

Treanor, Bronagh

From: Owen Finegan [Owen.finegan@Fineganjackson.ie]
Sent: 25 May 2018 14:31
To: ldevplan
Subject: Submission
Attachments: S22C-6e18052513320.pdf

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Laura

Submission for Dermot Conlon

Regards,
Owen Finegan [B.Sc.](#)

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Monaghan County Council
Forward Planning Team
Planning Section
County Offices
The Glen
Monaghan

24th May 2018

Re Proposed Monaghan County Development Plan 2019 to 2025

Dear Sirs

We make the following submission on behalf of Mr Dermot Conlon, Dundalk Road, Carrickmacross.

Mr Conlon owns a parcel of land adjacent to his own house (Copy map attached) which is currently zoned "Strategic Residential Reserve" Mr Conlon wants to upgrade this zoning to "Proposed Residential B" for the following reasons.


- The site has been the subject of numerous enquiries regarding development. We enclose confirmation of meetings from Aledo Construction Ltd. who have expressed interest in constructing a number of detached houses.
- The site is ideally located with amenities such as footpaths, lighting and public services already in place.
- The amount of area that is designated Proposed Residential B is limited on the south side of Carrickmacross. The subject site is in close proximity to the by-pass and is suitable for Dublin commuting.
- The intention of the zoning category "Strategic Residential Reserve" in the 2013 to 2019 Monaghan County Development Plan was to reserve these parcels of land until area became available in the "Proposed Residential" zoning. Development has taken place in the Proposed Residential areas over the last five years therefore priority should be given to the Proposed

Residential Reserve areas for an upgrade. The introduction of previously unzoned lands for inclusion as Proposed Residential A or B defeats the purpose of having a "Proposed Residential Reserve" category in the first place.

- There is a housing shortage in Carrickmacross at the moment. The immediate rural area is subject to "Local Needs" There is keen interest in this site for immediate development and zoning as Proposed Residential B coupled with the fact that there is no Local Needs restriction, widens the client base. Proximity to the N2 also renders the site desirable.
- During the past five years the County Council carried out road widening on the road fronting the site. The required site distance was put in place at the time in order to future proof the site. The subject site will be the main access to lands adjacent to, and at the rear of the site. The layout of any proposed development will reflect this. Other proposed zoned lands may not have the sight distance available however their zoning blocks the development of more suitable sites such as the subject site.

We would be obliged if you would give the above points consideration

Yours sincerely



Owen Finegan
B. Sc (Hons) Building Surveying



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The Glen
Monaghan

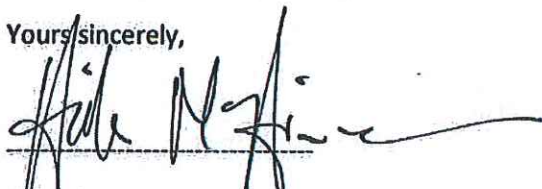
03 May 2018

RE: Draft County Monaghan Development Plan 2019 – 2025
Dermot Conlon 2.5 acres s.m.
Drommond Otra, Carrickmacross
Folio 19655 Count Monaghan

Dear Sir/Madam,

I confirm that we have held meetings and discussions with the above named and are interested in constructing a housing development at the above location.

Yours sincerely,


Aidan McAvinue

Building a sense of place...



**The Property
Registration Authority**
An tÚdarás
Clárúcháin Maoinne



Official Property Registration Map

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale accuracy is limited to that of the original OSI Map Scale.

