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Monaghan County Council
Glen Road
Monaghan
County Monaghan

Our Ref: 15138B18PCJMG001



24th May 2018

Client(s): Barry Aughey

Dear Sir/Madam,

Please find enclosed 4no submissions on the Draft Monaghan CoCo 2019-2025 Development Plan.

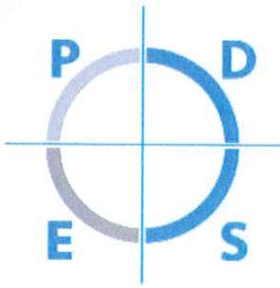
I would note that our Client was not made aware of any changes to the zoning of lands in their ownership and a result of the preparation of the draft Development Plan. Can all correspondence relating to this submission be forwarded to the above address.

Trusting the above is to your satisfaction should you have any further queries please do not hesitate to contact the undersigned.

Yours sincerely,

Peter Coyle, CEng, BEng MIEI,
Chartered Engineer

For and on behalf of FJ Coyle & Associates



CHARTERED PLANNING CONSULTANTS

**PLANNING SUBMISSION RE
DRAFT MONAGHAN COUNTY
DEVELOPMENT PLAN 2019-2025**

In respect of
**LANDS AT CORTOLVIN,
MONAGHAN**

Prepared by
PDES PLANNING CONSULTANTS

On behalf of
BARRY AUGHEY

MAY 2018

1.0 Introduction

We have been instructed to make this submission on behalf of our client, Mr Barry Aughey, in respect of lands at Cortolvin, Monaghan Town.

This submission is made in response to the public notice dated 15th March 2018, inviting submissions up until 25th May 2018 in relation to the draft Monaghan County Development Plan 2019-2025.

In summary, this submission requests the following:

-That the Planning Authority re-zone the subject lands of 0.88ha from 'Proposed Residential B' to 'Landscape Protection/Conservation'.



Figure 1: Subject lands for reference purposes

The zoning as per the published draft plan is set out below.

