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



24th May 2018

Submission Applicants: Peter McMahon T/A McMahon and Eakin Ltd.

Draft Development Plan 2019-2025

Submission for inclusion of Residential Zoning


Location: Nafarty, Carrickmacross, Co. Monaghan.

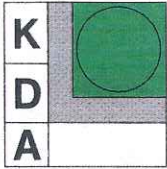
A Chara,

On behalf of our Client Peter McMahon, T/A McMahon & Eakin Ltd. enclosed please find report and accompanying maps.

All correspondence in relation to this submission should be addressed to:
Agent Ken Loneragan of Kenneth Loneragan & Associates Ltd.,
Shercock Road,
Carrickmacross,
Co. Monaghan
Email: ken@kloneragan.ie

Yours sincerely,


Kenneth D. Loneragan & Associates Ltd.



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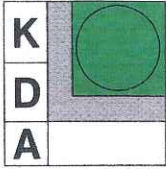
Applicant: Peter McMahon T/A McMahon & Eakin Ltd.

Draft Development Plan 2019-2025

Submission for inclusion of Residential Zoning

Location: Nafarty, Carrickmacross, Co. Monaghan.

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



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Forward Planning Unit,
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5th May 2018

Submission Applicant: Peter Mc Mahon T/A Mc Mahon and Eakin Ltd

Draft Development Plan 2019-2025

Submission for inclusion of **Residential Zoning**

Location: Naffarty, Carrickmacross, Co. Monaghan.

Total Area: 2.50 Ha

History:

Development Plan 2007 – 2012

Map attached

Plot zoned **High Density Residential**

Development Plan 2013 – 2019

Map attached

Plot zoned **High Density Residential**

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

Traffic control on road with inclusion of roundabout, surface water attenuation Sewage additional capacity in network..

ENTRANCE DEVELOPED WHEN COMPLETING BYPASS

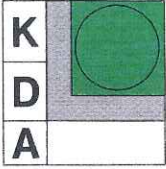
SEWAGE CAPACITY IN PUMPING STATION WHEN DEVELOPING FIRST PHASE

SURFACE WATER ATTENUATION IN PLACE WHEN DEVELOPING FIRST PHASE.

Draft Development Plan 2019 – 2025

Map attached

Plot zoned **High Density Residential**



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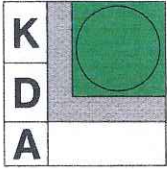
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A Chara,

On behalf of our Client Peter McMahon T/A Mc Mahon and Eakin Ltd 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 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.



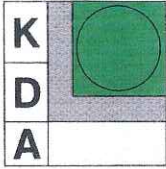
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Case for zoning residential:

We would consider it very suitable to include the plot of our clients as 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 site for future development to all public mains services,
- The plot has full pedestrian paths leading into the town adjacent, the development has been partially taken in charge.
- The plot is 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 800m past this plot.
- 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.
- The plot will screen development with the overlying adjacent field to visual perspective from the public roads.
- There is a high demand for suitable residential family houses 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.
- Matching existing development adjacent to the plot.
- Considered infill development to close the development envelope.
- * The development will complete the estate as envisaged by the Local Authority on the two previous Development Plans.
- * The development makes good use of existing services already placed on site.



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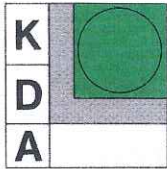
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Standard of residence on this estate to match on new development



Standard of residence on this estate to match on new 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 match the existing partly completed development.

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 two previous Development plans.

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

The completion of the residential housing will enhance the area and approach 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.

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.

Finance may have slowed this development in the preceding 4 years; we can now confirm that 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.

Mc Mahon and Eakin Ltd have a proven track record of delivering high standard of estates development in Carrickmacross.

Completion of Drummond Radhairc estate on Dundalk Rd, Corr an Tobair, Sean carriage have all been completed by this developer.

