

## Treanor, Bronagh

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**From:** Tony Ewbanks [ehpservices1@gmail.com]  
**Sent:** 25 May 2018 13:07  
**To:** ldevplan  
**Subject:** Draft 2019-2025 Development Plan Submission - Micheal & Emer McKittrick  
**Attachments:** 2019-2025 Draft Plan Submission - Micheál & Emer McKittrick.pdf

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Dear Forward Planning Unit

Please find attached a formal submission to the draft County Development Plan on behalf of Micheal & Emer McKittrick regarding their lands at Lurgans & Derryolam, Carrickmacross.

May we request written confirmation of this submission and any future correspondence to be posted to EHP Services at the address below.

Regards

*Tony Ewbanks*

MA(Hons), MSc(Hons) - MRTPI



EHP Services

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154 Riverside Drive  
Red Barns Road  
Dundalk  
County Louth

25<sup>th</sup> May 2018

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

**SUBMISSION - DRAFT MONAGHAN COUNTY DEVELOPMENT PLAN 2019-2025.**

EHP Services has been appointed by Micheál & Emer McKittrick, Lurgans, Carrickmacross, Co. Monaghan to make the following submission on their behalf in respect of the draft Monaghan County Development Plan 2019-2025.

The Clients submission in respect of the draft Development Plan relates to two parcels of land in the Lurgans and Derryolam areas west of Carrickmacross (Sites 1 & 2 identified in red in Map 1).

**The Clients propose the draft County Development Plan's strategic planning policies & objectives and draft Map CKDP1 be amended to allow for:**

- **the rezoning of Site 1 as Proposed Residential A & B;**
- **the rezoning of Site 2 as Proposed Residential A;**
- **the deletion of the Residential A zoning on Site 17 (located between the Kingscourt & Magheross Roads); and**
- **the designation of existing Shercock Road dwellings as Existing Residential.**

The following statement sets out the rational and reasoned planning justification for these amendments and the inherent benefits to Carrickmacross' more sustainable and realistic growth.

Any correspondence regarding this submission can be directed to EHP Services at the above address, by email to [ehpservices1@gmail.com](mailto:ehpservices1@gmail.com) or by phone on 086 8268 390. Should you have any queries regarding this submission please do not hesitate to contact me.

Regards

A handwritten signature in black ink that reads 'Tony Eubanks.' The signature is written in a cursive style.

EHP Services

Draft Monaghan County Development Plan 2019-2025 Submission

**Micheál & Emer McKittrick, Lurgans, Carrickmacross, Co. Monaghan**

1.0 INTRODUCTION.

- 1.1 The Clients own two parcels of land in the Lurgans and Derryolam areas to the west of Carrickmacross town centre which are subject of this submission. Map 1 (see attached) identifies both sites in red. Their submission to Monaghan County Council is to amend the draft County Development Plan's planning policies, explanatory text and draft Map CKDP1 to allow for the rezoning of Site 1 as Proposed Residential A & B and Site 2 as Proposed Residential A the de-zoning of Site 17 between the Woodvale and Foxfield estates as Proposed Residential A and identification/rezoning of existing dwellings on the Shercock Road as Existing Residential.
- 1.2 Site 1 comprises of 3.14 hectares of land located between the Shercock Road (R178) to the north, the Lurgans Road to the south and to east of the proposed new link road between Kingscourt Road (R179) and the Shercock Road (see Map 1 overleaf). The land slopes downwards towards the Shercock Road (see photos 1 & 2 overleaf) and is defined by traditional field hedgerows interspersed with individual trees. One off dwellings along the Lurgans Road abut Site 1 to the south-east. Existing vehicular access is taken from the R178.
- 1.3 Under the 2007-2013 County Development Plan the Clients' lands were residentially zoned for Higher Density Housing. In the current Plan they have not be designated with a zoning objective. Despite this current lack of zoning the Clients continue to receive regular enquires and prospective offers to purchase plots within Site 1 for one-off houses. However the Clients are eager to develop Site 1 themselves in a more comprehensive rather than piecemeal fashion to ensure the co-ordinated delivery of key infrastructural requirements such as the R178/R179 link road and the development of sequentially appropriate lands for new housing that meets an immediate and pressing local need as attested to in the attached letter from O'Hanlon Property (see Appendix 1). The letter expresses their professional opinion regarding the urgent need in Carrickmacross for new homes and the marketability of Sites 1 & 2 due to their '*...acceptable walking and driving distance to the town centre and various amenities...*'.
- 1.4 Site 2 comprises of 0.40 hectares of low lying ground located between the Shercock Road and Mullinary Road. Site 2 is roughly oval shaped with the River Proules and heavy vegetation and dense trees defining the southern boundary. A timber post and rail fence running parallel with the R178 defines the northern boundary (see photos 3 overleaf). An existing field entrance in the north-eastern corner of the site provides vehicular access onto the main road. Under the 2007-2013 County Plan Site 2 was also residentially zoned for Higher Density Housing.



