

# 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 Applicant: Jim McBride and Colm McBride**

*Draft Development Plan 2019-2025*

**Submission for inclusion of Residential Zoning**

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

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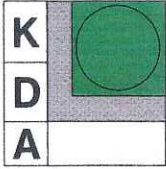
On behalf of our Clients Jim McBride and Colm McBride, enclosed please find report and accompanying maps.

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](mailto:ken@klonergan.ie)

Yours sincerely,

*Kenneth Lonergan & Associates Ltd.*  
Kenneth D. Lonergan & Associates Ltd.



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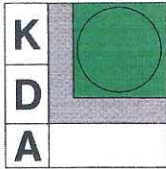
Applicants: Jim McBride and Colm McBride

*Draft Development Plan 2019-2025*

Submission for inclusion of Residential Zoning

Location: Nafarty, Carrickmacross, Co. Monaghan.

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



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The Glen,  
Co Monaghan

5<sup>th</sup> May 2018

**Submission Applicant:** Jim and Colm Mc Bride

*Draft Development Plan 2019-2025*

Submission for inclusion of **Residential Zoning**

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

**Total Area:** 2.48 Ha

## History:

### *Development Plan 2007 – 2012*

Map attached

Plot zoned **High Density Residential**

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*

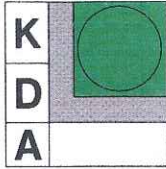
Map attached

Plot zoned **Industry /Enterprise/ Employment**

### *Draft Development Plan 2019 – 2025*

Map attached

Plot zoned **High Density Residential (5)**



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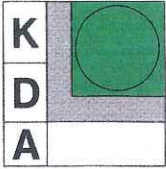
On behalf of our Client Jim and Colm Mc Bride we wish to include an application for suitable land as residential development.

**Description of Plot:**

The plot is located in the townland of Nafarty, Carrickmacross within the development envelope and currently zoned as High Density Residential in the *Draft Development Plan 2019-2025* adjacent to existing residential development on the North end of Carrickmacross,

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





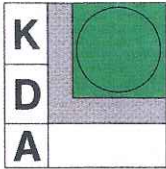
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## Case for zoning residential:

We would consider it very suitable to include the plot of our clients as high density residential on the following merits:

- The plot is of suitable size to develop as residential,
  - The plot is currently extensive additional capacity in laid services on adjacent roads and public areas for future development to all public mains services,
  - The plot has full pedestrian paths leading into the town adjacent.
  - The plot is directly adjacent to schools, 4 main recreation facilities, shopping and industrial structures.
  - The plot is currently zoned residential on *Draft Development Plan 2019-2025*
    - The development envelope for the town extends further 1200m past this plot. The position of this plot is central to the town and all the residential, commercial and civic amenities.
    - 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.
  - There is a high demand for suitable residential homes in Carrickmacross.
  - Our clients wish to develop immediately on grant of planning permission.
  - An opportunity to provide much needed social and mixed housing on the plot.
  - Offering suitable design for High Energy rating units.
  - Considered infill development to make best use of existing services and location.
- \* The development will complete the vista on approach to Carrickmacross Town as envisaged by the Local Authority.



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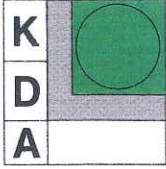


*View of suitability of site levels and mature hedges surrounding the plot.*



*View of adjacent residential estate and suitable levels on plot for development.*





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## Conclusion:

*There is every reason for including this plot within the new development plan 2019 – 2025.as High Density Residential to extend and present a suitable vista on approach to the town..*

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 plot has been zoned residential on *Draft Development Plan 2019-2025*

It has been an important part of forward planning by the Local Authority as a suitable residential zoning and complete the vista to the town.

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 has a record of completing high quality housing in Carrickmacross ( Cluainn Ailinn and Church Grove) and other areas.

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*.

The applicant is suitably placed financially and competent to complete the estate. 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.

We can confirm that the immediate development of the estate and their performing skills and desire of this developer to commence development on this site is dependent on suitable residential zoning. 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. 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.

