

kenneth d. lonergan & associates ltd.

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



24th May 2018

Submission Applicants: Cumann Luthchleas Gael Mhuineacháin

Draft Development Plan 2019-2025

Submission for inclusion of Residential Zoning

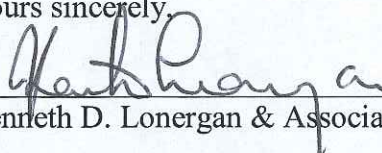
Location: Cornecassa, Scotstown Rd, Monaghan, Co. Monaghan.

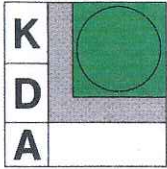
A Chara,

On behalf of our Clients Cumann Luthchleas Gael Mhuineacháin, 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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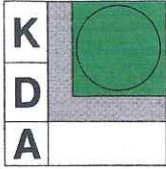
Applicants: Cumann Luthchleas Gael Mhuineacháin

Draft Development Plan 2019-2025

Submission for inclusion of Residential Zoning

Location: Cornecassa, Scotstown Rd, Monaghan, Carrickmacross, Co.
Monaghan.

Prepared by:
Kenneth Lonergan 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: Cumann Luthchleas Gael Mhuineacháin

Draft Development Plan 2019-2025

Submission for inclusion of **Low Density Residential Zoning**

Location: Cornecassa, Scotstown Rd, Monaghan, Co. Monaghan.

Total Area: 1.49 Ha, flood plain not affected.

History:

Development Plan 2007 – 2012

Map attached

Plot zoned **Higher Density Residential**

Development Plan 2013 – 2019

Plot zoned **Recreation/Ammenity**

GAA football club

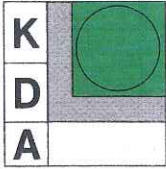
Full development of all infrastructure adjacent to plot, including suitable foot paths, roads and grass margins.

Development Plan 2019 – 2025

Plot zoned **Recreation/Ammenity**

No longer GAA football club, abandoned use.

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



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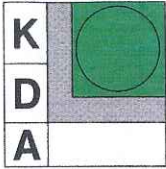
On behalf of our Clients Cumann Luthchleas Gael Mhuineacháin we wish to include an application for suitable land as [Low Density Residential](#) development. (Services Sites)

Description of Plot:

The plot is located in the Townland of Cornecassa, Monaghan, within the development envelope on the West end of Monaghan town. Total site area of 2.49 Ha

The plot is currently zoned Recreation /Amenity in the *Draft Development Plan 2019 – 2025*.

It lies within an island surrounded by residential zoned land serviced by mains water sewage and surface water networks and all other mains services including water mains and digital services.



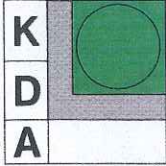
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Case for zoning residential:

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 football club is abandoned.
 - 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, all main recreation facilities, shopping and industrial structures.
 - The plot is surrounded on all sides by zoned land, all residential.
 - The development envelope for the town extends further C. 1000m past this plot.
 - The plot appears to be a definite exclusion for Residential zoning within the development envelope for the town for no obvious reason. The recreation facility once occupied on this site has been abandoned and will not return.
- * The site was formally occupied by a GAA Football club for the playing and promotion of Gaelic games. This is now centred within another facility within Monaghan town and will continue to be a centre for promotion of Gaelic games at the other facility. The town has not lost Recreation or Amenity areas.
- No recognition of the existing services have been assessed as a suitable site for inclusion within the development envelope despite its abandoned use.
 - the plot offers a suitable residential development on the approach to the town and extends the existing detached dwellings located close by.
 - the plot will screen development with the mature trees and planting on boundary of adjacent field to visual perspective from the public roads and existing residential dwellings.
 - There is a high demand for suitable residential family houses in Monaghan for an opportunity to develop personal dwelling styles on serviced sites. There is no better location for this type of development in Monaghan town.
 - 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 within the development envelope.



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Conclusion:

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

In every case the suitability of the plot for Low –Density 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.

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 Monaghan 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 Monaghan 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.