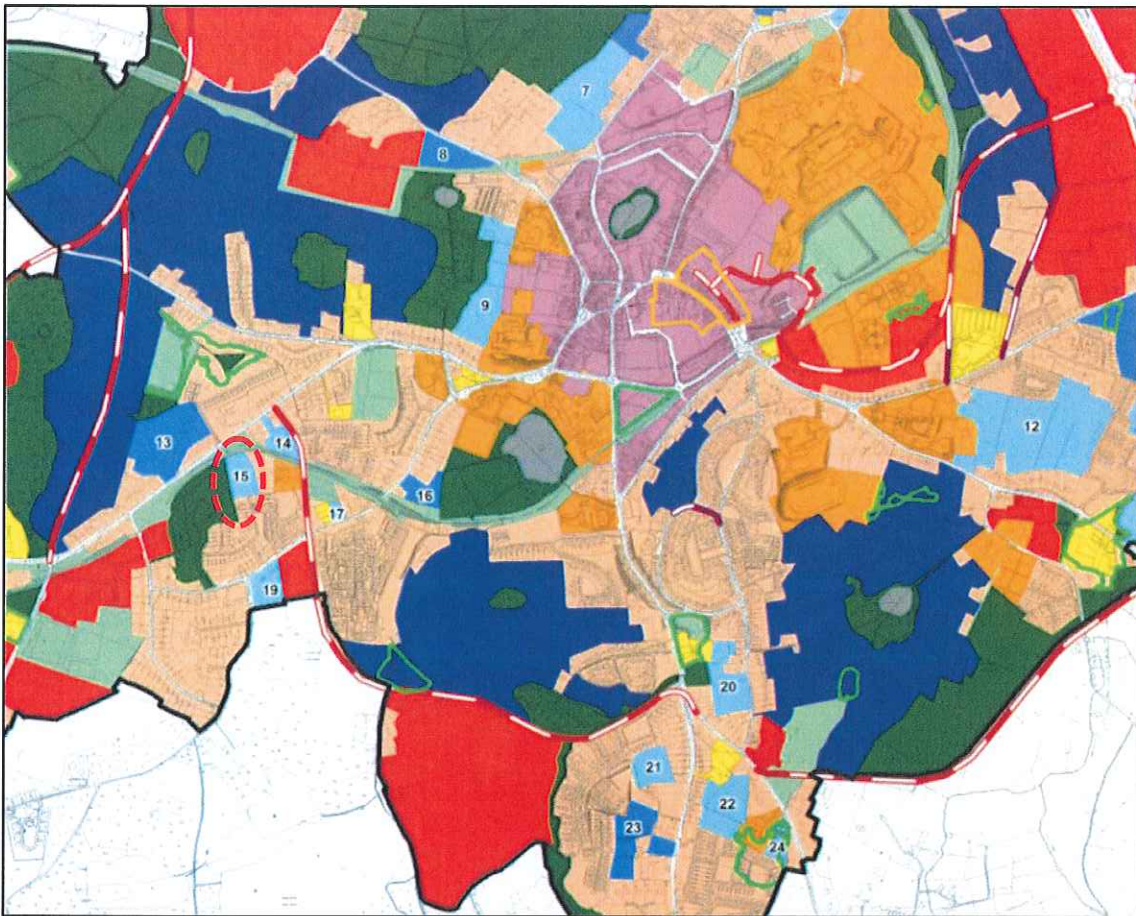


Figure 2 Zoning map as per draft Monaghan County Development Plan 2019-2025 showing the submission lands, with the proposed re-zoning from 'proposed residential' to 'Proposed Residential B' as per the published draft plan

For specific reference we highlight:

-our client resides immediately adjacent and east of the subject lands and by virtue of the amenity which the subject lands provides to his dwelling in conjunction with the subject lands being adjacent to the adjoining 'Tom Young's Wood';

-our client also utilises the subject lands as an ancillary 'curtilage area' associated with this residential dwelling.

On this basis he will not be developing the lands identified for any residential development purposes.

In this context we submit the subject lands should not be regarded as 'available' or forthcoming for residential development purposes under the Monaghan County Development Plan 2019-2025.

2.0 Current planning context

The subject lands are noted zoned as 'proposed residential' under the 2013-2019 Plan.