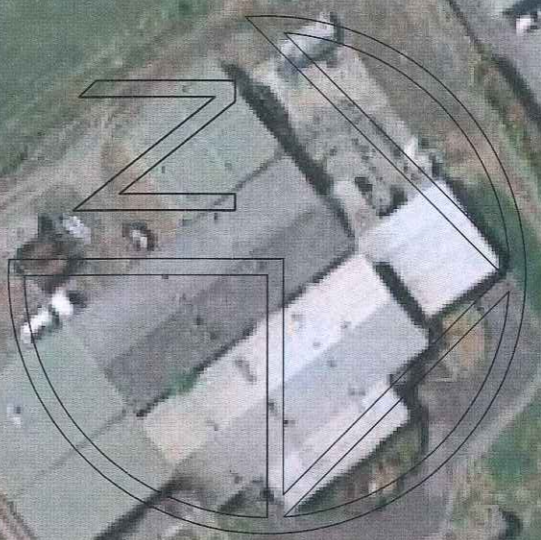
On behalf of our clients we would ask that the area Marked (outlined in Red) is **zoned residential**

Yours sincerely,

Kenneth D. Lonergan & Associates Ltd.



Kilmacross Emmets Gaelic Football Club



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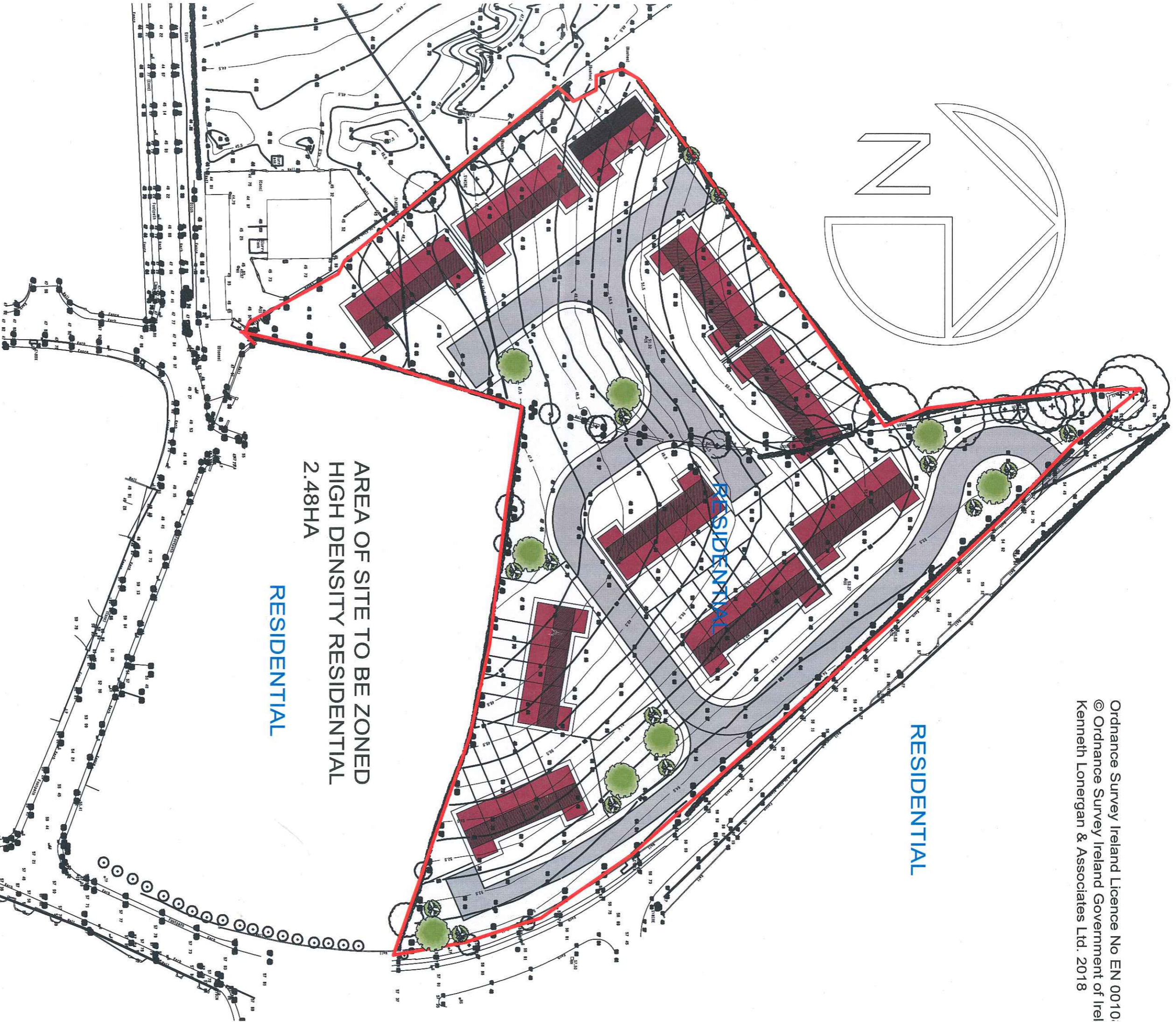
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AREA OF SITE TO BE ZONED  
HIGH DENSITY RESIDENTIAL  
2.48HA  
RESIDENTIAL