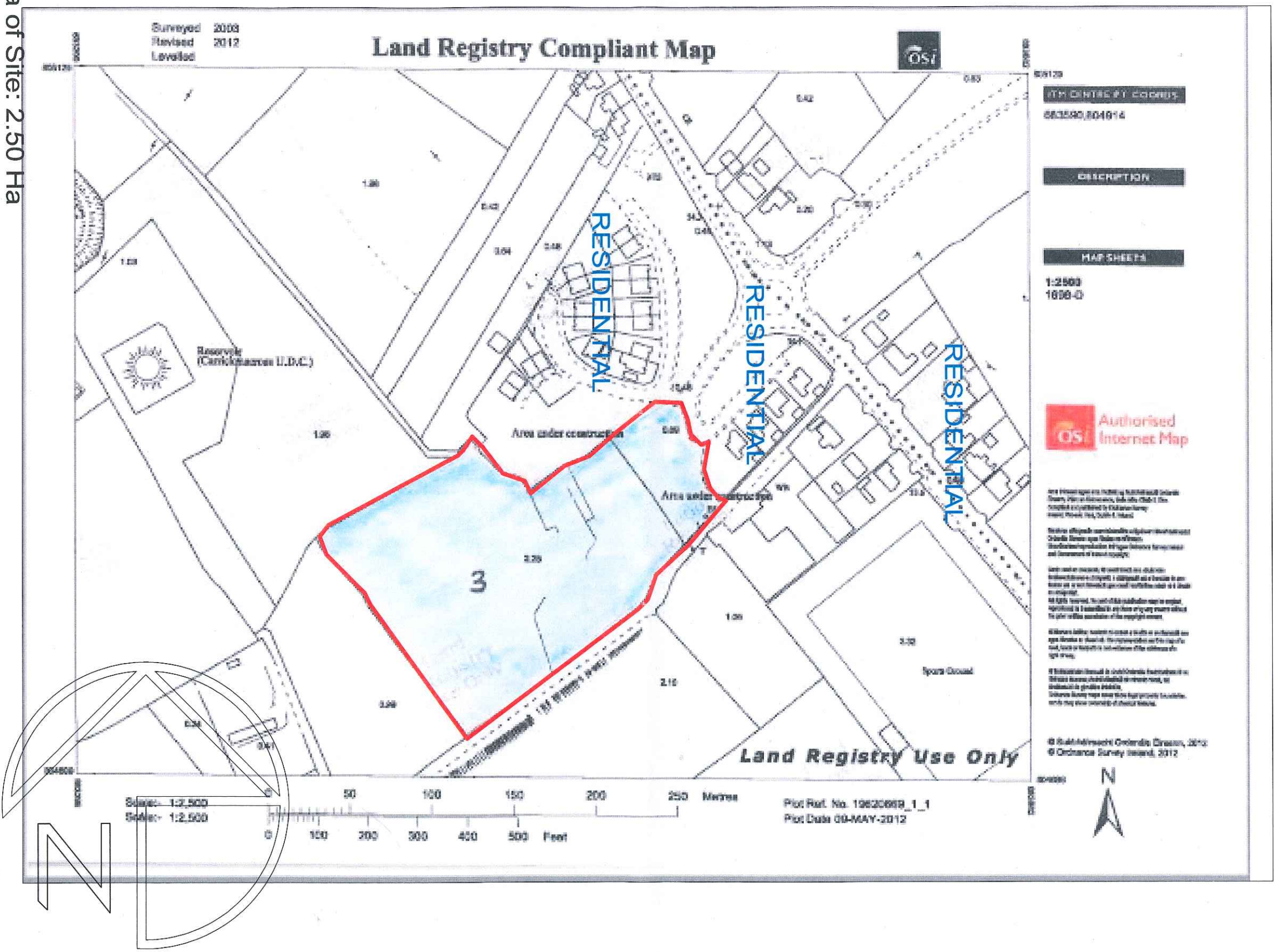
We can confirm that an extension of the estate and performing skills and desire of this developer to commence development on this site is dependent on suitable residential zoning.