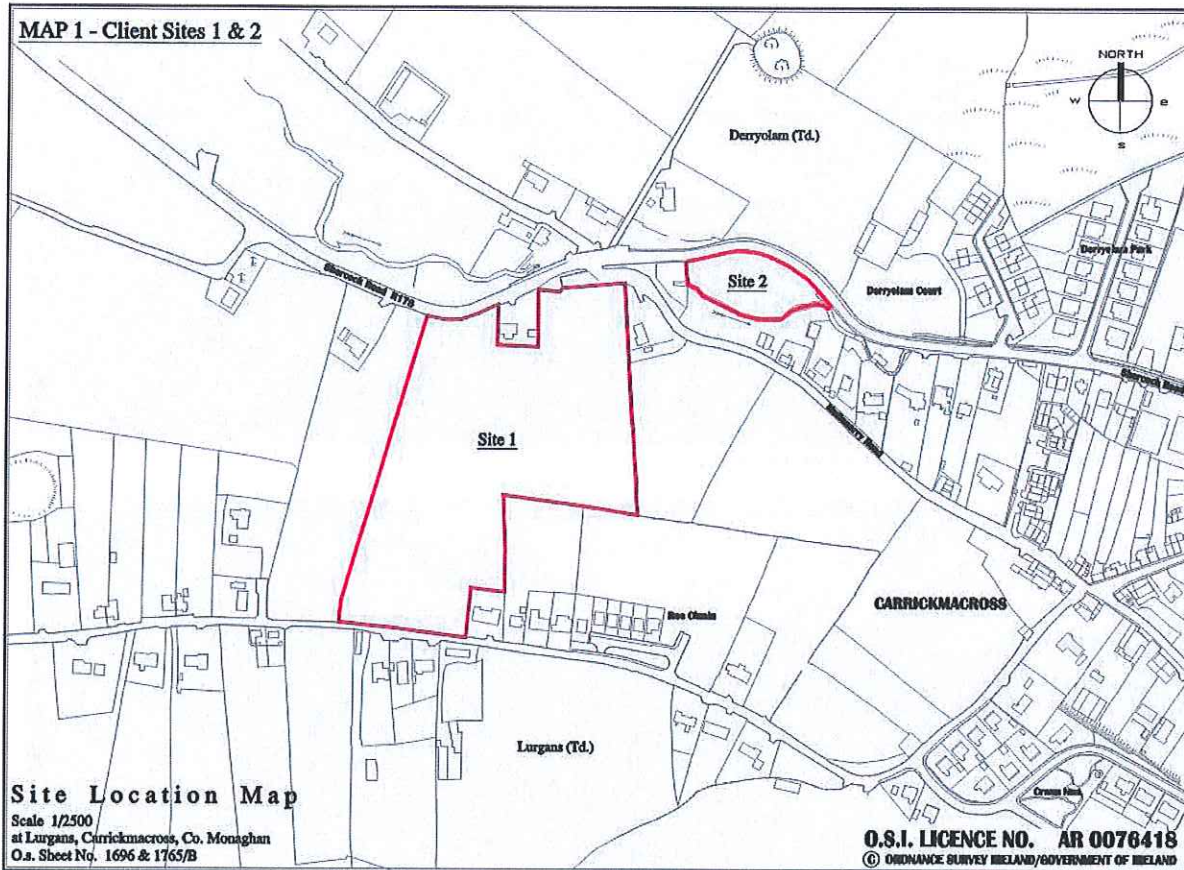
*Photo 1: Site 1 from Shercock Road looking southwards.*



*Photo 2: Site 1 from Lurgans Road looking north-eastwards towards Carrickmacross.*



*Photo 3: Site 2 from Shercock Road looking westwards.*



## 2.0 THE PROPOSED ALTERATION TO DRAFT COUNTY PLAN.

2.1 The Clients propose the draft County Development Plan's strategic planning policies & objectives and draft Map CKDP1 be amended to allow for:

- i) *the rezoning of Site 1 as Proposed Residential A & B;*
- ii) *the rezoning of Site 2 as Proposed Residential A;*
- iii) *the deletion of residentially zoned lands (Site 17 on draft Map CKDP1) between Woodvale, Shercock Road and Foxfield, Magheross Road; and*
- iv) *the designation of existing Shercock Road residences as Existing Residential.*

2.2 The following statement will set out the reasoning and evidence based justification for the proposed amendments to the draft Development Plan.

## 3.0 A MORE SUSTAINABLE & ORGANIC PATTERN OF URBAN GROWTH.

3.1 The draft Plan seeks to increase the County's urban based population from 37% to 40% of total which equates to an average increase from 22,713 to 26,901 persons. Carrickmacross as a Tier

2 settlement has been allocated 9% of the targeted share of projected population growth. Carrickmacross' existing population of 5,032 (2016 CSO figures) is projected to increase by 1,021 persons to a total of 6,053 people over the plan period. Table 2.5 of the draft Plan indicates that a Housing Land Requirement (HLR) of 25.9 hectares of zoned lands are required within Carrickmacross to accommodate this projected growth. The HLR comprises of 14.1 hectares of Proposed Residential A, 3.1 hectares of Proposed Residential B plus the 50% Market Choice augmentation.