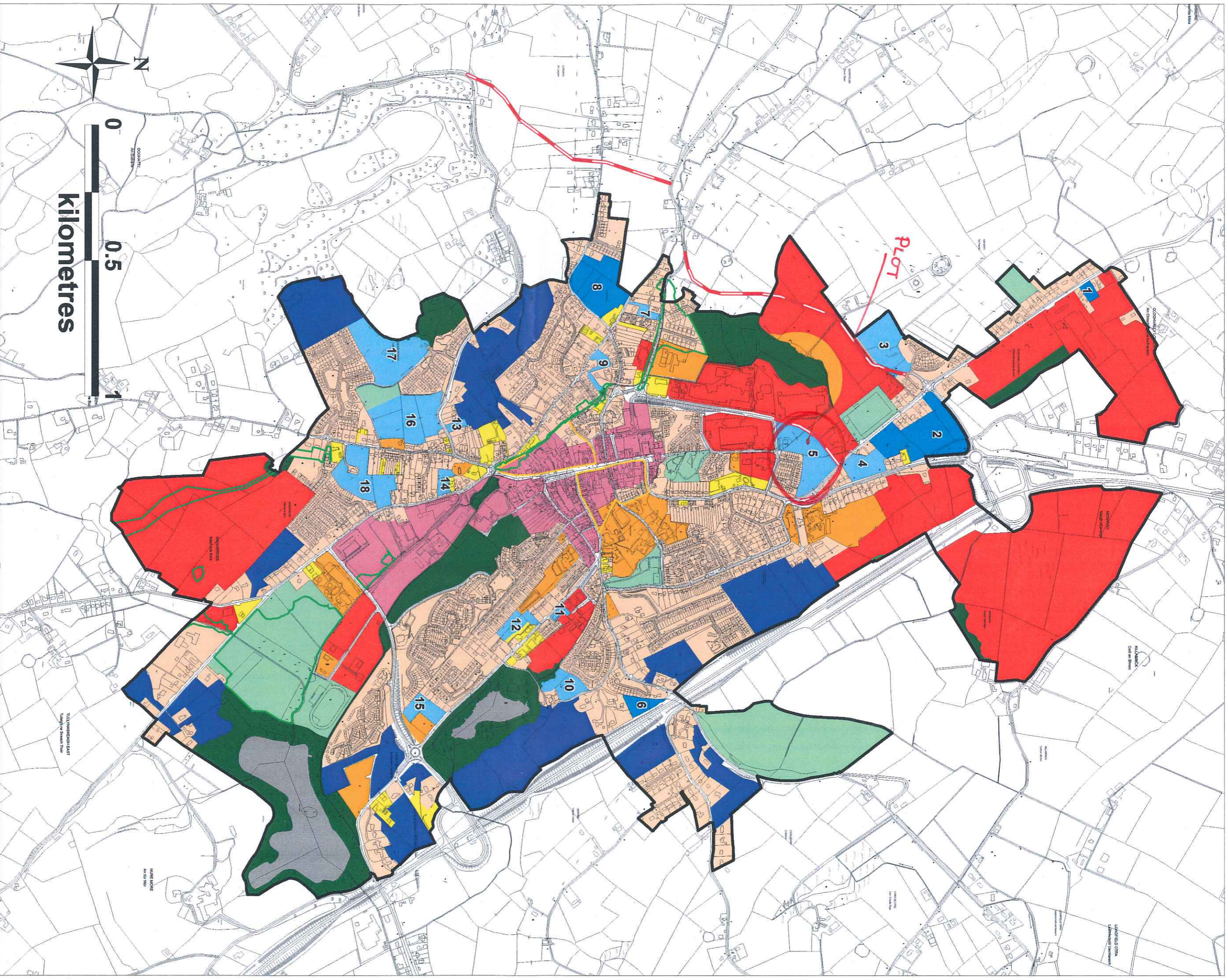
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# Carrickmacross Town (Map CKDP1)