Its current position in South Monaghan within the short commuting 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**

Yours sincerely,

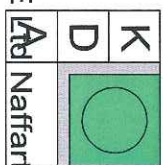
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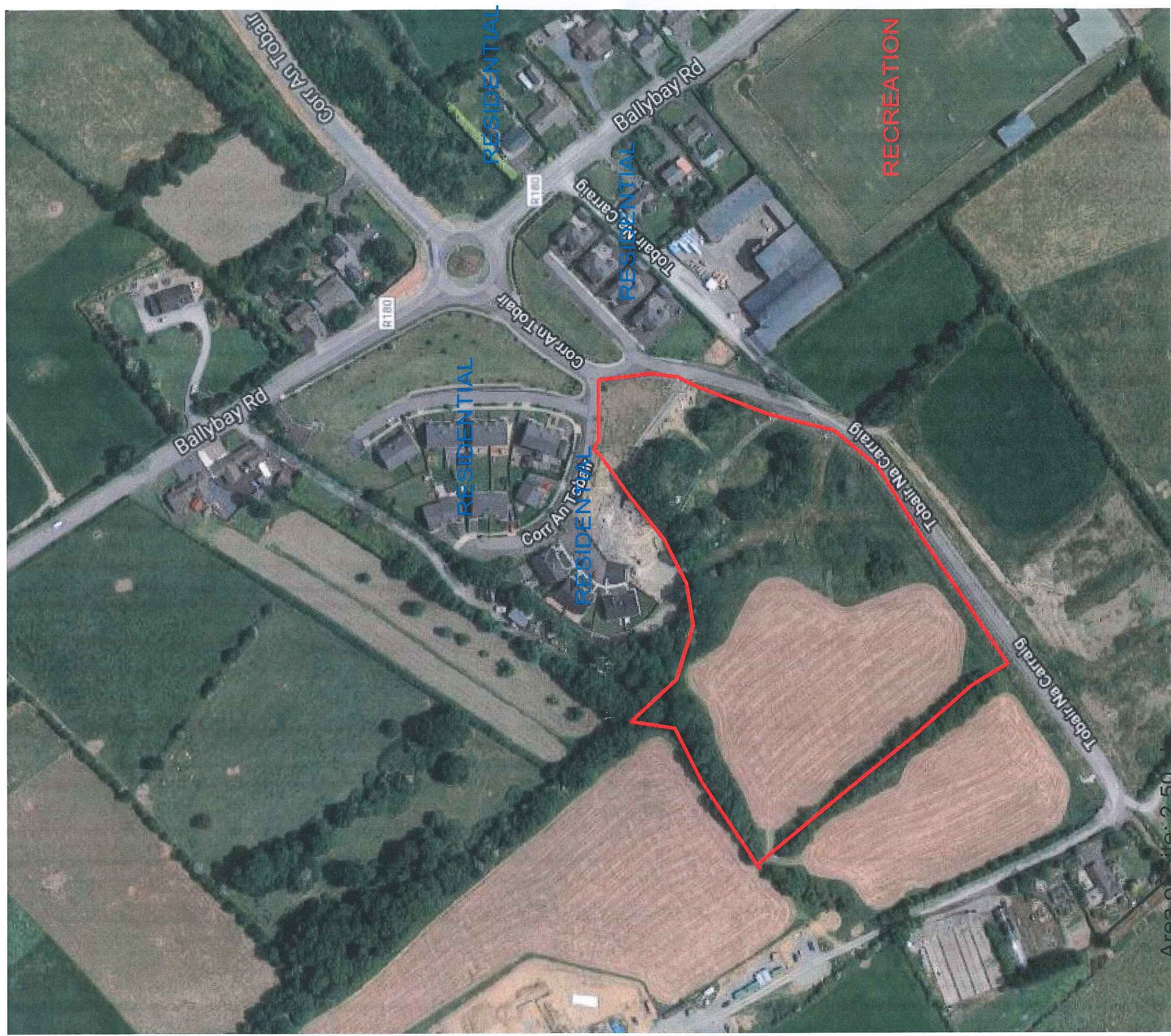
Area of Site: 2.50 Ha

AREA TO REZONE 2.50 Ha.