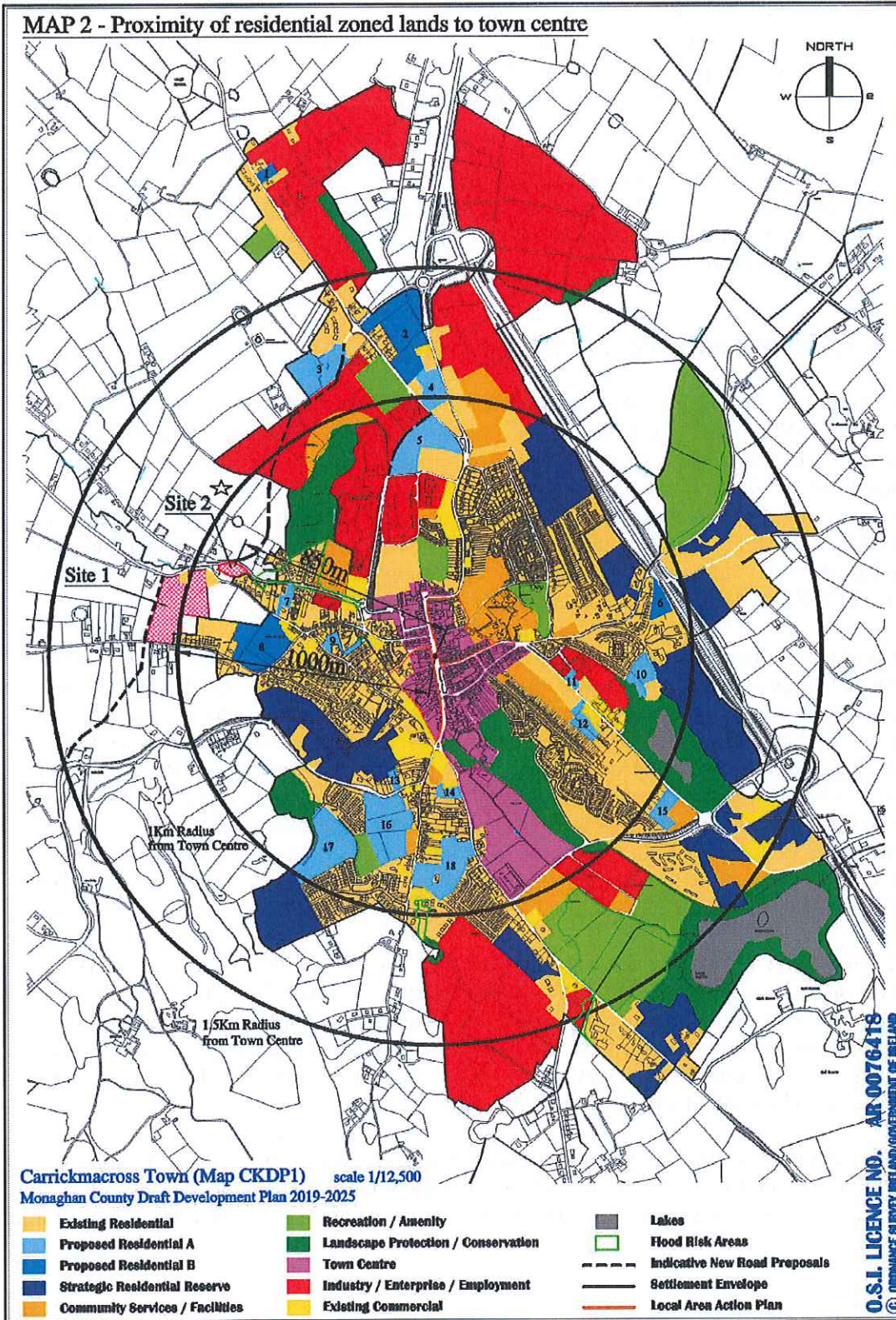
- 3.2 The scope of residentially zoned land is reflected in Carrickmacross' new settlement boundary as illustrated in draft Map CKDP1. Whilst it is appreciated that a substantial portion of this rezoning relates to Industry/Enterprise/Employment; which is not the focus of this submission; the further segregation of new residentially zoned lands northwards, eastwards and southwards from the town centre is both conspicuous and problematic within context of proper planning and sustainable development and the strategic planning objectives set forth in the draft Development Plan.
- 3.3 The basic tenet of sustainable growth for any urban settlement and in the preservation of a sustainable community is that growth should be evidence based and sequential i.e. from the centre outwards. Such a fundamental principle translates from national planning policy through regional planning guidelines and into the Core Strategy and planning policies & objectives of the draft County Development Plan such as Policies HSP5 and VIL1 which advocate guiding '*... urban residential development in a sequential manner outwards from the core area of settlements ...*' to promote sustainability and ensure proposals for residential development contribute to the '*... sequential development of the settlement of land from the centre outwards...*'. The Chief Executive's Report (July 2017) recommended the '*...organic growth from the centre of the settlement outwards...*' with consideration given to the availability of necessary and commensurate levels of infrastructure including social infrastructure within each settlement.
- 3.4 With respect to Carrickmacross the extent and direction of growth within the new Plan period appears to facilitate further urban sprawl rather than the progressive consolidation of the town's urban form. The Chief Executive's Report also recommended applying a sequential and evidence based approach to the identification of lands suitable for development with '*... an emphasis on consolidating the town centres whilst also providing suitable mix of house types*'. This is reflected in proposed Policy HSP5 which states:
- HSP5 *To guide urban residential development in a sequential manner outwards from the core area of settlements in order to maximise the utility of existing and future infrastructure provision, to promote sustainability, to make more efficient use of underutilised lands, and to avoid the extension of services and utilities to more remote areas.*
- 3.5 In contrast to the more sustainable model of sequential or concentric growth from the town centre outwards the extent of growth that will be encouraged by the choice of proposed residential zonings continues the town's sprawl northwards and southwards. It proposes further intrusion into the countryside east of the N2 bypass at Coolderry Lower. The town's future housing provision is also heavily reliant upon lands previously zoned residential but which have not delivered any meaningful or substantial quantum of new housing stock. Newly zoned