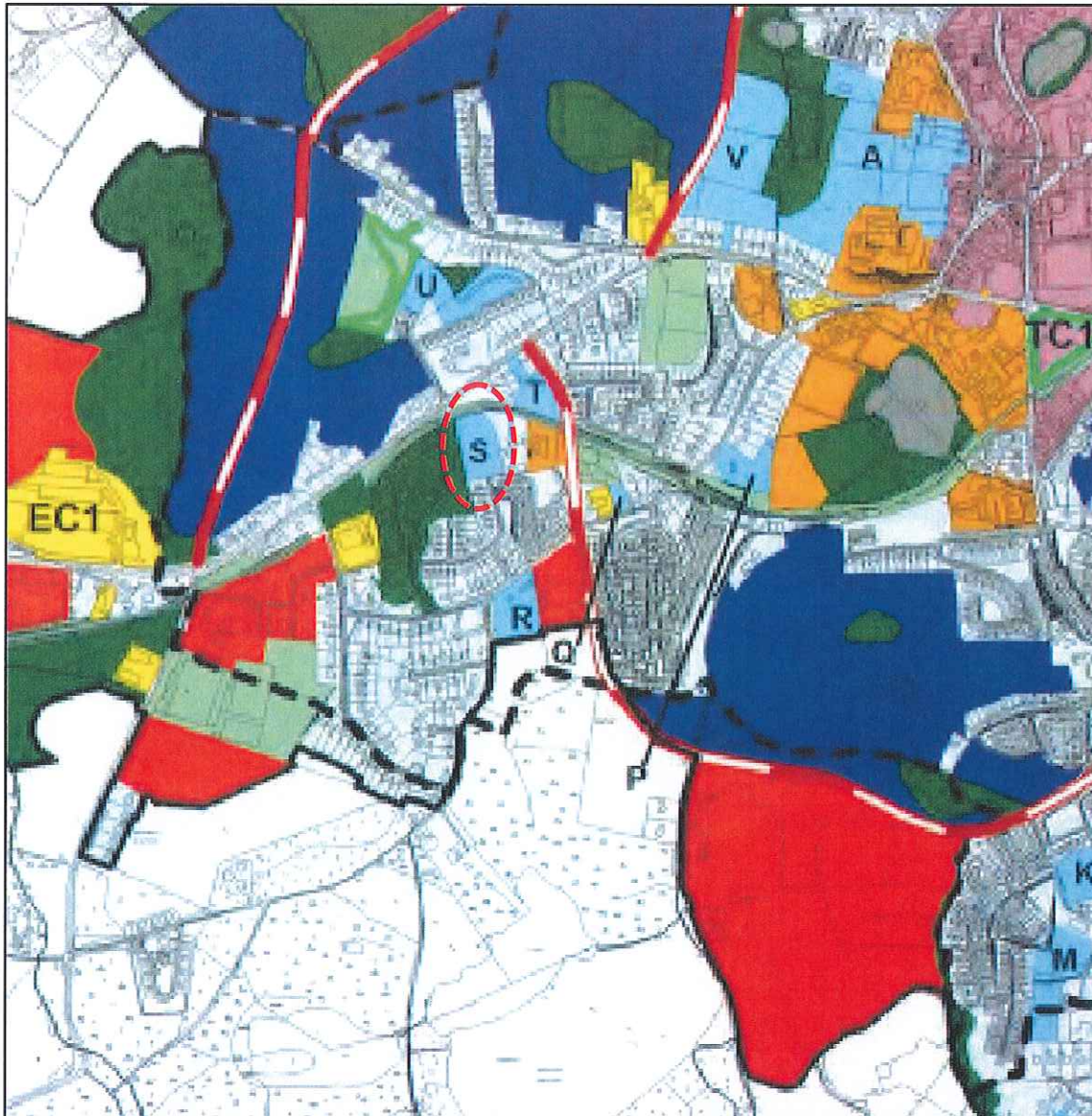


Figure 2 Zoning map as per Monaghan County Development Plan 2013-2019 showing the submission lands. The current zoning as relates to the lands is 'proposed residential'

We highlight that under the life-time of the previous development plans, no permission was sought for any residential developments within the subject lands.

We submit this demonstrates there has been no willingness by our client to develop the subject lands, given the amenity value it provides to his adjacent dwelling and associated residential curtilage.

3.0 Site context

For reference by the Planning Authority, it is highlighted that the subject lands are located alongside the Ulster Canal and Tom Youngs Wood.

Of relevance in this regard we highlight policies as proposed in the draft plan:

CWP3 To develop in conjunction with adjoining local authorities and cross border bodies an extension of the Monaghan Greenway along the Ulster Canal including disused railway lines to connect the main urban centres throughout central Ulster.

ST03 Encourage and accommodate the re-opening of the Ulster Canal.

Also of note is the Management Plan commissioned and approved by Monaghan Town Council (2010) for Tom Young's Wood which incorporates measures such as:

- provision of bat roosts within and surrounding Tom Young's Wood;
- protecting and increasing the biodiversity within Tom Young's Wood;
- development of the Wood for school field trips and biodiversity associated with such forest heritage to include a heritage trail/walk;
- a change (improvement) in the woodland classification from WD1 to WN2

