

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 Applicant: Jim McBride and Colm McBride

Draft Development Plan 2019-2025

Submission for inclusion of Residential Zoning

Location: Magheross, Carrickmacross, Co. Monaghan.

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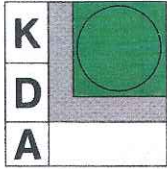
On behalf of our Clients Jim McBride and Colm McBride, enclosed please find report and accompanying maps.

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: Jim McBride and Colm McBride

Draft Development Plan 2019-2025

Submission for inclusion of Residential Zoning

Location: Magheross, Carrickmacross, Co. Monaghan.

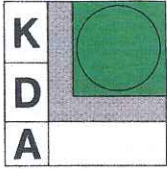
Prepared by:

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

5th May 2018

Submission Applicant: **Jim McBride and Colm McBride**

Draft Development Plan 2019-2025

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

Location: **Magheross, Carrickmacross, Co. Monaghan.**

Total Area: **1.0 Ha, flood plain not affected.**

History:

Development Plan 2007 – 2012

Map attached

Plot zoned **High Density Residential**

Development Plan 2013 – 2019

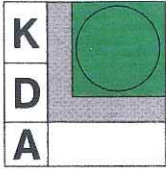
Plot zoned agricultural, with no zoning around it.

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

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.



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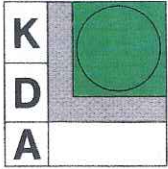
On behalf of our Clients Jim McBride and Colm McBride we wish to include an application for suitable land as **Low Density Residential** (Serviced Sites) development.

Description of Plot:

The plot is located in the Townland of Magheross, directly adjacent to the development envelope on the south 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 .



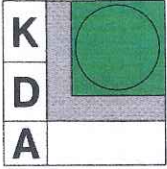
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Case for zoning residential: Low Density (Serviced Sites)

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 Low Density Residential(Serviced Sites) See attached layouts
- The plot is directly adjacent to all public main sewers,
- The plot is in close proximity to pedestrian paths leading into the town adjacent,
- The plot is adjacent to town centre location, shops and main recreation facilities.
- The plot is adjacent to public road and detached residential ribbon development on approach to town.
- The development envelope for the town extends further 400m to 500m 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 for much needed single detached plots.
- The plot will be well screened within the mature planting to visual perspective from the public roads.
- There is a high demand for suitable residential family houses in Carrickmacross. It caters for new dwellings or upgrading from other dwellings or family needs from smaller dwellings or unsuitable dwellings. New dwellings in these locations have shown that the existing housing stock can be released for other occupier needs.
- Our clients wish to develop immediately on grant of planning permission subject to suitable zoning. Our clients have all the necessary skills and finance to commence the serviced sites straight away.
- An opportunity to provide low level or low density housing on the plot. Great Demand.
- Matching existing development on approach adjacent to the plot.
- Considered infill development to close the development envelope and link the detached dwellings further out the road.



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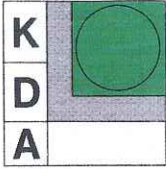
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Suitable road margins can be maintained when providing sightline. View into Carrickmacross Public sewage mains on road.



View into site showing mature hedging that can be retained and suitable flat site.



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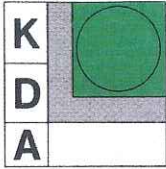
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View into site showing existing mature tree lined boundary and flat site, electrical services on site



View into site showing existing mature tree lined boundary and flat site, electrical services on site



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Conclusion:

There is every definite reason for including this plot within the new Draft Development Plan 2019 – 2025. As Low Density Residential (Serviced Sites)

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 Carrickmacross we would ask that the plot as outlined as included as residential within the development envelope for the ***Draft Development Plan 2019 – 2025.***

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. 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. We see this as an opportunity to create specific housing needs, an opportunity to release housing stock within the existing town footprint. Reduce energy costs through up to date construction methods.

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

Yours sincerely,

Kenneth D. Lonergan & Associates Ltd.