residential lands seem to have been identified merely because of what appears to be their proximity to existing housing estates rather than a sequential assessment of whether existing infrastructure (roads, sewers, water, broadband etc.) is available to service such a quantum of new housing or if indeed it is desirable to have such lands developed.

- 3.6 The sequential development and subsequent zoning of residential lands for any urban settlement is based, in part, on proximity and accessibility to the town centre and its various services. Sequential future growth can be best illustrated diagrammatically on a map of the town/village overlaid with concentric circles of specific distance from the centre. Taking a central point from the middle of Main Street (between the Central Bar and The Fiddler's Elbow). Map 2 overleaf illustrates the relative distances of proposed residentially zoned lands to Carrickmacross' town centre. By either car, foot or bicycle the Clients' lands are much more directly accessible to the town centre than other lands zoned in draft Map CDPK1 e.g. Sites 1, 3, 4 & 15 (Proposed Residential A) and Site 2 (Proposed Residential B). Once developed Sites 1 & 2 will represent the logical and organic extensions of the existing residential dwellings along the Shercock and Mullinary Roads including Derryolam Court & Derryolam Park and the Crann Nua & Ros Cluain estates along the Lurgans Road.



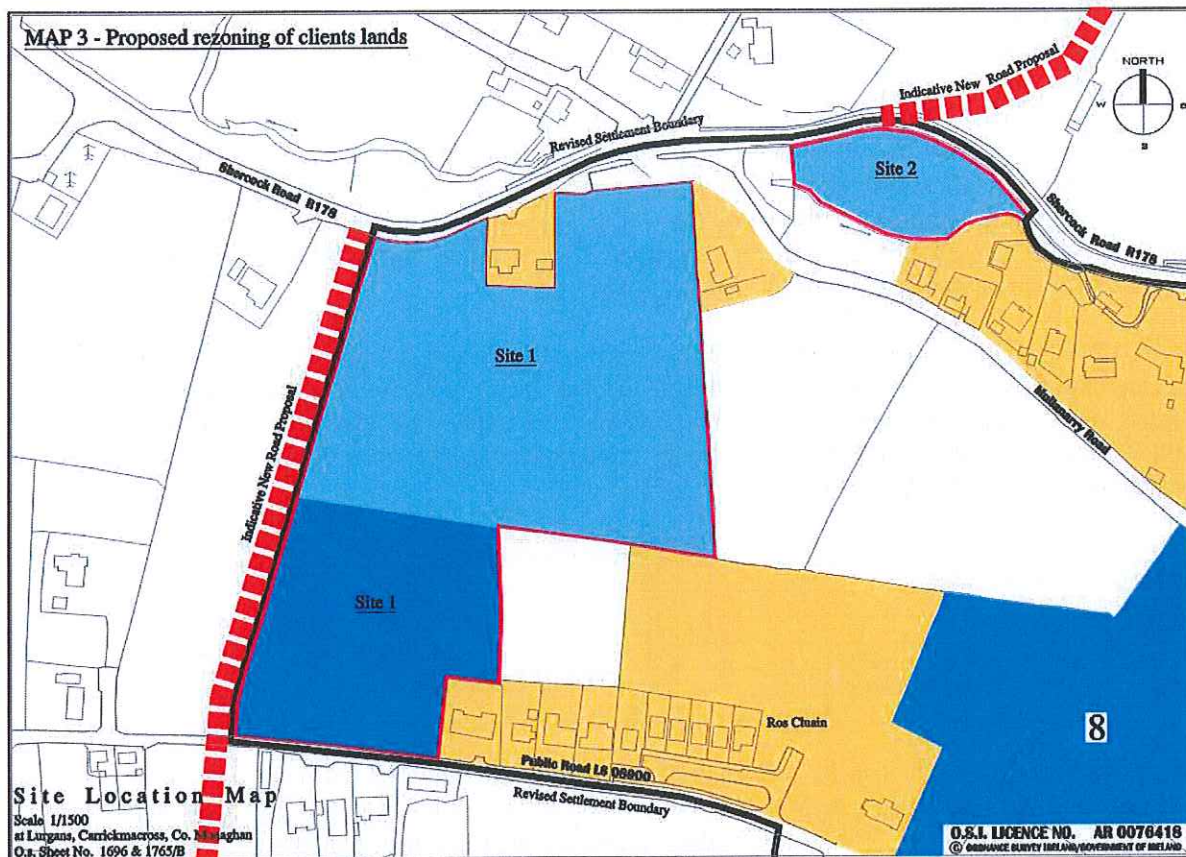
**MAP 2 - Proximity of residential zoned lands to town centre**