Submission for Draft Development Plan 2019 - 2025. Peter Mc Mahon T/a Mc M&E



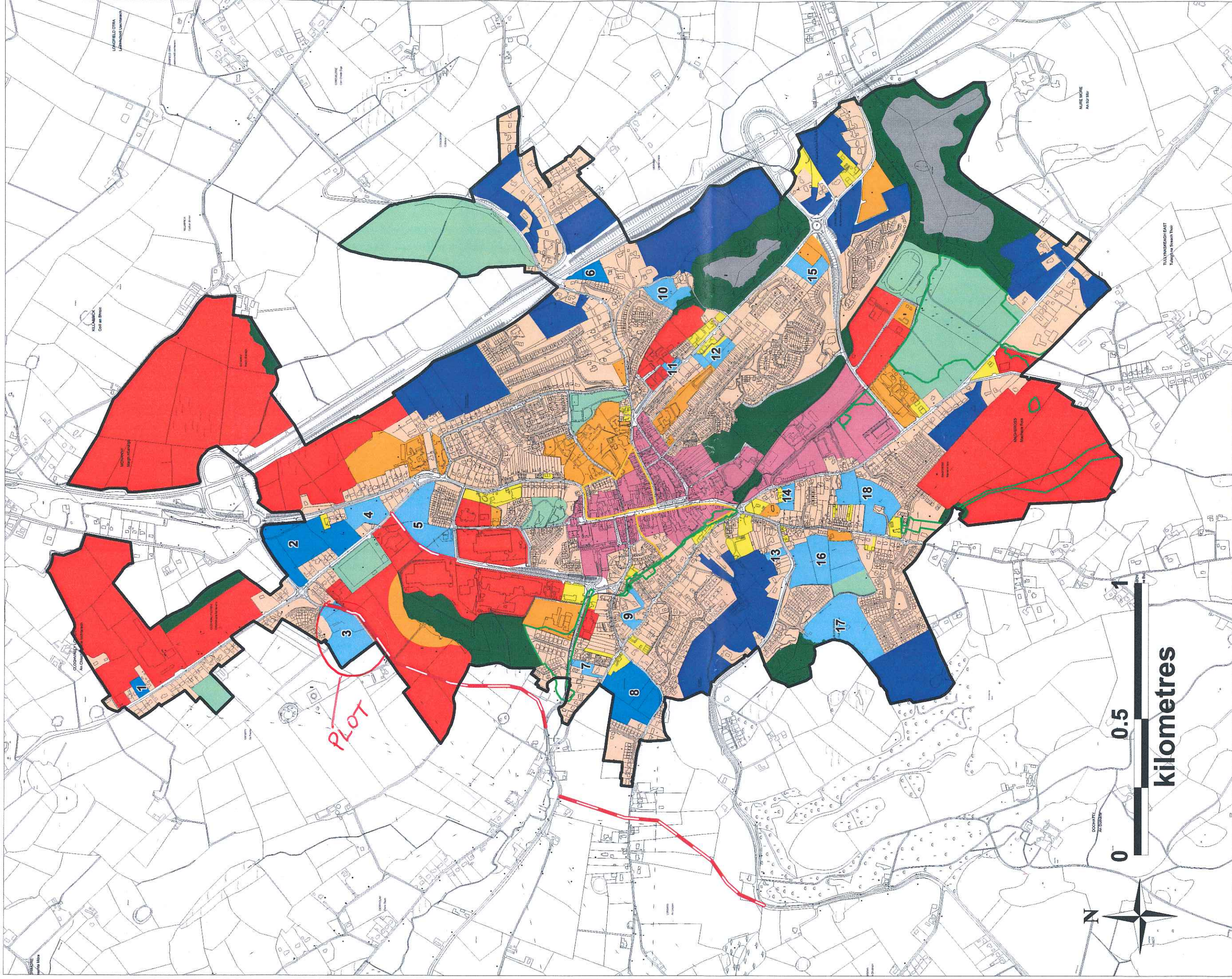
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AREA TO REZONE 2.50 Ha.