RESIDENTIAL

COMMERCIAL

RESIDENTIAL

COMMERCIAL

PUBLIC ROAD AND
POSSIBLE PATHS

RESIDE

SITE OUTLINED IN

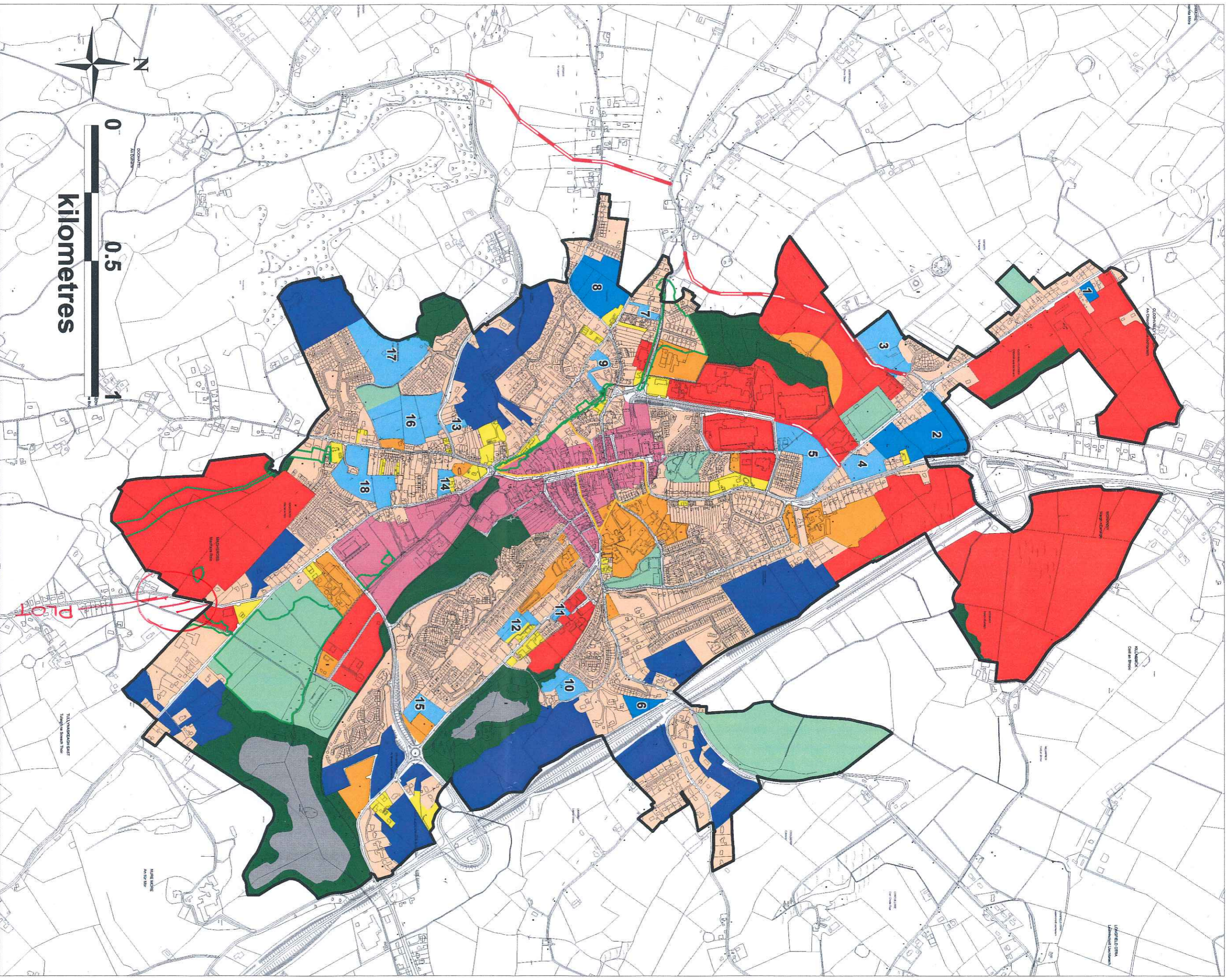


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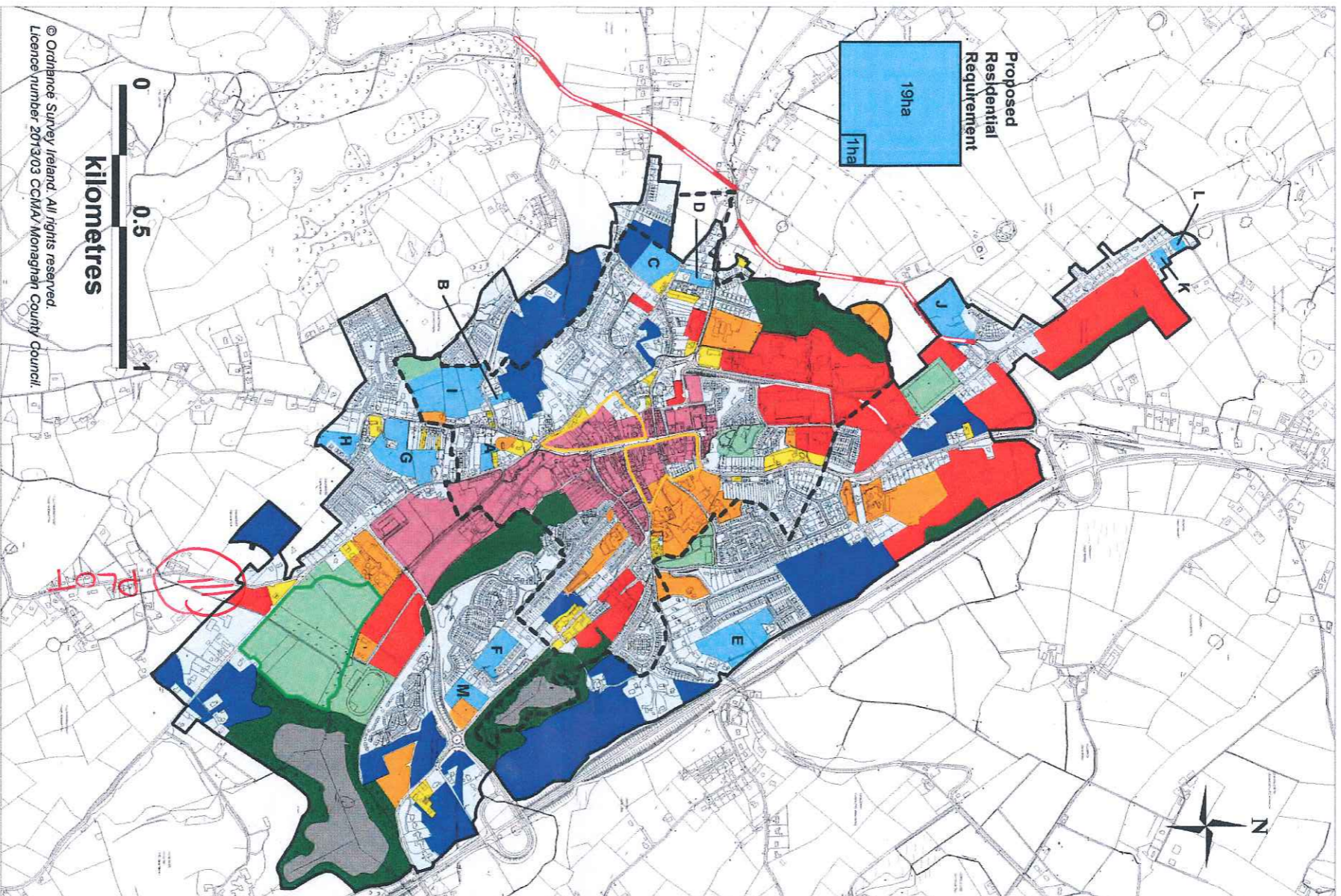
Carrickmacross Town (Map CKDP1)

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 |  | Indicative New Road Proposals |
|  | Strategic Residential Reserve |  | Industry/Enterprise/Employment |  | Settlement Envelope |
|  | Community Services/Facilities |  | Existing Commercial |  | 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