- 3.7 In addition to the distance from the town centre making Carrickmacross' residential growth reliant upon zoned lands that have not attracted development within the current plan period (and for longer) is not a particularly sound strategy. Furthermore the manner in which newly zoned lands were identified requires careful examination.
- 3.8 There are several sites zoned in the draft Plan which upon even the most cursory of examinations are unsuitable as future housing lands and incompatible with the principles of sustainable development due to lack of proper/appropriate access, availability of physical and social infrastructure and distance from the town centre. This will be elaborated upon in later sections of the submission.

#### 4.0 JUSTIFICATION FOR PROPOSED ALTERATIONS.

- 4.1 It is noted the Core Strategy projects growth of the County's urban based population by 3% from 37% to 40%. This is considered too a limited an increase if the draft Plan's strategic objective of attracting greater population growth in its various tiered settlements is to be encouraged and delivered. It is suggested that an increase in the urban population target of 45% is both a sustainable and modest increase but one which will facilitate a rebalance of the ratio between urban and rural based populations. By focusing on and encouraging a greater quantum of housing provision appropriate to each of the County's urban settlements the strategic objectives of SH01 & SH02 are more likely to be attained.
- 4.2 The greatest pool of potential new residents for the County's urban settlements will be from its indigenous rural population; rather than from sources outside the County. Not every rural inhabitant qualifies for rural one-off housing. The landowner i.e. parents may live rurally but are not involved in agriculture or working the land; the applicant cannot prove a legitimate rural housing need or the available lands cannot accommodate a design/layout which complies with the development management or design guidance set forth in the draft Plan. Under such circumstances such people would not qualify for a rural one-off dwelling and would be forced to live within an urban settlement. The partial rezoning of Site 1 as Proposed Residential B and its development for serviced low density residential development will provide an attractive alternative to whoever may be reluctant to live in a densely developed urban estate.
- 4.3 As noted in Section 1.1 the Clients seek to rezone Site 1 as Proposed Residential A & B and Site 2 as Proposed Residential A. This is illustrated in Map 3 overleaf. The proposed alteration will require the revising Carrickmacross' settlement boundary on draft Map CDPK1. The two dwellings within the revised settlement boundary would be identified/designated as Existing Residential. The proposed development of Site 1 could potentially allow for further consolidated development of adjoining lands not under the Clients' ownership.
- 4.4 Map 3 below illustrates the progressive, sequential and 'organic' growth of Carrickmacross envisaged in the Chief Executive's 2017 report by linking the development of Sites 1 & 2 at comparable and commensurate densities with adjoining existing residential areas and properties.



- 4.5 The proposed rezoning of Sites 1 & 2 would require a careful but unburdensome review of the draft Plan's preamble paragraphs and planning policies to ensure synergy between the written text and the draft Map CDKPI.
- 4.6 The Clients do not propose increasing the amount of residentially zoned lands over the 25.9Ha identified in the Core Strategy. Rather it is suggested there are alternative sites that are better suited and more appropriate and sustainable to focus and direct Carrickmacross' future housing provision towards.
- 4.7 An examination of the current and previous County Plans illustrates a reliance on the same zoned lands for the provision of housing to accommodate Carrickmacross' projected population growth. Despite several grants of planning permission on the 18.04Ha of zoned lands (excluding the town centre) a negligible number of new houses have been constructed during the lifespan of the current County Plan. Whilst passed economic circumstances provide a partial explanation for the lack of housing provision of equal consideration is the suitability, desirability, viability and availability of some of these sites the current and previous County Plans continue to identify for development. Lack of adequate physical infrastructure, vehicular accessibility, proximity to the town centre and its services (businesses, schools, churches, shops, public transportation routes etc.) are critical determining factors in developing any particular site. Some of the lands currently zoned for residential development, which the draft

Plan proposes to retain, seem to have been selected because of proximity to existing housing estates or their previous zoning rather than on any obvious sequential approach to their identification.

4.8 One such site is Site 17 located between the Woodvale and Foxfield estates. The site sits outside Carrickmacross' current settlement boundary and is unzoned. The draft Plan proposes to extend the settlement boundary and zone Site 17 as Proposed Residential A. Site 17 is not considered a suitable or viable site for residential development and therefore inappropriate to be proposed for residential zoning for the following reasons:

- i) Site 17 is at the periphery of Carrickmacross' urban form. Its development would exacerbate further urban sprawl and non-sequential growth. Between existing and the future development encouraged by zoning Sites 16 & 17 in the draft Plan the area between the Kingscourt and Magheross Roads could potentially accommodate 324no. houses as calculated in the following table.

