

Treanor, Bronagh

From: Julie Costello [julie@tpa.ie]
Sent: 25 May 2018 15:41
To: !devplan
Subject: Submission to Draft Monaghan County Development Plan 2019-2025
Attachments: Submission to Draft Plan 25.05.18.pdf

CAUTION: This email originated from outside of the Organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom it concerns

Please find attached a Submission made in respect of the *Draft Monaghan County Development Plan 2019-2015* made on behalf of The Maxol Group, 3 Custom House Plaza, IFSC, Dublin 1, D01 VY76.

Please note that this submission contains a combination of portrait A4 and landscape A3 pages. If it would be of assistance for us to send a hard copy by post, please do not hesitate to contact us.

I look forward to acknowledgement of this email and Submission.

Regards

Julie Costello
Associate

Tom Phillips + Associates

Town Planning Consultants



Contact

80 Harcourt Street
Dublin 2
D02 F449
T +353 1 478 6055
F +353 1 478 6054
M + 353 87 939 9602

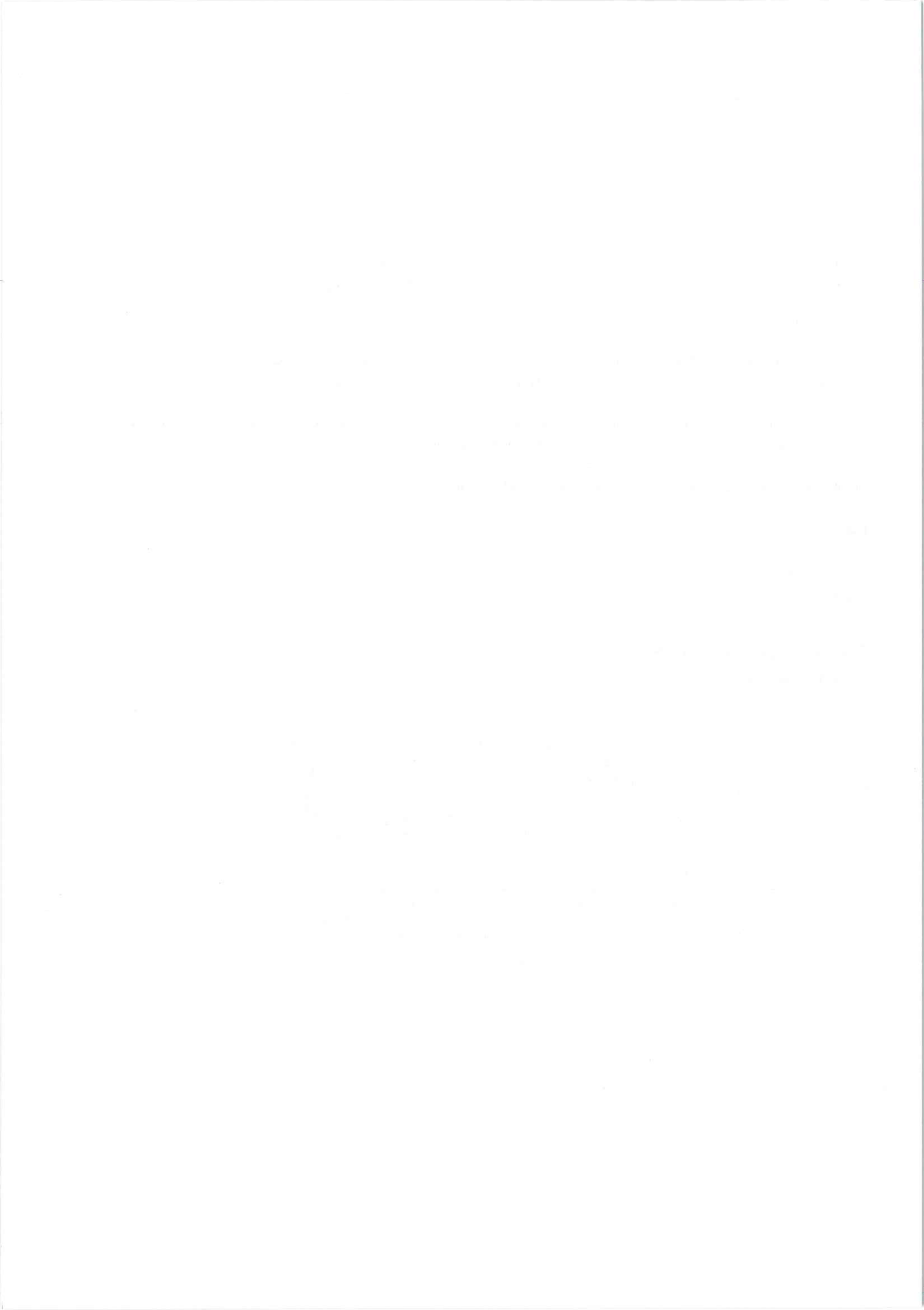
w www.tpa.ie
e info@tpa.ie



Tom Phillips and Associates Limited:

