



# FJ Coyle & Associates

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Monaghan County Council  
Glen Road  
Monaghan  
County Monaghan

Our Ref: 15138B18PCJMG001



24<sup>th</sup> May 2018

Client(s): Barry Aughey

Dear Sir/Madam,

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

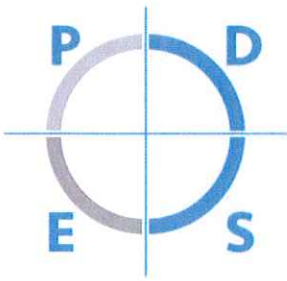
I would note that our Client was not made aware of any changes to the zoning of lands in their ownership and a result of the preparation of the draft Development Plan. Can all correspondence relating to this submission be forwarded to the above address.

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 COOLSHANNAGH,  
MONAGHAN**

*Prepared by*  
**PDES PLANNING CONSULTANTS**

*On behalf of*  
**MON COMMERCIAL HOLDINGS**

**MAY 2018**

## 1.0 Introduction

We have been instructed to make this submission on behalf of our client, Mon Commercial Holdings Ltd, in respect of lands at Coolshannagh, Monaghan Town.

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

In summary, this submission requests the following:

**-That Monaghan County Council amend the proposed zoning of the subject lands to 'Industry, Enterprise and Employment' for the entirety of our clients folio at this location.**



Figure 1: Subject lands for reference purposes (source: arcgis map viewer)

For due consideration, we highlight it is our client's intentions to develop the subject lands for commercial purposes in 2019 and thereby bring additional employment to Monaghan Town.

## 2.0 Current planning context

The subject lands are noted zoned as 'Existing Commercial' under the 2013-2019 Plan.

