

## Treanor, Bronagh

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**From:** nathan anscombe [nathan.anscombe@cspringle.com]  
**Sent:** 25 May 2018 15:04  
**To:** !devplan  
**Cc:** Kieran O'Reilly (CS Pringle)  
**Subject:** Development Plan Submission - Mr Harry Boylan & Mr Anthony Boylan  
**Attachments:** Harry Boylan - Zoning.pdf; Site Layout Plan.pdf

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Dear Sir/ Madam,

Please find attached submission for the proposed County Development Plan 2019-2025 on behalf of our clients Mr Harry Boylan & Mr Anthony Boylan in relation to their lands in Smithborough, Co. Monaghan.

**Submission by:**

H. Boylan & Sons Ltd  
Trostan,  
Carrickmacross,  
Co. Monaghan

Kind Regards

Nathan Anscombe  
BSc. (Hons) Build. Surv.

For



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TITLE: SUBMISSION TO MONAGHAN CO. CO.  
REGARDING DRAFT DEVELOPMENT PLAN  
2019-2025

CLIENT: BOYLAN H & SONS LTD  
MR ANTHONY & HARRY BOYLAN

LOCATION: SMITHBOROUGH, CO. MONAGHAN

Stage/Revision:	Author:	Checked:	Issued:

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## 1.0 EXECUTIVE SUMMARY

The draft Development Plan 2019-2025 indicates that Monaghan County Council proposes to retain the existing development limits for the Smithborough village area. We have studied this proposal and we would like to put forward a submission on behalf of our client Mr. Harry Boylan.

Our clients land off the LS06100 road to the North of Smithborough is adjoining the proposed Recreation & Amenity Zoned area ( Eire Og GAA playing fields) and is just outside the proposed development limit. These lands were previously within the development limit as outlined in the Smithborough Local Area Plan 2002-2007 and further in the Monaghan County Development Plan 2007-2013.

