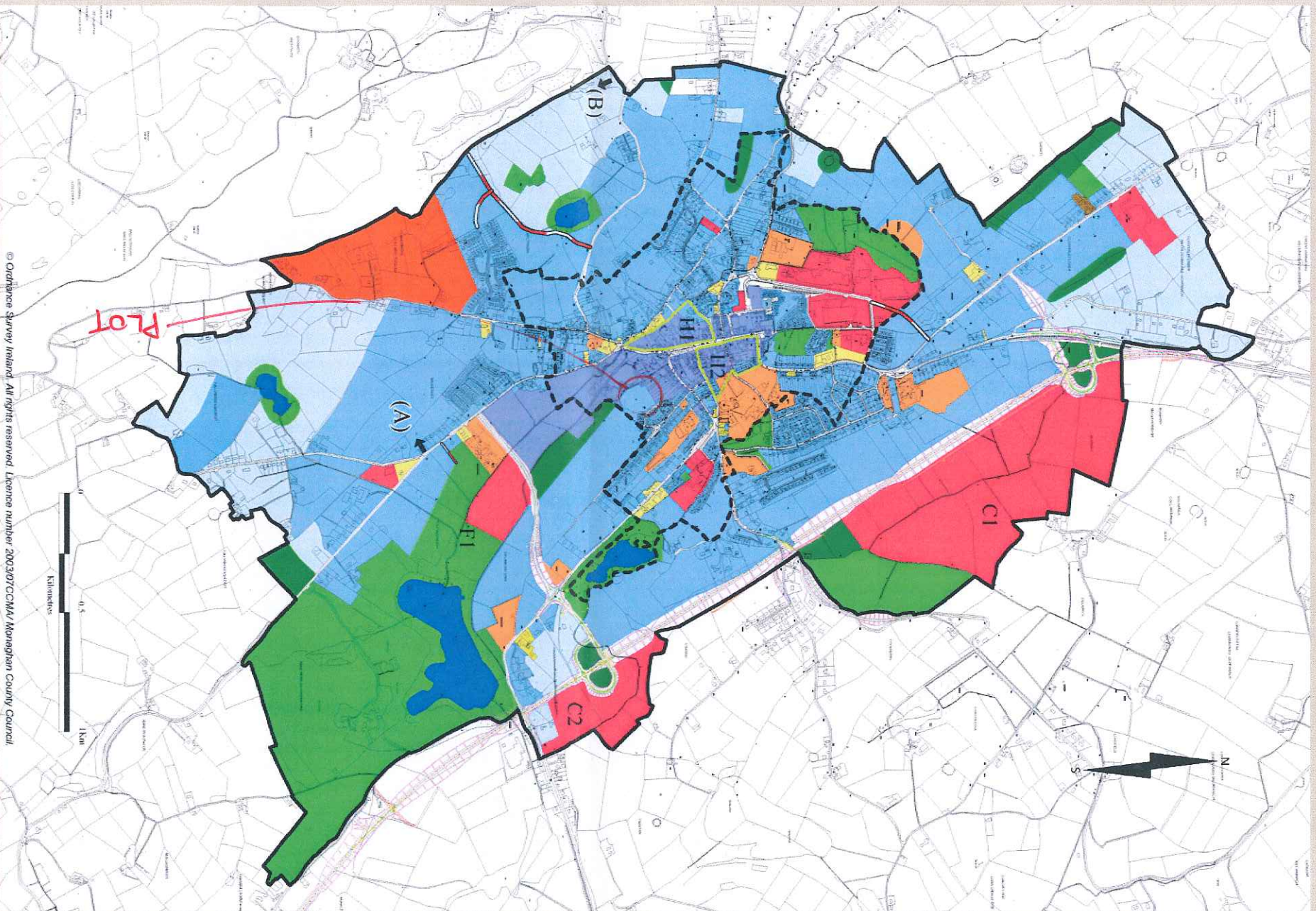
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### Carrickmacross Town (Map CKDP1) Monaghan County Development Plan 2013-2019

- 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
- Development Limit
- Town Council Boundary
- (A), (B) Proposed Access Points: (See Paragraph 10.9)