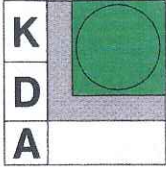
On a close examination of the plots on the ground has revealed that they have poor access or on a long term ownership with no development planned. Finance may be prohibiting development of some of the zoned owners and reward to progressive developers for the immediate and forward necessary development of the town and its surrounds should be encouraged. No development contributes to stagnation of a town. There is a long history in Monaghan of been progressive pro development town. Its recognition of a Market Town explains the ethos behind everyone that chooses to live and trade in Monaghan. It punches well above its weight on the national recognition as a population centre. It is recognised as a very suitable place to live and work in Ireland. Its current position in Ireland North East within commuting distances to Dundalk (Regional University Town) Cavan and Newry (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 application for similar zoning Marked as N (outlined in Blue)

Yours sincerely,

Kenneth D. Lonergan & Associates Ltd.



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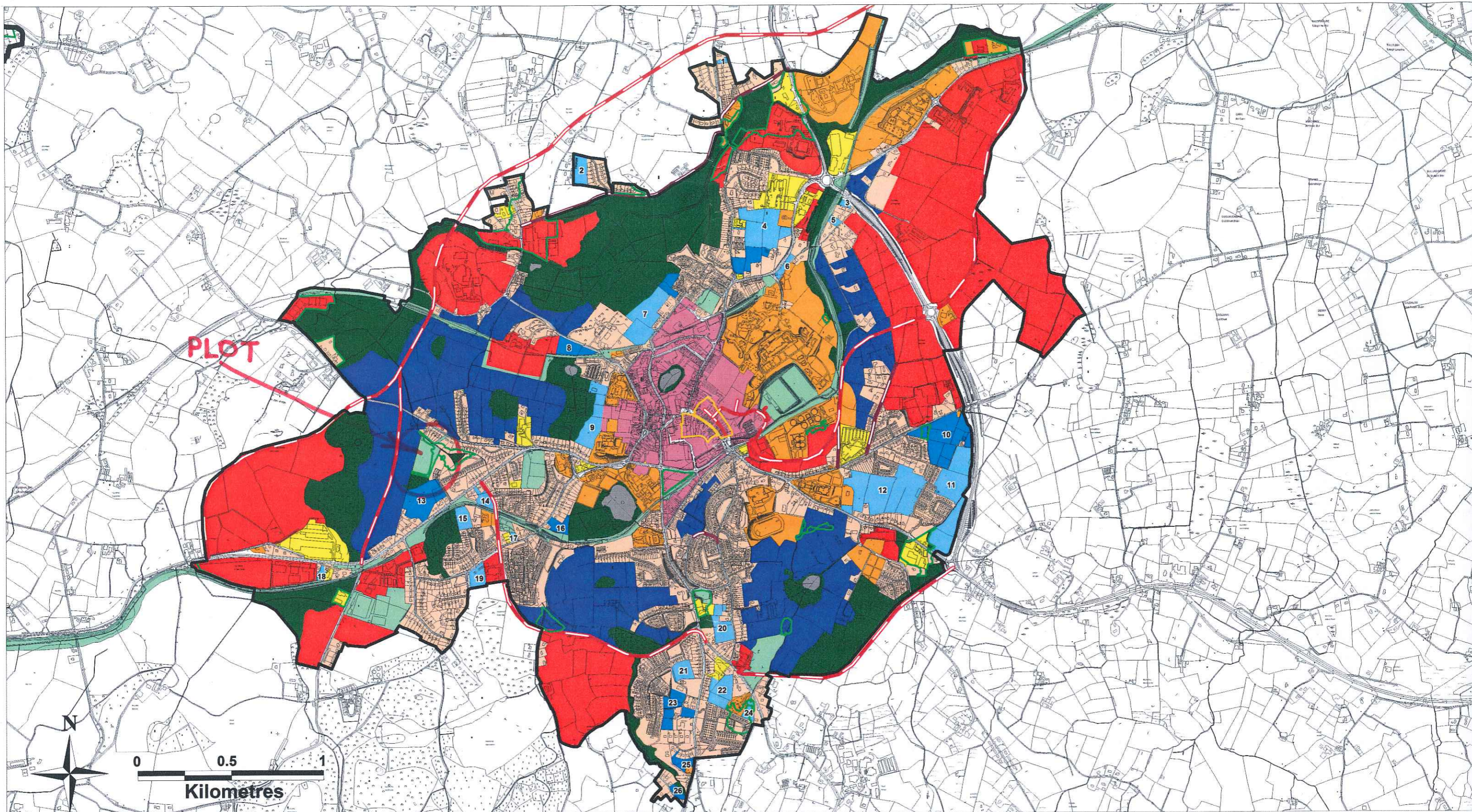
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Photo showing suitable access and abandoned site.



Photo showing site access and Residential setting along public road with paths and lighting.