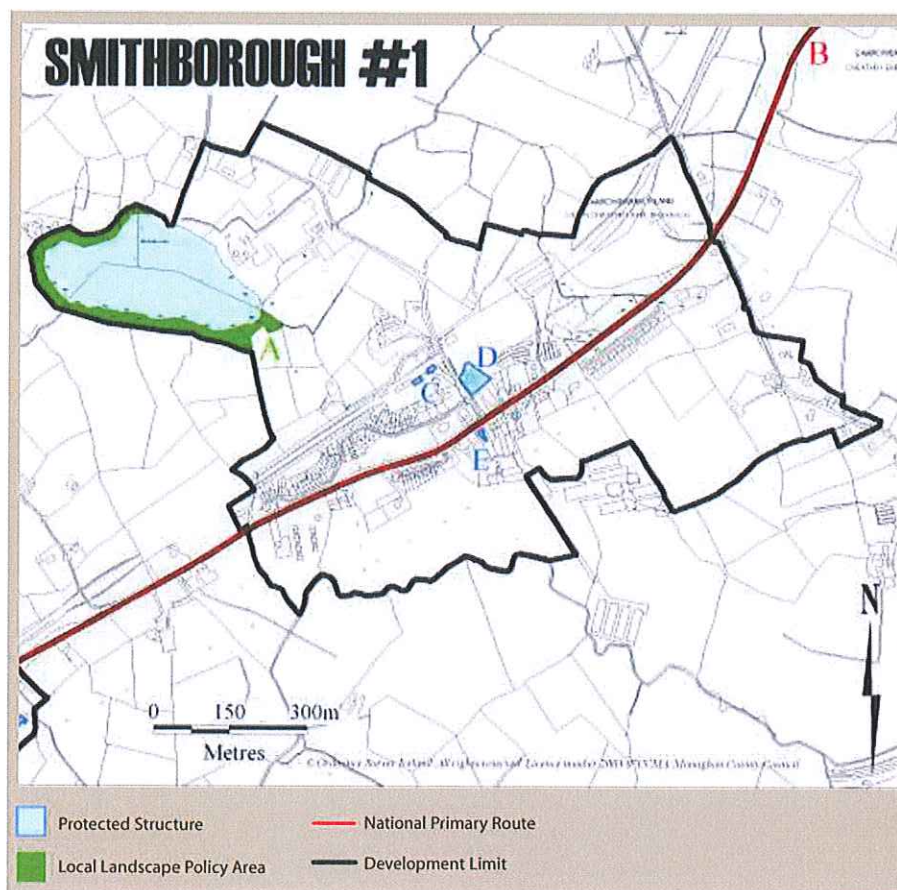


Image 1: shows the Development Limits 2007-2013 Monaghan CoCo Dev. Plan



**Image 2: shows the Development Limits 2002-2007 Smithborough Local Area Plan.**

Our client proposes a residential housing development for these lands which will provide much needed housing for Smithborough community. The development is located within walking distance of all amenities and services enjoyed by residents of the main street of Smithborough.

We will endeavour to demonstrate that this proposed development is viable and sustainable at this proposed location when one takes into account the directional growth of the village. We will endeavour to encourage Monaghan Co. Co. to change and extend the development Limits along the LS06100 Road in this draft plan to include the lands indicated in a red circle on Image 3 map below.

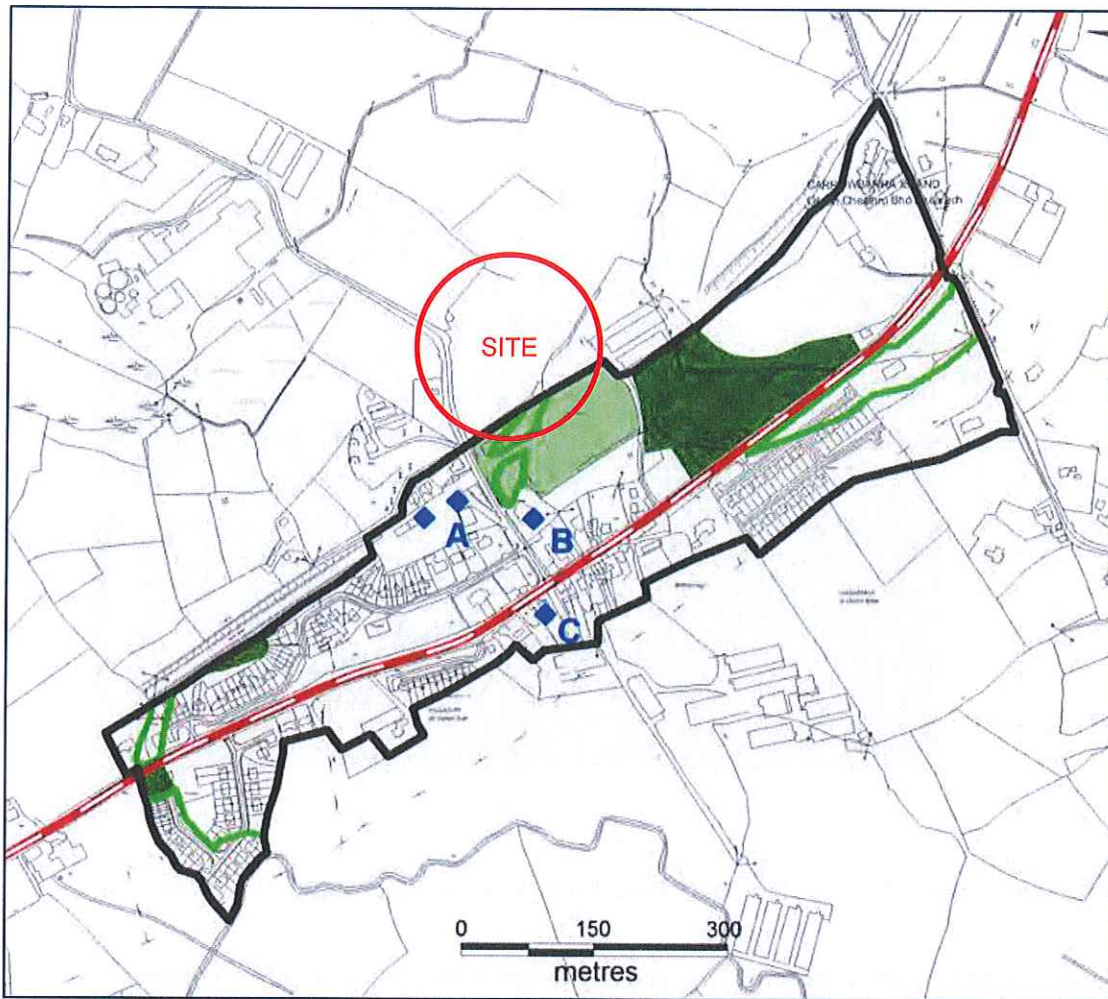


Image 3: shows the Development Limits 2002-2007 Smithborough Local Area Plan.