Privileged/Confidential Information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone. In such a case, you should destroy this message and notify us immediately. If you or your employer do not consent to e-mail messages of this kind, please advise us immediately. Opinions, conclusions and other information expressed in this message are not given or endorsed by Tom Phillips and Associates Limited unless otherwise indicated by an authorised representative independent of this message.

Tom Phillips and Associates Limited. Registered in Ireland No. 353333, 80 Harcourt Street, Dublin 2, D02 F449.



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

Friday, 25th May 2018

[By Email: devplan@monaghancoco.ie]

Dear Sir/Madam,

RE: SUBMISSION TO THE DRAFT MONAGHAN COUNTY DEVELOPMENT PLAN 2019-2025 IN RELATION TO LANDS AT COOLSHANAGH, CO. MONAGHAN

1.0 INTRODUCTION

1.1 Submission by The Maxol Group in Respect of Lands at Coolshanagh

The Maxol Group¹ has retained Tom Phillips + Associates (Town Planning Consultants), to make this submission to the *Draft Monaghan County Development Plan 2019-2025* in relation to lands at Coolshanagh, Co. Monaghan.

1.2 Subject Lands: Maxol Landholding and Adjoining Lands

The Maxol Group owns lands at Coolshanagh, at the northeast side of Monaghan Town, which accommodate a petrol filling station, associated facilities and certain adjoining lands.

The Maxol Group's lands adjoin a number of other landholdings, all of which are currently zoned for commercial use. These lands are identified in Figure 1.1 below and located to the south of Coolshanagh Roundabout, between R135 to the east and the Ulster Canal to the west.

This Submission is made in respect of The Maxol Group's landholding and the adjoining commercial lands. These are collectively referred to in this Submission as the 'subject lands'.

¹ 3 Custom House Plaza, IFSC, Dublin 1, D01 VY76

1.3 Subject Lands Suitable for Comprehensive Redevelopment, Masterplanning had Commenced Prior to Publication of *Draft Plan*

The subject lands are underutilised, serviced commercial lands at a high-profile location.

Prior to the publication of the *Draft Monaghan County Development Plan 2019-2025*, some landholders in the area had initiated the preparation of a masterplan that would allow for the co-ordinated redevelopment of the commercially zoned lands at this location.

However, the *Draft Plan* proposes alterations to the zoning Objectives in the area, which alters the development potential of these lands.

This Submission seeks that the proposed new zoning be refined slightly to reflect ground levels and support appropriate development of the lands.