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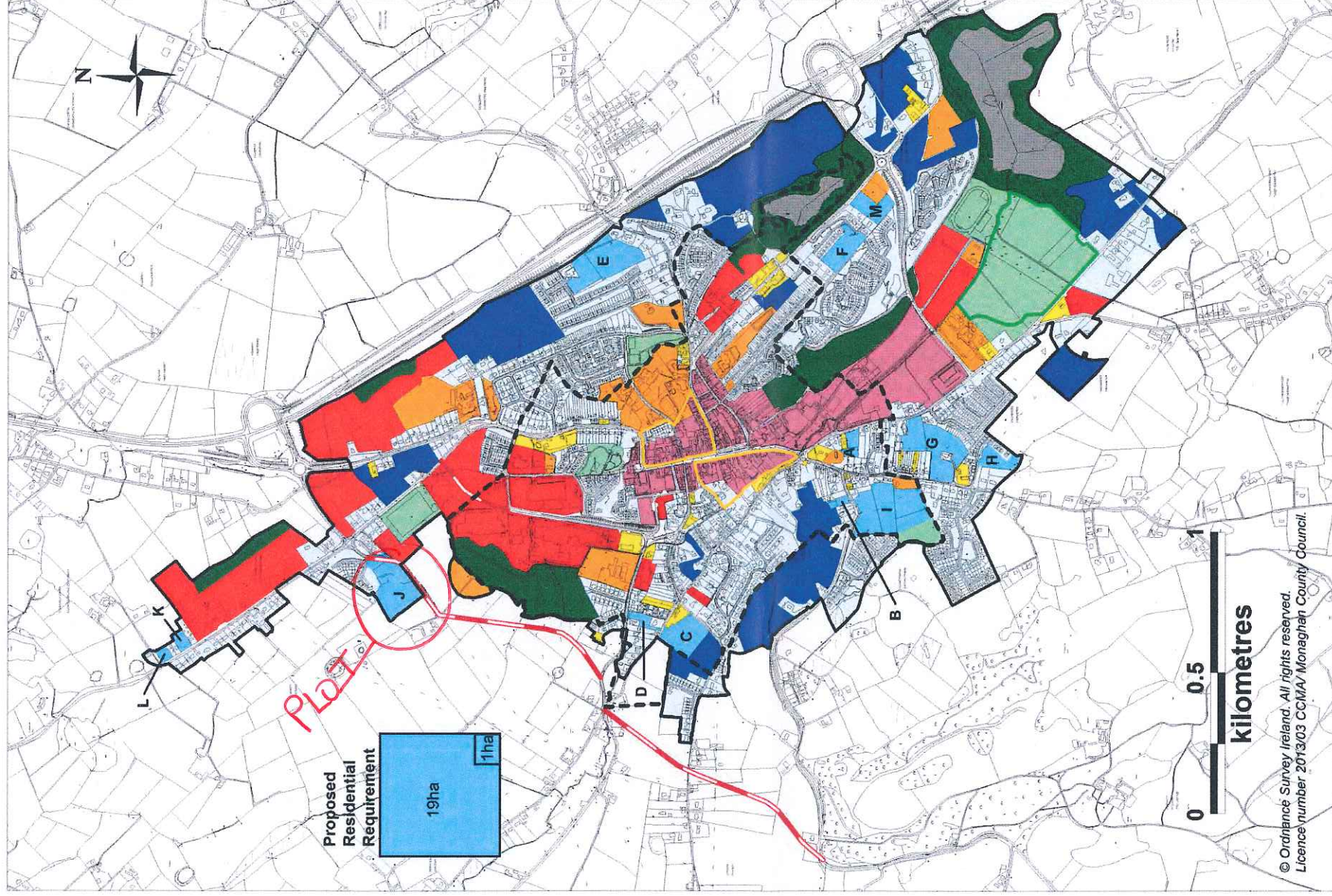
Carrickmacross Town (Map CKDP1)