## 2.0 EXISTING HISTORICAL BACKGROUND

These lands were zoned in the Development Plan 2007-2013, inside the Development Limits of the Village and in the Smithborough Local Area Plan 2002-2007.

As existing zoned land in Smithborough village has been developed or lands that are zoned are owned by people who are not interested in developing the lands this results in the development of the village stagnating.

Smithborough is a Tier 4 town with a recorded population of 395 persons in 2016 and a projected increase to 483 by 2025.

There is and will be a need for residential housing in the coming years. The lands owned by Mr Harry Boylan as outlined above is in a strategic location in terms of siting and access for a residential development whilst remaining close to the centre amenities and services. The site is visually linked and recognised as a village location and would not be seen as ribbon development or sprawl into the countryside.

## 3.0 DEVELOPMENT PLAN 2019- 2025

Our client is a respected developer having completed 'The Meadows' housing development to the West of Smithborough village with the majority being occupied at present.

All infra-structure needed to service such a proposed housing development for this site are in place or in some instances such as footpaths and public lighting which stop adjacent to the site can be extended easily to readily accommodate this proposal.

As outlined in the NPF 'Ireland 2040' *"In developing Ireland 2040, it is apparent that we have so many authentic communities and places with so much potential that there is no clear justification for the creation of entirely new settlements. It is the case, however, that many of our urban places are in need of improvement, regeneration and revitalisation and that many of our rural places are either at risk from urban-generated overspill, or are suffering from depopulation. This doesn't mean that we need to start again, elsewhere, but it does mean that we need to accommodate our changing needs in a way that facilitates growth, improvement and regeneration, to bring new life and vitality to places, while avoiding overdevelopment."* It is our opinion that the development proposed does exactly this and therefore the rezoning of these lands should be considered.

The national policy objective 3a. states that we must *"Deliver at least 40% of all new homes nationally, within the built-up envelope of existing urban settlements"*. Given the location of this site as being visually linked with the centre of Smithborough village, the rezoning of these lands would enable this development to contribute to this target.

NPF 'Ireland 2040' states that *"Opportunities exist to create the conditions to support residential development in rural towns, whether through parking and streetscape improvements, traffic diversions, the provision of small scale urban amenities such as open spaces or playgrounds, the acquisition of key sites and/or the opening up or amalgamation of backlands and the provision of services such as waste-water treatment."* It is our opinion that this statement is supportive of the development proposed for the lands owned by our client.

Section 2.4.2 Housing Land Requirement of the Draft Monaghan County Development Plan 2019 – 2025 states that *"Provide for lower density housing on zoned land to expand the options for residential development and offer a wider choice of housing within the designated settlements as an alternative to rural one-off housing."* This development would be an alternative for the Smithborough area. With the occupation of new housing developments and the decreased supply of housing developments in Smithborough, there is an increasing demand for housing and to meet this demand home buyers, particularly from the area are forced to build one-off houses in the countryside which is leading to built up areas and in some case overdevelopment which is spoiling the surrounding countryside.

#### 4.0 SITE DETAILS

The site topography would lend itself to a residential development and we feel the proposal would integrate onto the site and its surroundings in a sympathetic manner with a backdrop of existing mature trees to the rear. The site is close to the village centre which will enable the residents to access the same amenities and services by all village residents. Smithborough is located halfway between Monaghan and Clones and would be an attractive location for home buyers who commute to and from Monaghan or Clones.