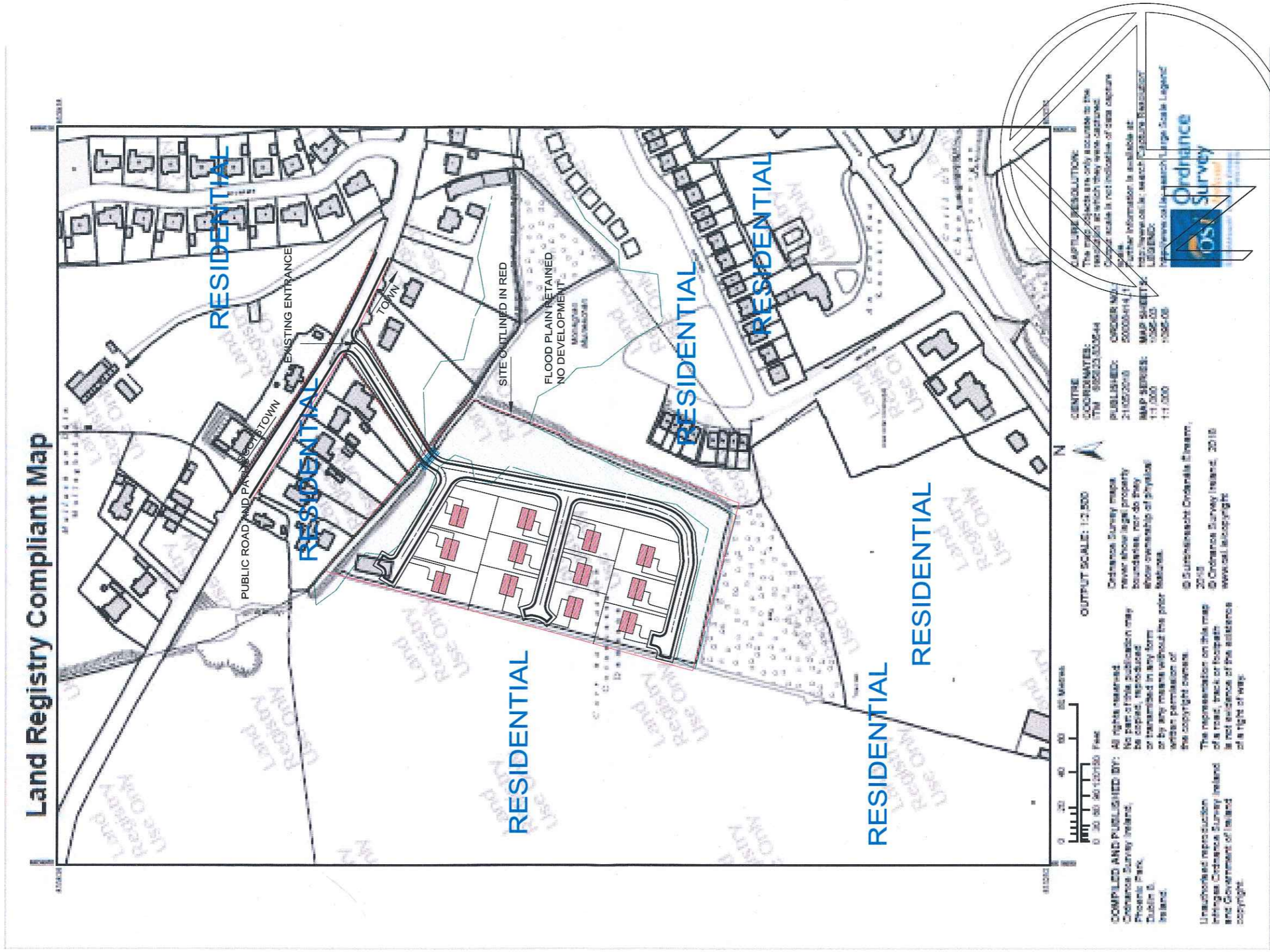
Monaghan Town (Map MDP1)

Monaghan County Draft Development Plan 2019-2025

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



Area of Site: 2.29 Ha

AREA TO REZONE 1.49 Ha.

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PUBLIC ROAD AND PATHS

SCOTSTOWN

EXISTING ENTRANCE

TOWN

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

SITE OUTLINED IN RED

FLOOD PLAIN RETAINED
NO DEVELOPMENT

RESIDENTIAL

Area of Site: 2.29 Ha

AREA TO REZONE 1.49 Ha.