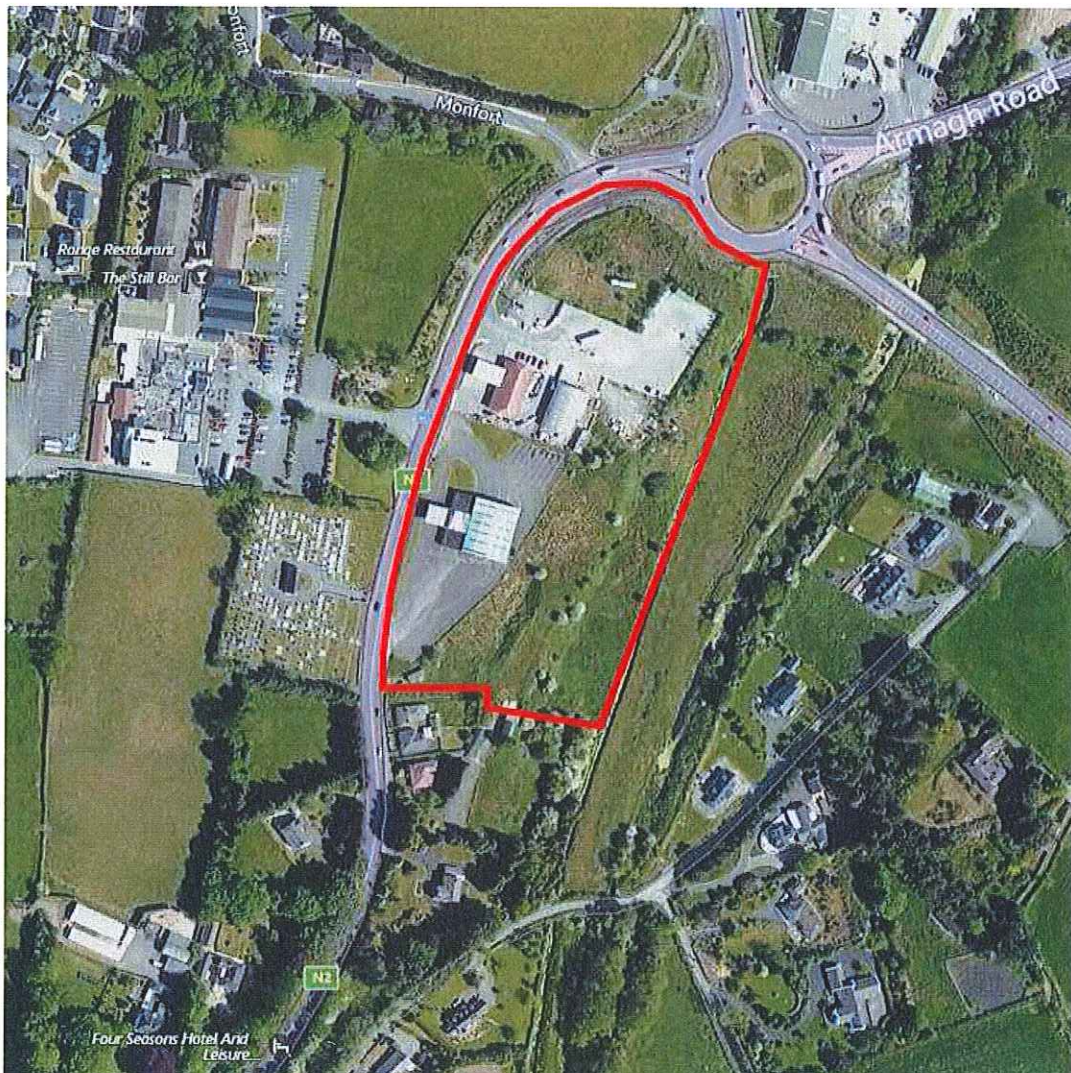


Figure 1.1: Approximate boundary of lands referred to as 'subject lands' in this Submission. (Source: Bing Maps, annotated by Tom Phillips + Associates, 2018.)



2.0 EXECUTIVE SUMMARY

The Maxol Group Retailed Tom Phillips + Associates to prepare this Submission to the *Draft County Monaghan Development Plan 2019-2025*.

The purpose of this Submission is to seek the following amendment to the *Draft Plan*:

Refine the proposed 'Landscape Protection/ Conservation' zoning to reflect existing ground levels and assessed flood risk. This will slightly increase the extent of 'Industry/Enterprise/ Employment' zoning thereby facilitating the future redevelopment of the subject lands for commercial uses.

3.0 SITE LOCATION AND CONTEXT

3.1 Site Context

The subject lands are located to the northeast of Monaghan Town Centre, close to the Coolshanagh Roundabout, which forms the entrance into the town from the N2 to the north and the N12 to the northeast.

The wider area is characterised by a mix of uses including: a hotel, individual dwellings, a housing development, cemetery, industrial operations and educational uses.

The *Draft Plan* acknowledges Monaghan Town's place at the top of the settlement hierarchy and the aim of the hierarchy is to *inter alia* encourage enhanced commercial and employment opportunities. Objective SH01 of the *Draft Plan* supports the orderly and sustainable expansion of the settlement:

"Objective SH01

To facilitate the development of Monaghan to maintain its position as the principle town in the County at the top of the settlement hierarchy and to ensure that its expansion takes place in an orderly and sustainable fashion that will not detract from the vitality and viability of its town centre."

The subject lands are serviced lands that are located well within the town boundary, inside the N2 bypass and are capable of development.

4.0 COMPARISON BETWEEN CURRENT AND PROPOSED DRAFT COUNTY DEVELOPMENT PLANS

4.1 *County Monaghan Development Plan 2013-2019: Subject Lands Zoned 'Existing Commercial'*

The subject lands, which under the current *County Monaghan Development Plan 2013-2019* are zoned entirely 'Existing Commercial' (see Figure 4.1). This allows for the expansion and redevelopment of existing commercial uses and frames the basis of current masterplanning at the site.