<i>Site</i>	<i>No. of Residential Units</i>
Crannog Apartment Complex	30
Woodvale Estate	42
Foxfield Estate	103
Site 16 (Proposed Residential A zoning)	76 (3.81Ha x 20 units per Ha = 76.2)
Site 17 (Proposed Residential A zoning)	73 (3.67Ha x 20 units per Ha 73.4)
<i>Total</i>	<i>324</i>

Development of Site 17 (on its own or in conjunction with Site 16) will merge the very distinct and physically separate Woodvale and Foxfield estates into an excessive large and amorphic housing estate. There is no other residential area within Carrickmacross or the County of such comparable scale which does have its own direct vehicular access off a major road. The magnitude of potential residential development that is envisaged for this peripheral area is unsustainably excessive in scale to what is appropriate or sustainable for a Tier 2 settlement such as Carrickmacross.

- ii) Site 17 is located 1.01km from town centre via the Woodvale estate and Kingscourt Road (R179) and 1.3km via the Foxfield estate and Magheross Road (L48002).
- iii) Site 17 has no direct access to the existing road network. Access can only be achieved through existing internal cul-de-sacs unsuited to safely or physical accommodating excessive increases in traffic volume.
- iv) Site 17 is connected to adjoining estates at two very specific and spatially restricted spots. The majority of its northern and southern boundaries abut the rear gardens of Woodvale and Foxfield dwellings. It is hemmed in to the east and west by agricultural land. Development of Site 17 provides little opportunity for a properly integrated and permeable development that encourages alternative modes of transport in preference to an overt reliance upon the private car.
- v) Site 17 is bordered by large field drain or stream feeding a small lake immediately to the west. The OPW's Catchment Flood Risk Assessment mapping programme places Site 17 in a drainage district connecting the local hydrological regimes within the Mullanarry,

Kilmactrasna, Magheross areas and beyond. Unlike the Woodvale and Foxfield estates which are on higher ground Site 17 comprises of low lying ground making it susceptible to flooding and therefore undesirable as a site for potential residential development.

- 4.9 Past levels of development clearly show that the continued reliance on the same parcels of land that have been zoned as far back as the 2007-2013 County Plan but which have not delivered any substantial level of new housing provision is a failed strategy in need of a fresh approach. There seems little sense in relying upon the same parcels of lands for a further six years as the sole means of accommodating the town's projected population growth. Lands such as the Client's sites which can be readily developed and immediately contribute to the town housing stock should be appropriately zoned in the draft Plan.
- 4.10 The Clients therefore respectfully recommend Site 17 be removed from consideration as suitable residential development lands and the residential zoning be applied to the Clients lands. Site 17 is of a comparable size/area (3.67Ha) to the Client's two sites (3.14Ha & 0.40Ha) and its removal from the draft Plan can be achieved without any material impact upon the integrity of the Core Strategy's direction and objectives or the deliverability of the town's overall strategic vision. The incorporating of Proposed Residential B into the zoning for Site 1 was in response to current and future market requirements as expressed in O'Hanlon Property's letter (see Appendix 1). It is the Clients firm and considered opinion that exchanging Site 17 for their lands (Sites 1 & 2) is a more sustainable and realistic response to the provision of new houses for Carrickmacross' future population and achievement of the Core Strategy's policies in particular Policies CSP6, CSP7, CSP8 and CSP9.