RESIDENTIAL

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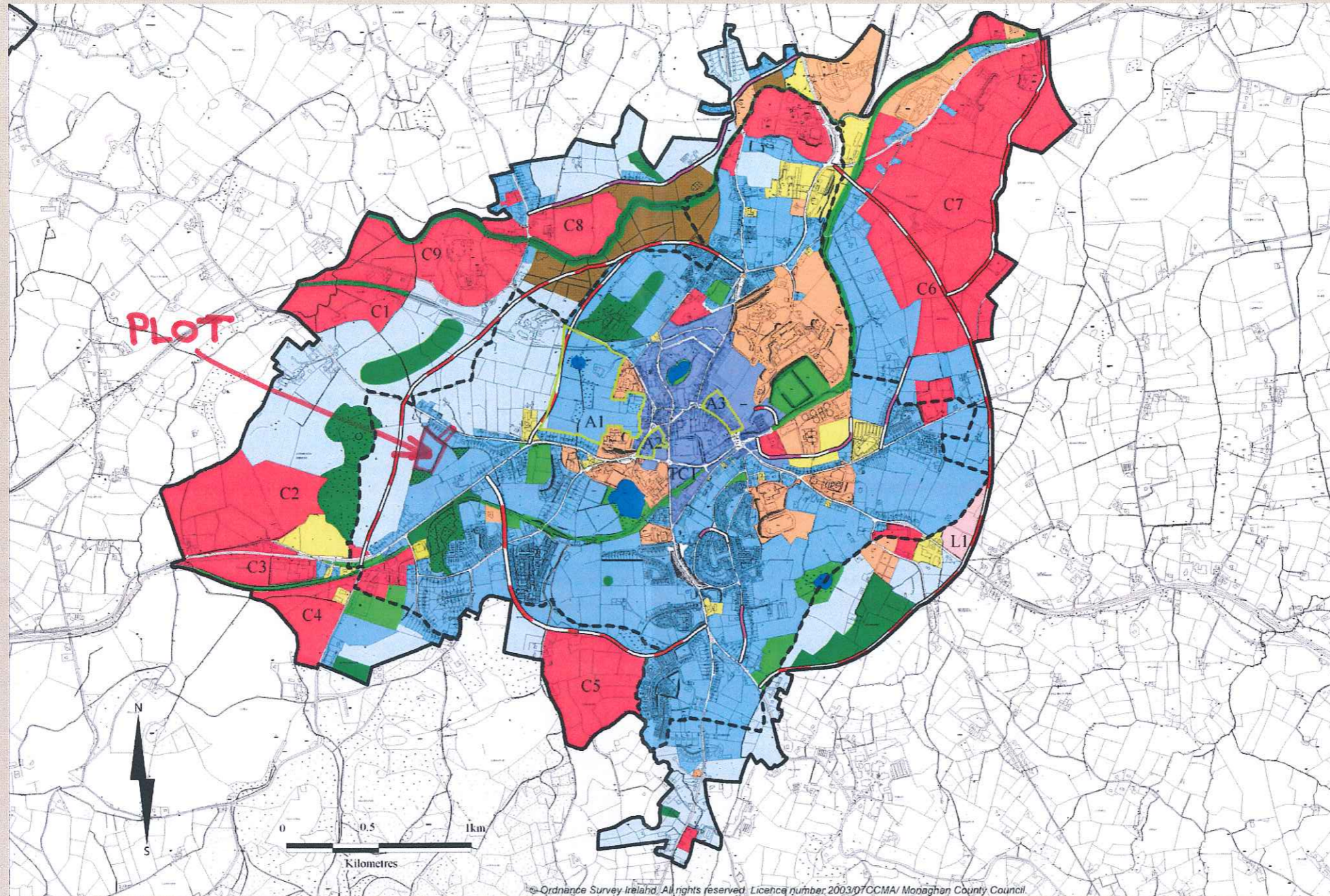
Design/Fire Safety - Project Management/Quantity Surveys - BER

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May 2018



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Monaghan Town

Map MDP 1 (See Oversized Map)



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|------------------------|------------------------------|-------------------------|------------------------|--------------------------------|
| Low Density Housing | Civic/Community/Educational | Industry and Employment | Local Area Action Plan | New Road Proposals |
| Higher Density Housing | Amenity/Recreation Areas | Town Centre | Landmark | Proposed Road Upgrades |
| Commercial Uses | Local Landscape Policy Areas | Agricultural Uses | Lakes | Monaghan Town Council Boundary |
| | | | | Development Limit |