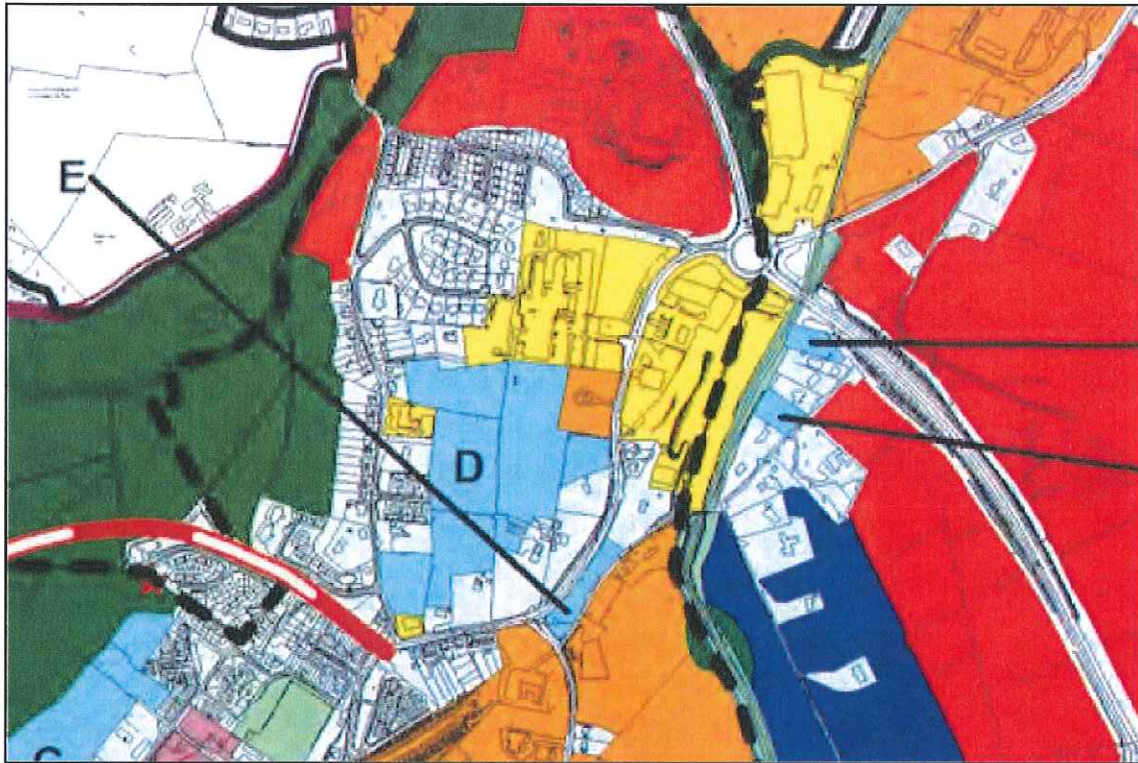


Figure 2 Zoning map as per Monaghan County Development Plan 2013-2019 showing the submission lands. The current zoning as relates to the lands is 'Existing Commercial'.

We consider in the broadest this zoning as currently applies recognises the 'serviced status' of the existing lands with access readily available to the public road, adjacent, existing foul sewer and ESB connections available.

The zoning of the lands for 'industry, enterprise and employment will be consistent with the urban form as established adjacent via the existing commercial premises and associated site areas.

In terms of context we submit the subject lands are conveniently located adjacent to the existing public roads, offering direct access to the Regional road network which has adequate capacity for any traffic generated from commercial uses. It is a strategically well-located site.

Further, in terms of physical site characteristics it recognises that the subject lands are not of any landscape or amenity benefit to the Town, given the grassland status as existing and no ecological habitat of note.

We submit the zoning as previously applied under the 2013-2019 County Development is appropriate to the subject lands in entirety.

### 3.0 Proposed zoning and related matters

In respect of the Ulster Canal and the associated greenway as now established, we highlight the Greenway is located overlapping the former tow-path. There is no established or likely 'amenity' benefit which will arise from our clients lands being zoned as proposed.

We also highlight that given the Greenway is now established there is no physical land-use requirement for the subject lands to be split between 'Industry, Enterprise & Employment' and 'Landscape Protection/Conservation'. This is evident given there are no defining site characteristics on-the-ground to merit different zonings between the subject lands.

Further, sub-dividing the subject lands between zonings (as proposed under the draft plan) renders the 'northern' aspect of the subject lands to be unviable for development purposes; given the associated restrictions imposed on the 'plot width'.

We submit any Landscape Protection/Conservation zoning at this location should be commensurate with lands required to allow for the Greenway, the Ulster Canal and not result in loss of lands for landscape preservation; particularly when there are no landscape qualities or natural heritage features existing on our client's lands.