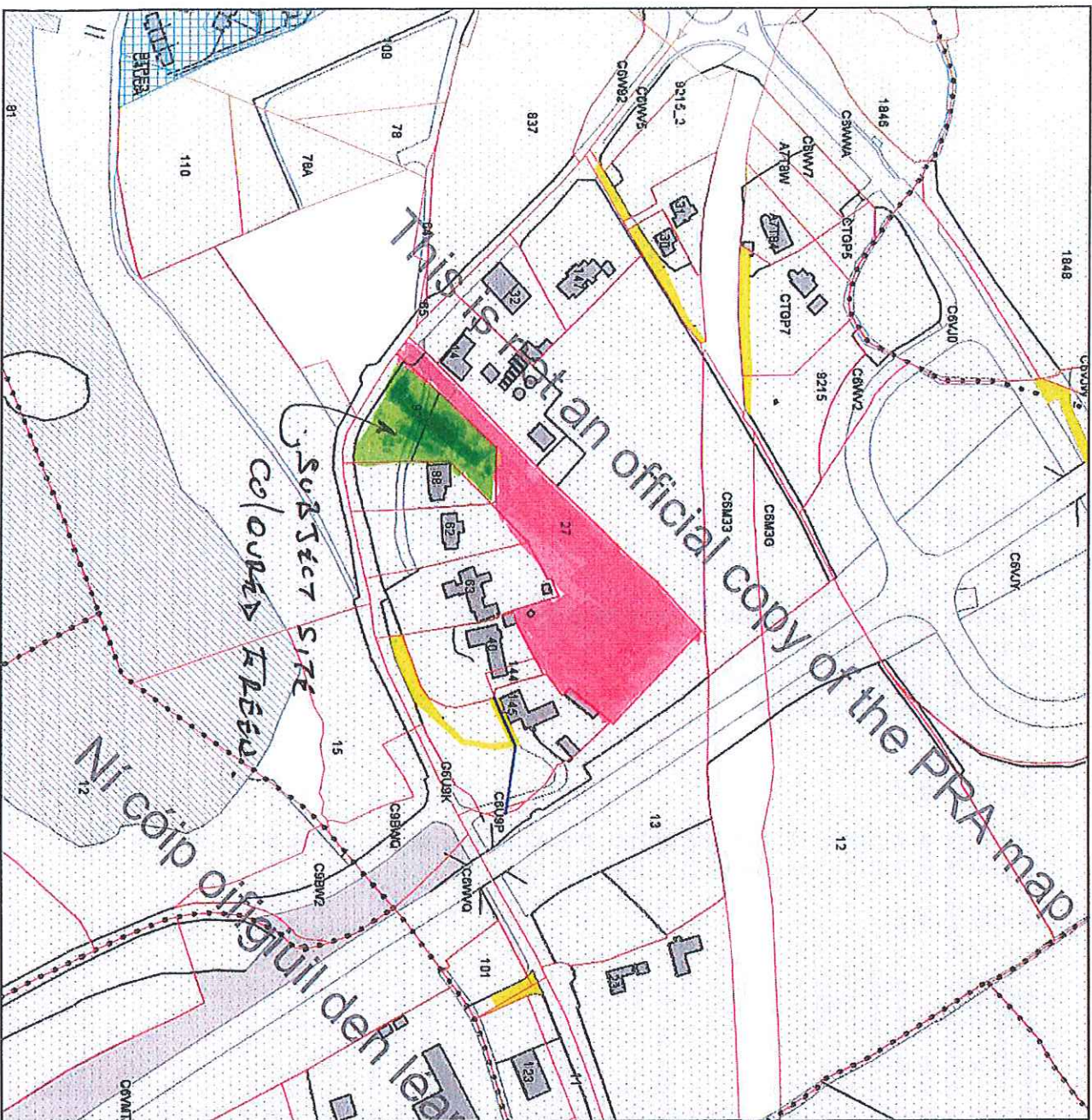
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- (colour/shade of parcel(s) edges)*
- Freehold
 - Leasehold
 - Subleasehold
 - 'S' Register
- (see Section 8(2)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).
- Burdens (may not all be represented on map)
 - Right of Way / Wayleave
 - Turbary
 - Pipeline
 - Well
 - Pump
 - Septic Tank
 - Soak Pit
- A full list of burdens and their symbology can be found at: www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent

(see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



Creation Date: 03 May 2018 10:46:40