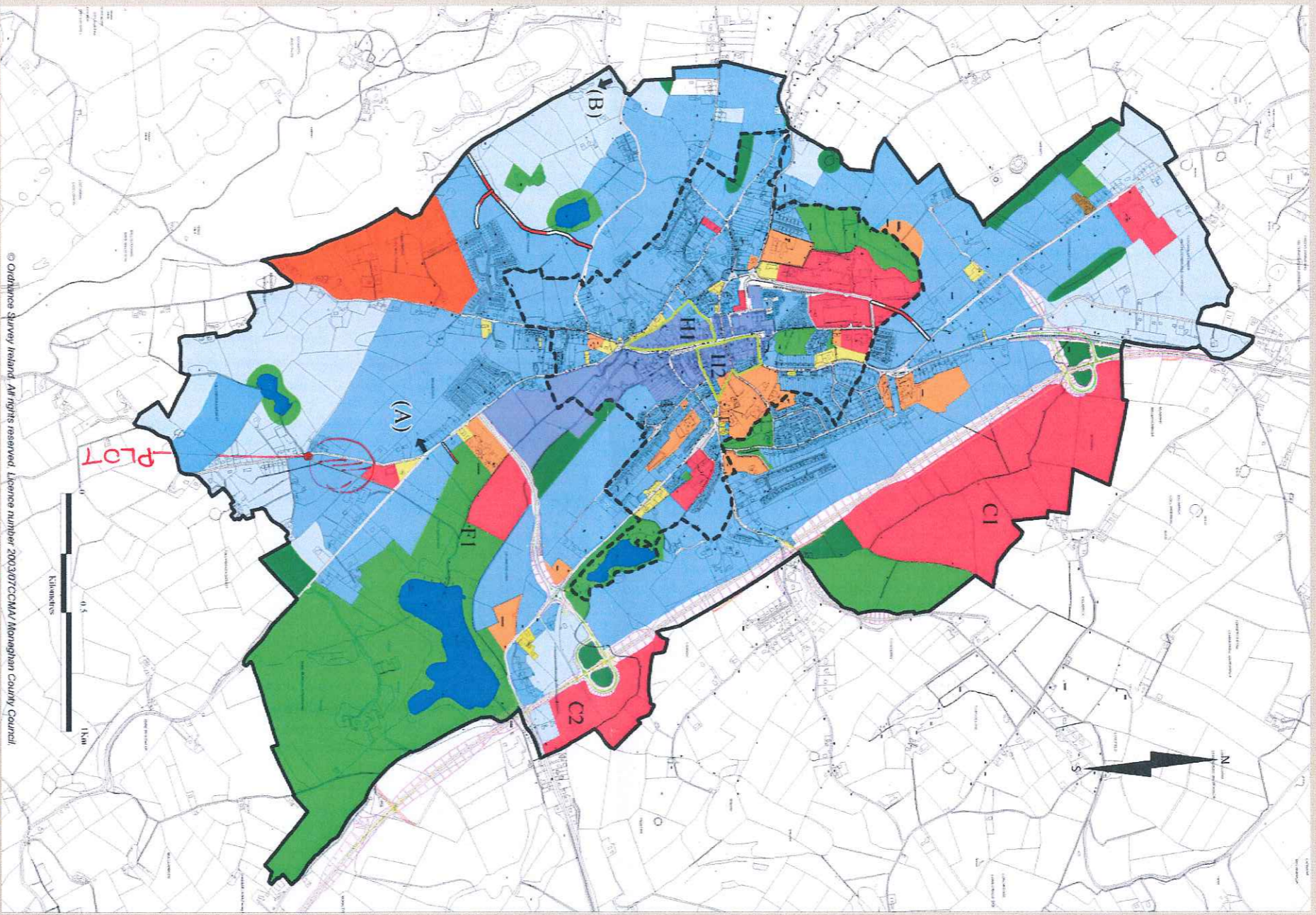
Overall Total = 19.46ha

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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
- Lakes
- Agricultural Uses
- Town Council Boundary
- Development Limit
- (A), (B) Proposed Access Points. (See Paragraph 10.9)