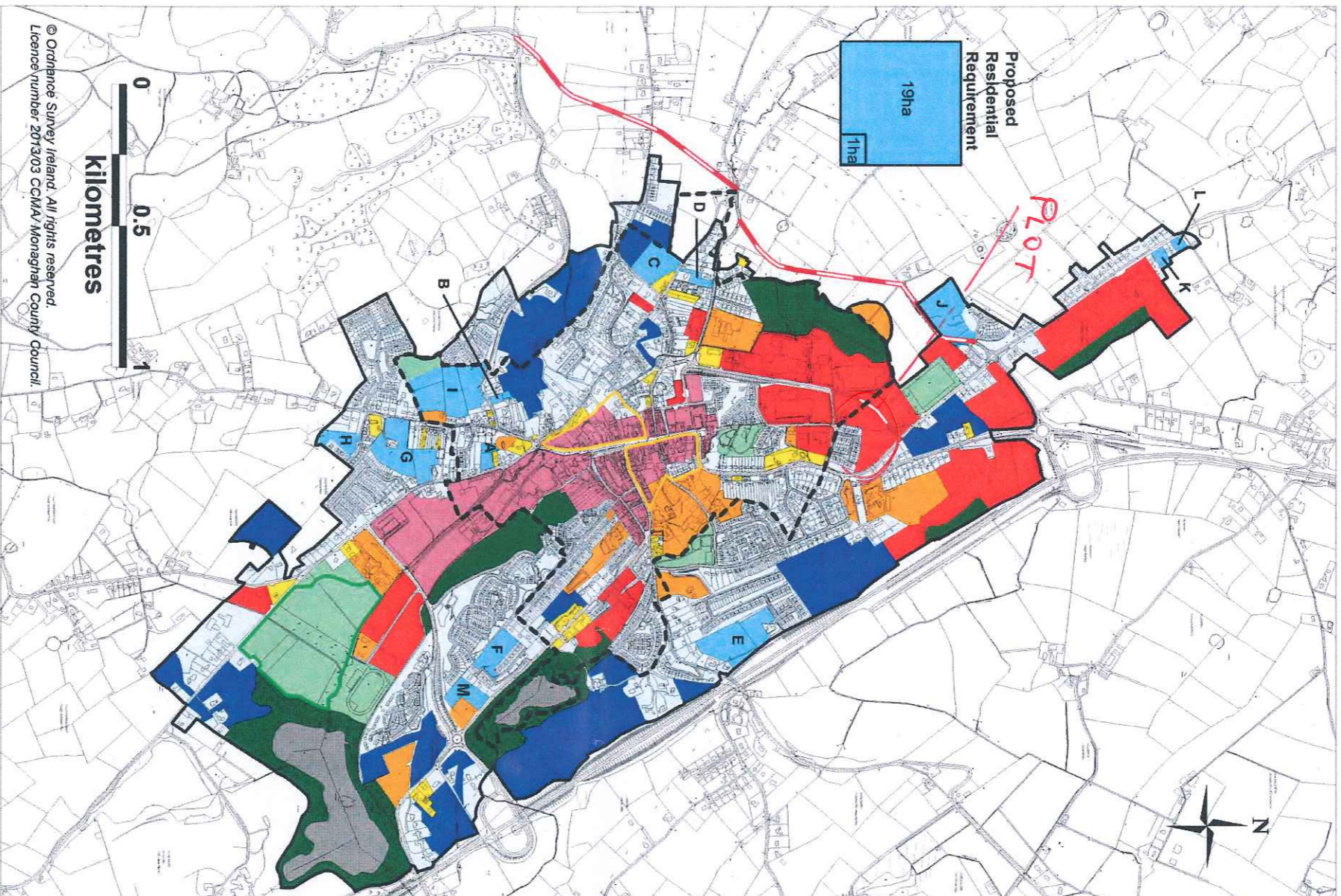
## Monaghan County Draft Development Plan 2019-2025