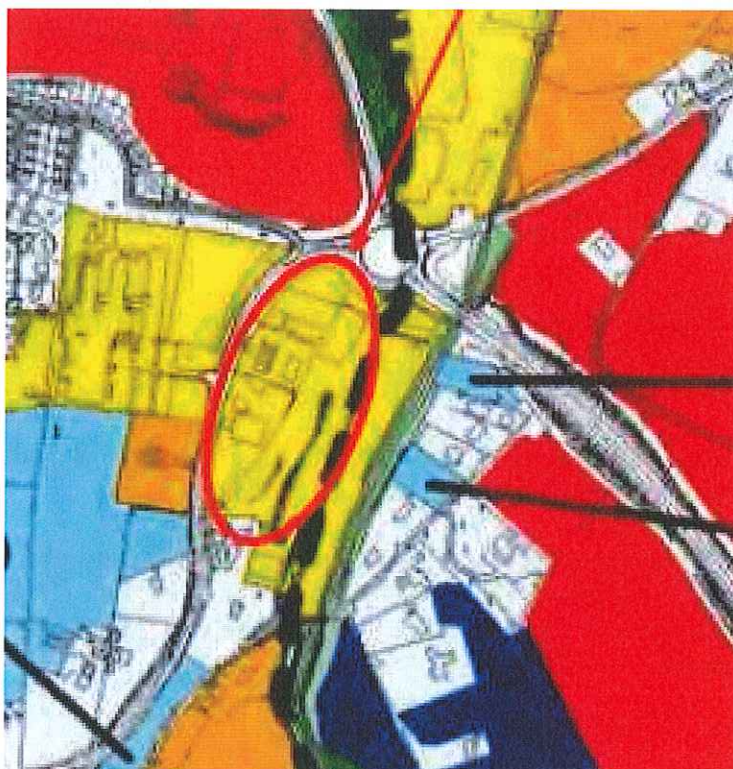


Figure 4.1: Existing Zoning Map (*Monaghan County Development Plan, 2013-2019*). Commercial area in Coolshanagh area identified in red.

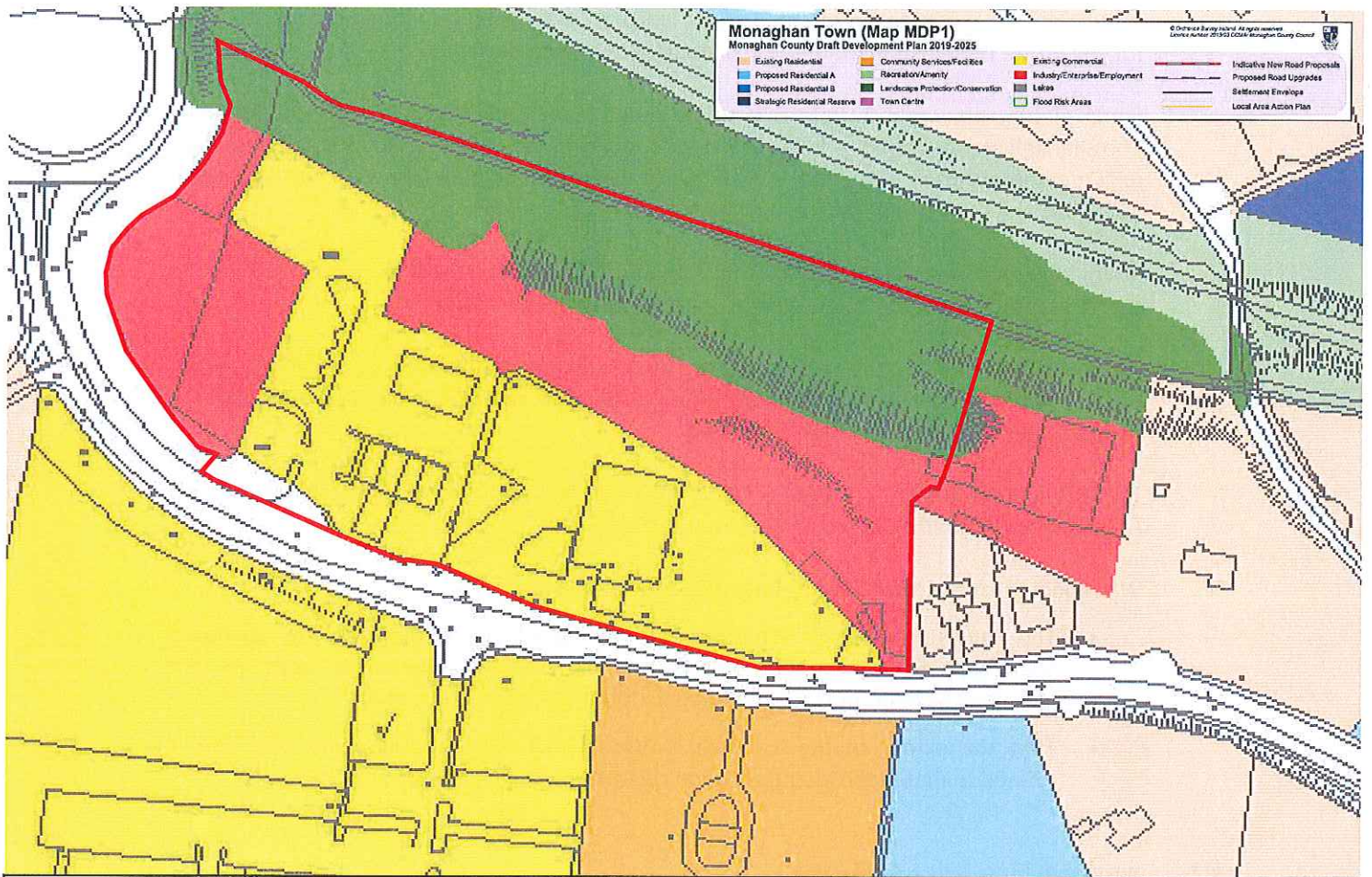
4.2. *Draft County Monaghan Development Plan 2019-2025: Proposes 3 No. Zoning Objectives at the Subject Lands*