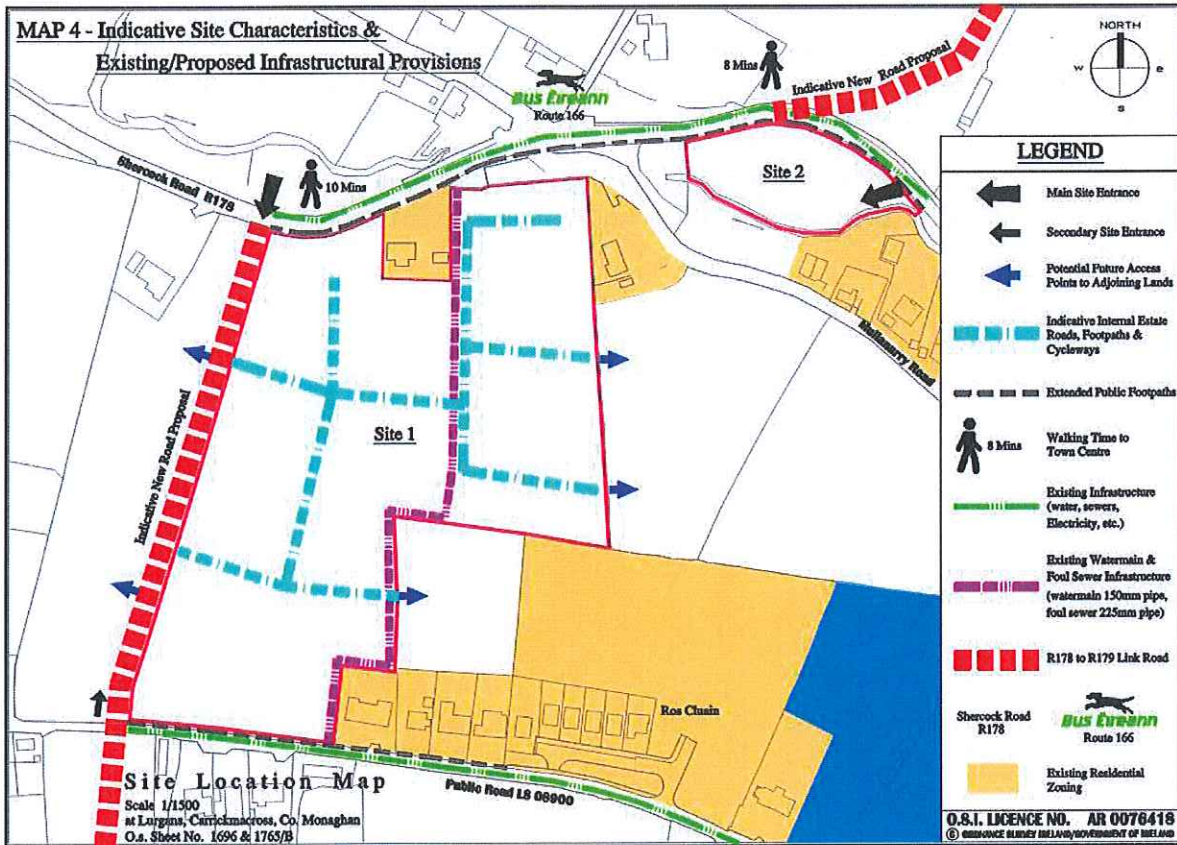
## 5.0 SEQUENTIAL JUSTIFICATION.

- 5.1 Taking cognisance of the need to consolidate urban settlements by applying the sequential approach to land use zoning the following section will demonstrate how Sites 1 & 2 comply with the basic factors of sustainable development and the identification of lands for future development. These factors which are derived from the principle of sequential development, availability of infrastructure, site characteristics, and land availability to construct houses within the plan period are set out as follows:

Sequential Assessment Factor	Assessment
<i>Proximity to Town</i>	See Map 2. Via Shercock Rd Site 1 is 842m from Shirley Arms Hotel and Supervalu Supermarket (10 min walk). Via Lurgans Road & Mullinary Road Site 2 is 1km from Parnell/Main Street junction. Via Shercock Road Site 2 is 625m to Shirley Arms Hotel and Supervalu Supermarket (8 min walk).
<i>Consolidation</i>	Sites 1 & 2 are sequentially linked to the town centre via the Shercock Road. Both sites are much closer to town centre than comparable residentially zoned lands and can be accessed directly along a major regional road serving the town centre with excellent footpath provision (see Map 2). Development of Sites 1 & 2 will rebalance historic growth north and south of town centre and negate need for further urban sprawl north, south and eastwards. Rezoning the adjoining residential properties to Existing Residential is a self-evident reflection of their existence.

<i>Accessibility</i>	Sites 1 & 2 easily accessed from Shercock and Lurgans Roads. Site 1 principal access via a Shercock Road secondary access via Lurgans Road. Development of Site 1 will deliver first stage of R178/R179 link road – a key component in draft Plan’s roads and traffic management programme. Site 1 layout to be designed with pedestrian/cyclist movement and permeability as priority. Potential access to adjoining lands from link road and internal estate road. Development of Sites 1 & 2 will facilitate provision of new footpaths along Shercock Road & Lurgans Road site frontages increasing accessibility and alternative modes of travel.
<i>Availability</i>	Land under one ownership and available for immediate development upon appropriate rezoning and obtaining planning permissions.
<i>Water Services</i>	Existing 150mm piped water mains and 225mm foul sewer pipe runs through Site 1 (see map 4) and connects to existing water mains, surface water drainage and sewerage infrastructure along Shercock & Lurgans Roads. Public infrastructure has ample surplus capacity to accommodate quantum of new housing development envisaged for Sites 1 & 2.
<i>Public Transport</i>	Bus Eireann Route 166 passes Sites 1 & 2 along R178.
<i>Setting</i>	Edge of town location, semi-rural setting. General vernacular, development density and house type/design distinctive along both Shercock Road and Lurgans Road leading to potentially divergent design responses to houses built in northern and southern portions of Site 1. Site 2’s riverside setting presents unique design and development opportunities
<i>Flooding</i>	Site 1 not vulnerable to pluvial, fluvial or coastal flooding. CFRAM mapping indicates part of Site 2 lands running parallel to River Proules prone to 1:10 year flooding event. Site development will be subject to further flood risk assessment.
<i>Topography</i>	Site 1 slopes downwards from Lurgans Road (south) to Shercock Road (north). Site 1 development will require ground levelling to accommodate new building plots, new link road and road junctions. Site 1 topography will inform potential development’s unique and distinctive character and layout. Site 2 lower lying than R178 and may require ground level alteration to avoid flooding potential. Existing point of vehicular access at road level.