## 5.0 CONCLUSION

To conclude our client feels that the rezoning of these lands which were originally zoned for residential housing will;

- Allow for much needed affordable residential housing in the Smithborough village and will be in keeping with the existing residential pattern, general design, layout, site size and character of the existing village.
- Given its location the development could be easily accommodated as the infrastructure and services are in place such as existing foul sewerage pipe-line, mains water supply, ESB, Eircom, Broadband, public footpath, and public lighting etc. all existing at this location at present.
- The site is within walking distance of the town centre on the existing public footpath which has public lighting
- The proposal will be in line with the policies set out in the (NPF) National Planning Framework, National Spatial Strategy, the Residential Density Guidelines and The Sustainable Residential Development in Urban Areas, Guidelines 2009.
- As established developers within the town of Smithborough Harry & Anthony Boylan have established themselves as reputable builders through the construction of the 'The Meadows' development. The lands to which we are seeking your consideration for inclusion within the development limits would allow our clients to continue to provide their quality product within the village.

Please consider the contents of this submission before compiling the final Development Plan Map for the village of Smithborough.

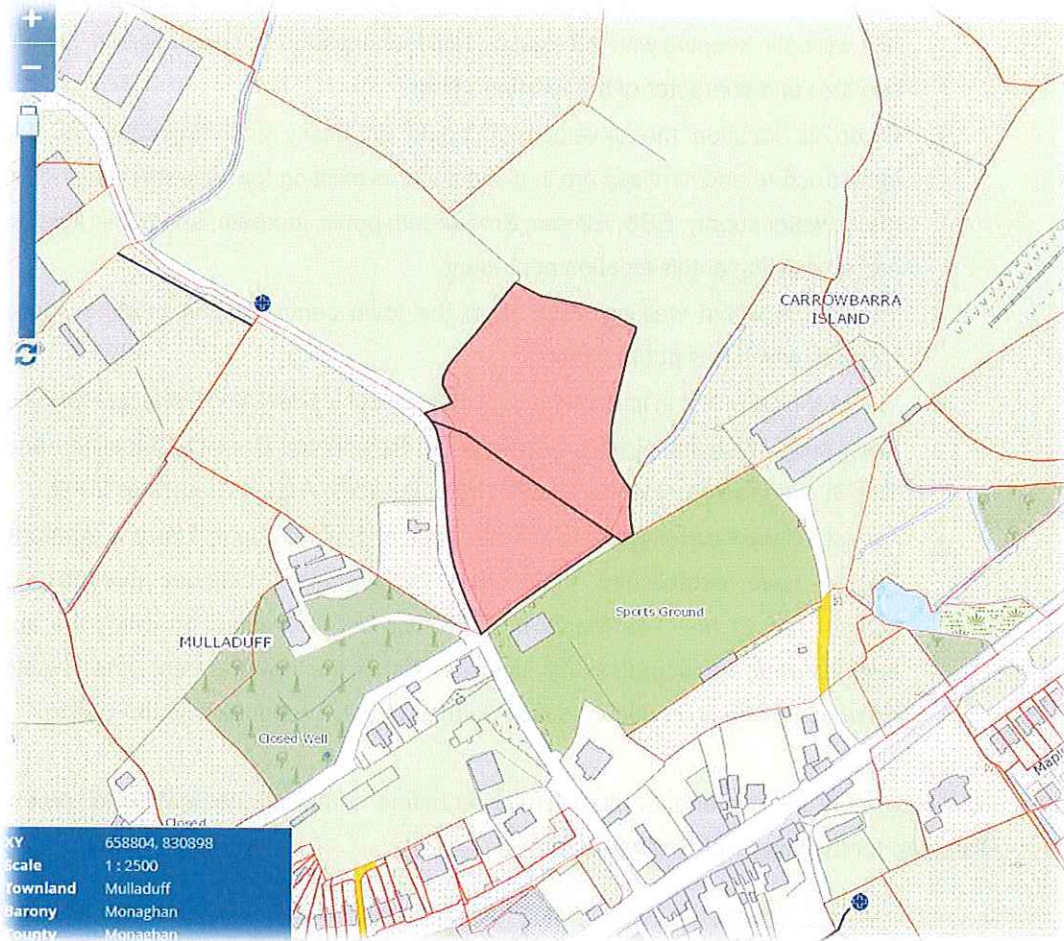
Yours sincerely,



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Nathan Anscombe  
For and on behalf of **C. S. Pringle**

## APPENDIX A



Folio MN20728F

## APPENDIX C

### Draft Site Layout