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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



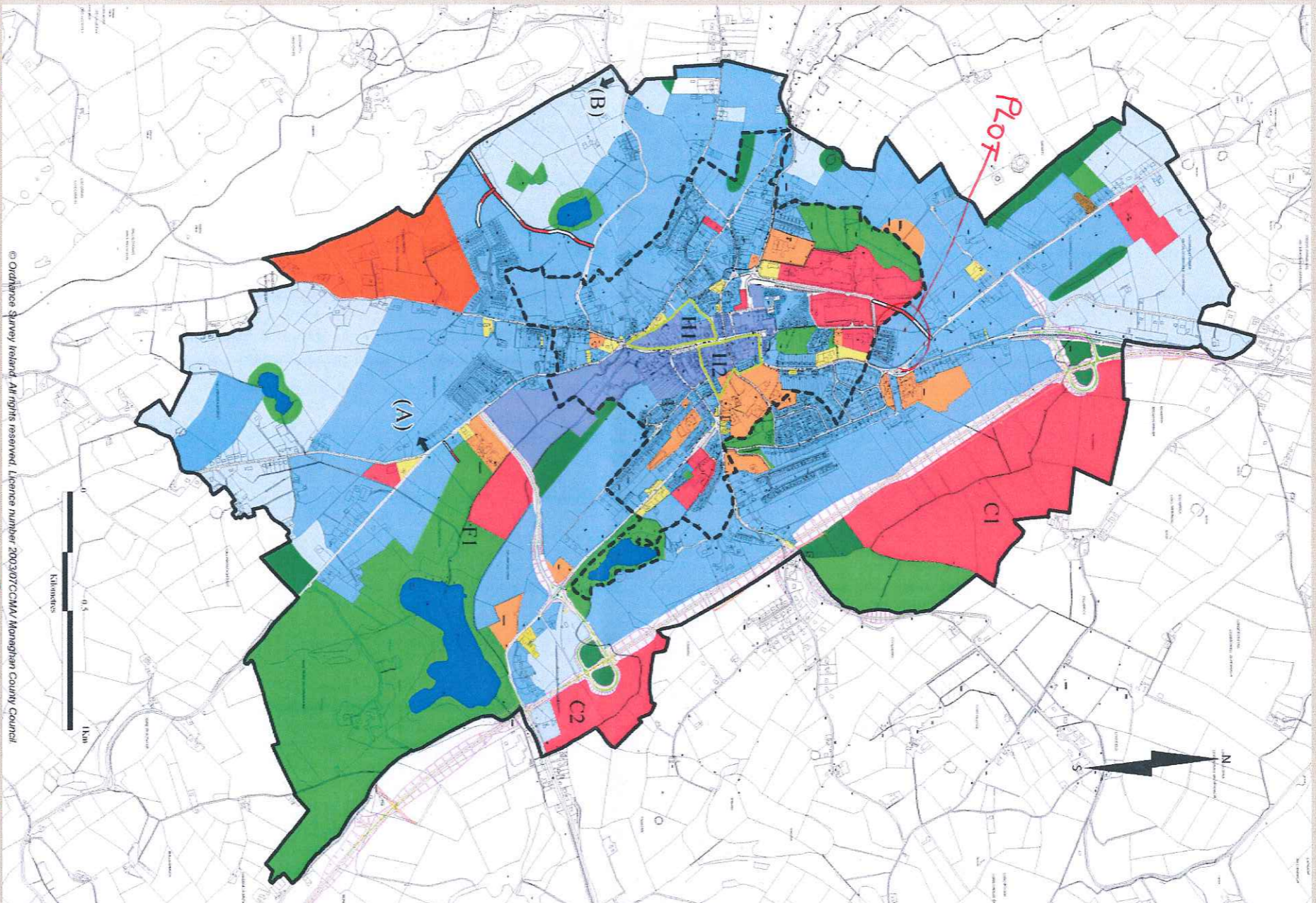
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## Carrickmacross Town (Map CKDP1) Monaghan County Development Plan 2013-2019

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