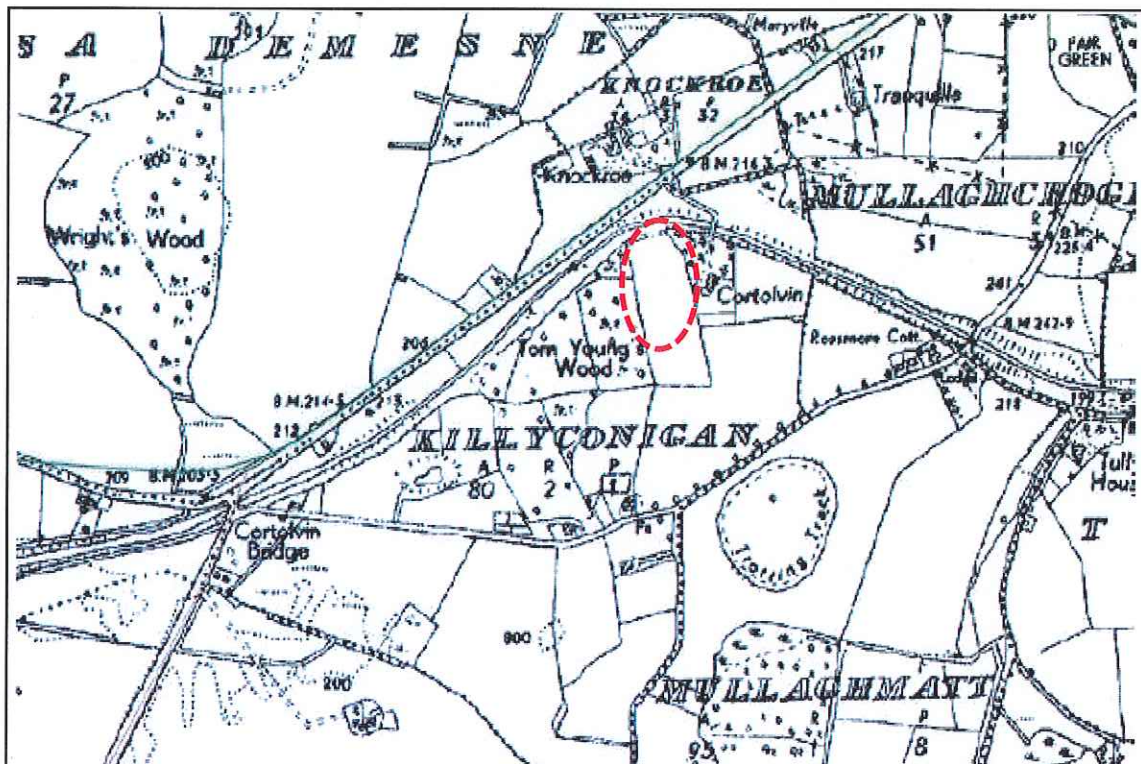


Figure 3 Map from 1857-1859 indicating the location of Tom Young's Wood and the submission lands (source OSI)

In this regard we note no specific policy has been included in the draft plan for protection of Tom Young's Wood (other than the zoning designation). In this regard we suggest a policy should be included along with policy MP010¹ to include reference to provide specific protection to areas of amenity within the Town such as Tom Young's Wood (amongst other similar heritage/amenity locations within the town).

In summary, given the proximate location of the submission lands to both Tom Young's Wood and the Ulster Canal we submit the policies set out in the draft plan support the use of these lands being maintained as 'Landscape Protection/Conservation', particularly given the undeveloped site context at present and the absence of any residential developments immediately abutting the natural heritage which exists at this locality.

4.0 Other matters

We highlight the subject lands have an area of 0.88 ha. Applying a theoretical density allocation of 7.5 per acre (16.5 per ha) we note the subject lands would be able to accommodate approximately 14 dwellings.

In this regard, we highlight our client owns alternative parcels of lands within Monaghan Town which are readily available for residential purposes to 'compensate' for these lands at Cortolvin not being available for residential development and instead being zoned (as requested) for 'Landscape Protection/Conservation'.

In this regard we note discussions have been held recently with housing section and the Director of Services regarding lands owned by our client at Cornacassa. In this context we submit that the subject lands discussed herein (0.88ha) can be accommodated on other lands within his ownership, and specifically on lands at Cornacass/Scotstown Road for residential development purposes.

We will address these alternative lands under a separate submission to the Planning Authority for due consideration.

¹ Policy MP010 re specific objectives for recreation, amenity and open space in Monaghan Town (page 218)

5.0 Summary & conclusions

This submission relates to the parcel of lands as identified at Cortolvin, Monaghan Town. In summary, this submission requests the following:

That the Planning Authority re-zone the submission lands of 0.88ha from 'Proposed Residential B' to 'Landscape Protection/Conservation'.

This is on the basis that:

- it is to be regarded as a site of landscape importance, given its proximate location to the adjoining Tom Young's Wood and also the Ulster Canal. Zoning of the lands as 'Landscape Protection/Conservation' will be consistent with policies CWP3 & ST03 as proposed under the draft plan.
- the topography of the subject lands is steep and not appropriate for residential development.
- the subject lands have no direct means of access.
- our client utilises the subject lands ancillary to his residential dwelling and does not seek to develop the subject lands for residential development under the life-time of the Monaghan County Development Plan 2019-2025.

We trust the Planning Authority will have regard to the contents of this submission in it's preparation of the Monaghan County Development Plan 2019-2025.

Yours sincerely,



Ronan Woods

Director/MIPI