It is proposed in the *Draft County Monaghan Development Plan 2019-2025* that the subject lands be rezoned in part to:

- 'Industry/Enterprise/ Employment'
- 'Landscape Protection/ Conservation' (the eastern extent of the landholding);

The balance of the subject lands retain the 'Existing Commercial' zoning (See Figure 4.2).

Whilst the proposed 'Industry/Enterprise/ Employment' zoning allows for a range of commercial uses and is considered acceptable, the proposed 'Landscape Protection/ Conservation' zoning will significantly restrict the future development potential of that part of the subject lands. Crucially whilst we respect the purpose and intent of the revised zoning at



Notes: All areas and boundaries are indicative and should be used for reference purposes only.
 Sources: Monaghan County Draft Development Plan 2019-2025
 CFRAM Study - Monaghan Fluvial Flood Extents (2016)

Project Title: Lands at Coolshannagh

4.2 - Zoning as per the Draft Monaghan County Development Plan 2019-2025



this location it is oversized and unnecessarily restricts development potential of this important landbank. Further details on this are set out in Section 5 below.

5.0 REQUESTED AMENDMENT TO DRAFT DEVELOPMENT PLAN

5.1 Extend the 'Industry/Enterprise/ Employment' Zoning to Cover a Greater Part of the Subject Lands than Proposed in the *Draft Plan*

This Submission seeks that the area proposed to be rezoned to 'Landscape Protection/Conservation' within the subject lands at Coolshanagh is refined in order to allow for the future redevelopment of these high profile commercial lands.

Some of the subject lands proposed to be zoned 'Landscape Protection/Conservation' at Coolshanagh are identified as being at risk of flooding in the *Strategic Flood Risk Assessment for County Monaghan* (Appendix 3 of the *Draft County Monaghan Development Plan 2019-2025*) and the OPW's CFRAMS mapping (see Figure 5.1).

It would appear that the primary rationale for the change from 'Existing Commercial' zoning to 'Landscape Protection/ Conservation' in this area relates to flood risk.

However, in respect of the subject lands, the 'Landscape Protection/Conservation' zoning extends over a greater area than is identified as being at risk of flooding and unnecessarily restricts development potential of the lands.

This is apparent when the CFRAMS Mapping is overlaid with the *Draft County Monaghan Development Plan 2019-2025* zoning map (see Figure 5.2).