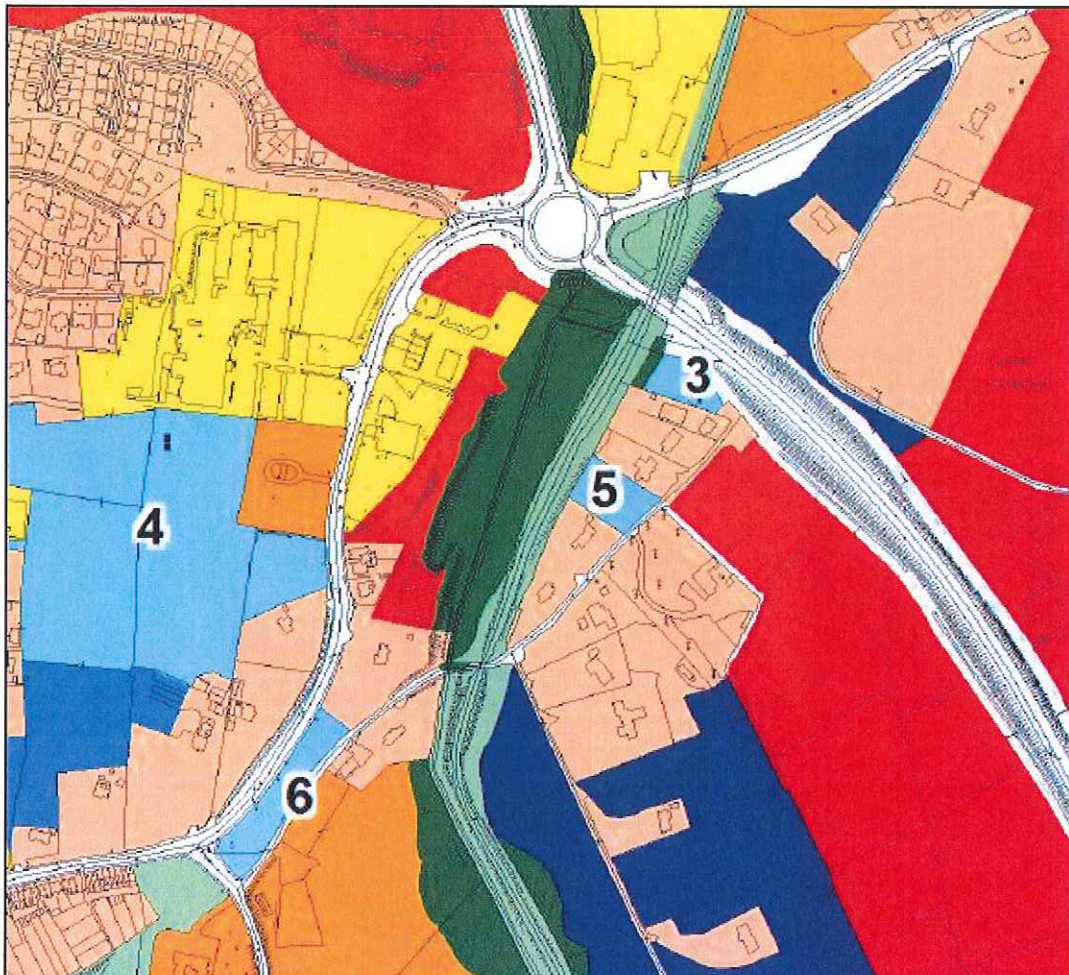


Figure 3 Zoning map as per draft Monaghan County Development Plan 2019-2025 showing the subject lands. The current zoning as relates to the lands is noted as 'Industry, Enterprise and Employment' and also 'Landscape Protection/Conservation'

#### 4.0 Summary & conclusions

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

**That the Planning Authority amend the proposed zoning of the subject lands to 'Industry, Enterprise and Employment' for the entirety of our client's folio at this location.**

This is on the basis that:

-the entirety of the subject lands were previously zoned for commercial purposes under both the 2007-2013 and the 2013-2019 County Development Plans. Previous zonings demonstrate the landscape assessment which was previously carried out by the Planning Authority and the correct 'zoning determination' made that the subject lands do not offer any amenity benefit.

-the Greenway is established. There is no physical land-use requirement for the subject lands to be split between 'Industry, Enterprise & Employment and 'Landscape Protection/Conservation'. This is evident given there are no defining site characteristics on-the-ground to merit different zonings between the subject lands.

-sub-dividing the subject lands between zonings renders the 'northern' aspect of the subject lands to be unviable for development purposes; given the associated restrictions imposed on the 'plot width'.

-draft policy under MP06 supports the development of this key parcel of lands for industry, enterprise and employment; development of the site as either industry, enterprise or employment will be consistent with the strategic objectives set out in the draft plan to promote Monaghan as the key location for job-creating businesses.

-in terms of context we submit the subject lands are conveniently located adjacent to the existing public roads, offering direct access to the road network which has adequate capacity for any traffic generated from commercial uses. It is a strategically well-located site.

-if a landscape buffer is required alongside the Canal/Greenway, this can be provided on lands to the eastern side of our client's folio to a reduced width; ie between the Shambles River and the Canal/Greenway.

-Our client intends to develop the subject lands for commercial purposes in 2019.

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