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

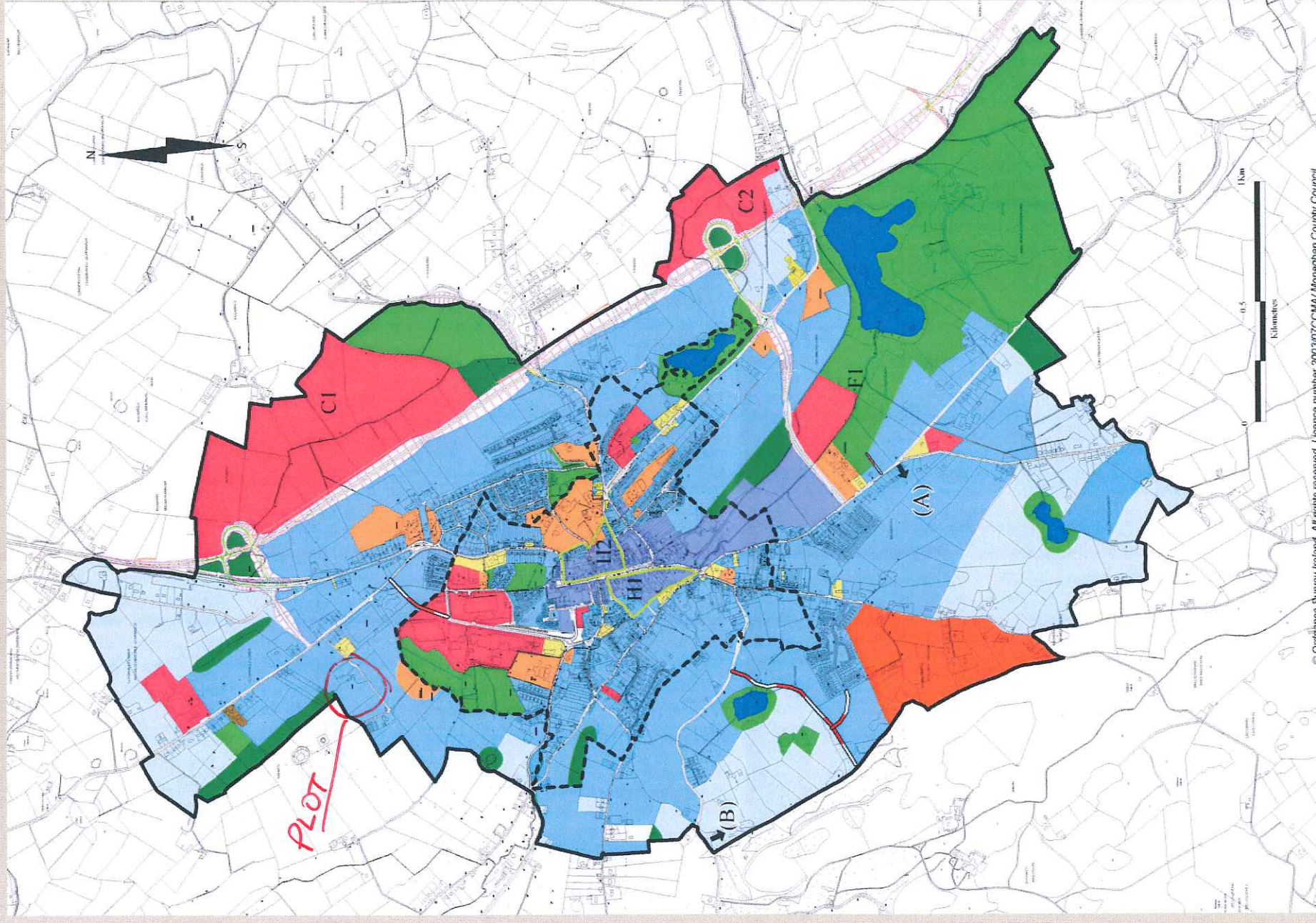
Overall Total = 19.46ha

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

- | | | | | | |
|--|-------------------------------|--|-----------------------------------|--|------------------------|
| | Existing Residential | | Recreation/Amenity | | New Road Proposals |
| | Proposed Residential | | Town Centre | | Town Council Boundary |
| | Strategic Residential Reserve | | Landscape Protection/Conservation | | Settlement Envelope |
| | Existing Commercial | | Industry/Enterprise/Employment | | Flood Risk Areas |
| | Community Services/Facilities | | Lakes | | 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)