- 5.2 Sites 1 & 2 benefit from proximity and accessibility to excellent infrastructural networks (roads sewers, water, power etc.). There are no design details or specification for the new R178/R179 but its path through Site 1 leads to the reasonable assumption that access will be taken off the new link road. There is nevertheless sufficient road frontage to provide suitable entrances from either road. The development of Sites 1 & 2 would also facilitate the construction of new footpaths running parallel with each roadside boundary. Subject to consultation with Bus Eireann Site 1’s Shercock Road frontage could accommodate a new bus stop/lay-by serving Route 166 (Carrickmacross to Shercock). The concave alignment of the Shercock Road provides maximum visibility splays and sightlines for all entering and exiting vehicular, pedestrian and cyclist traffic. Site 1’s internal estate roads and general design layout will prioritise site permeability and pedestrian/cyclist traffic movement. The mix of residential zonings in Site 1 offers an opportunity to link the divergent urban forms and development densities evident along the Shercock and Lurgans Roads.
- 5.3 Site 2’s proximity to the River Proules and ground level differences to the Shercock Road present unique site characteristics which can be overcome with an innovative design approach and creative solutions to such challenges.
- 5.4 This indicative vision of the development potential of Sites 1 & 2 is illustrated in Map 4 overleaf.



## 6.0 CONCLUSION.

- 6.1 The residential zoning of Sites 1 & 2 is a sensible and viable alternative to the current provisions of the draft Plan. We have sufficiently demonstrated an evidence based and sequential justification for the Client's proposal which addresses the continued growth of Carrickmacross further from its urban core. The Clients' proposal will help consolidate the growth of the town by concentrating development on lands which are closer to the town centre than existing and proposed satellite estates and which will be developed quickly. It will make an immediate and positive contribute to the town's housing stock and deliver a viable alternative to other lands which, despite their historic zoning, have sat idle and undeveloped. The Clients' proposed rezoning submission will deliver a mixed density of desirable new housing stock that in O'Hanlon Property's professional experience and opinion will *'...be easily marketable...'* and ensure a *'...quick turnaround timescale...'* for completion.
- 6.2 The proposed de-zoning of Site 17 and the residential zoning of the Clients' lands would not require substantial revision to the structure or strategic vision of the draft Development Plan. As a viable alternative proposal to the draft Plan the residential zoning of Sites 1 & 2 is considered wholly in keeping with the principles of proper planning and sustainable development.

- 6.3 For these reasons and those set out above the Clients request the Forward Planning Unit zone Sites 1 as Proposed Residential A and Proposed Residential B; Site 2 as Proposed Residential A; de-zone Site 17 as Proposed Residential A and designate the neighbouring dwellings on Shercock Road as Existing Residential.
- 6.4 If there is any aspect of this submission the Forward Planning Team wishes to discuss please do not hesitate to contact EHP Services. We look forward to your positive consideration of this submission.



APPENDIX 1

O'HANLON PROPERTY LETTER



ESTATE AGENTS & PROPERTY ADVISORS

Mr Tony Eubanks  
EHP Services  
154 Riverside Drive  
Red Barns Road  
Dundalk  
Co Louth

23rd May 2018

**Re:** Potential Development Lands at Lurgans and Derryolam,  
Carrickmacross, Co Monaghan  
**Client:** Mr Micheal McKitterick

Dear Tony

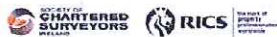
Further to your recent letter, I am writing to state that I am familiar with the lands at Lurgans and Derryolam, Carrickmacross and in my opinion they should be rezoned for Residential Development.

Working locally as an Estate Agent, I am aware of the urgent need for new homes to be built around the town and in particular, the requirement for serviced self build sites to accommodate people from rural areas who cannot build in the countryside due to local need planning restrictions and those who wish to occupy a detached property on its own grounds in close proximity to the town centre.

The subject lands are within an acceptable walking and driving distance of the town centre and various amenities and would be easily marketable thereby ensuring a quick turnaround timescale for completing any proposed development.

I understand the lands are easily accessible to mains services including water and sewerage and there is little traffic congestion between the site and the town.

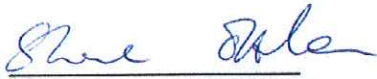
52 FITZWILLIAM SQUARE | DUBLIN 2 | D02 X504 | T: 01 9081240 | F: 01 6650480  
MARKET SQUARE | CARRICKMACROSS | CO. MONAGHAN | A81 HK29 | T: 042 966 2222 | F: 042 966 2445  
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Shane O'Hanlon Ltd.  
Directors: Shane O'Hanlon *MCS*, *MRICS*, T.P. O'Hanlon & Conn  
Co. Reg. No.: 291826 V.A.T. No.: IE 8291826 C  
PSR Licence No. 2408

I trust you will find my comments helpful in reaching a decision.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Shane O'Hanlon". The signature is written in a cursive style with a horizontal line underneath the name.

**Shane O'Hanlon MCSI MRICS**