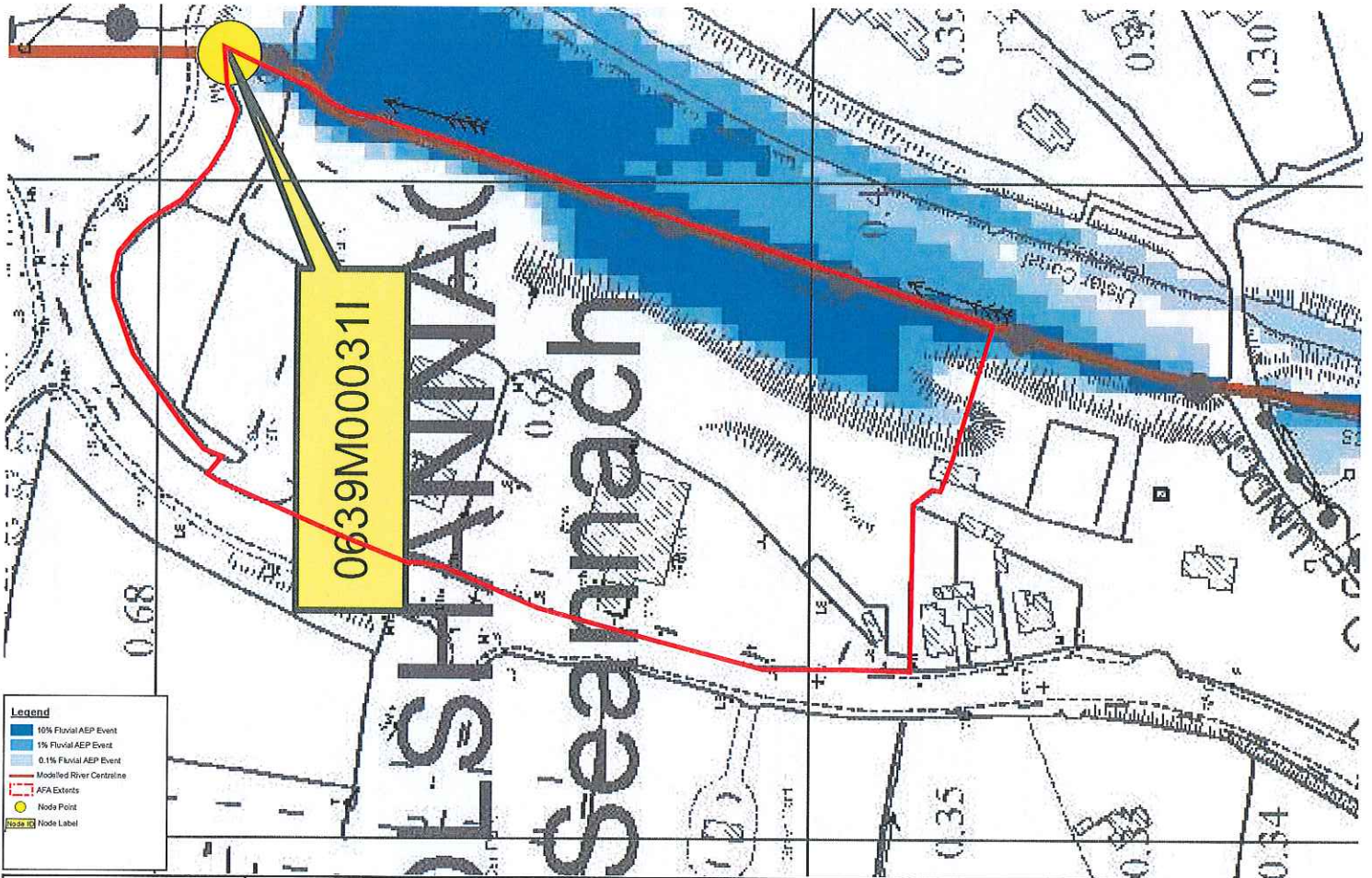
We request that the *Draft Plan* be amended so that:

- The 'Industry/Enterprise/Employment' zoning objective replaces the proposed 'Landscape Protection/ Conservation' zoning objective where the lands are not identified as being at risk of flooding within the subject lands; and
- That the extent of the 'Landscape Protection/Conservation' zoning Objective is refined to match the identified flood risk areas. (See Figure 5.3.)

5.2 Rationale for Proposed Rezoning

This alteration to the *Draft Plan* will:

- Facilitate the comprehensive future redevelopment of the subject lands, which form a high-profile, underutilised, long-established commercial site within the Town Boundary and located within the N2;
- Support the *Draft Plan* strategy to enhance and encourage the sustainable development of Monaghan Town which is at the top of the settlement hierarchy;
- Facilitate the efficient redevelopment of serviced and accessible lands;
- Maintain a physical and visual landscape buffer between the existing and any proposed development and the Ulster Canal and the Ulster Canal Greenway to the



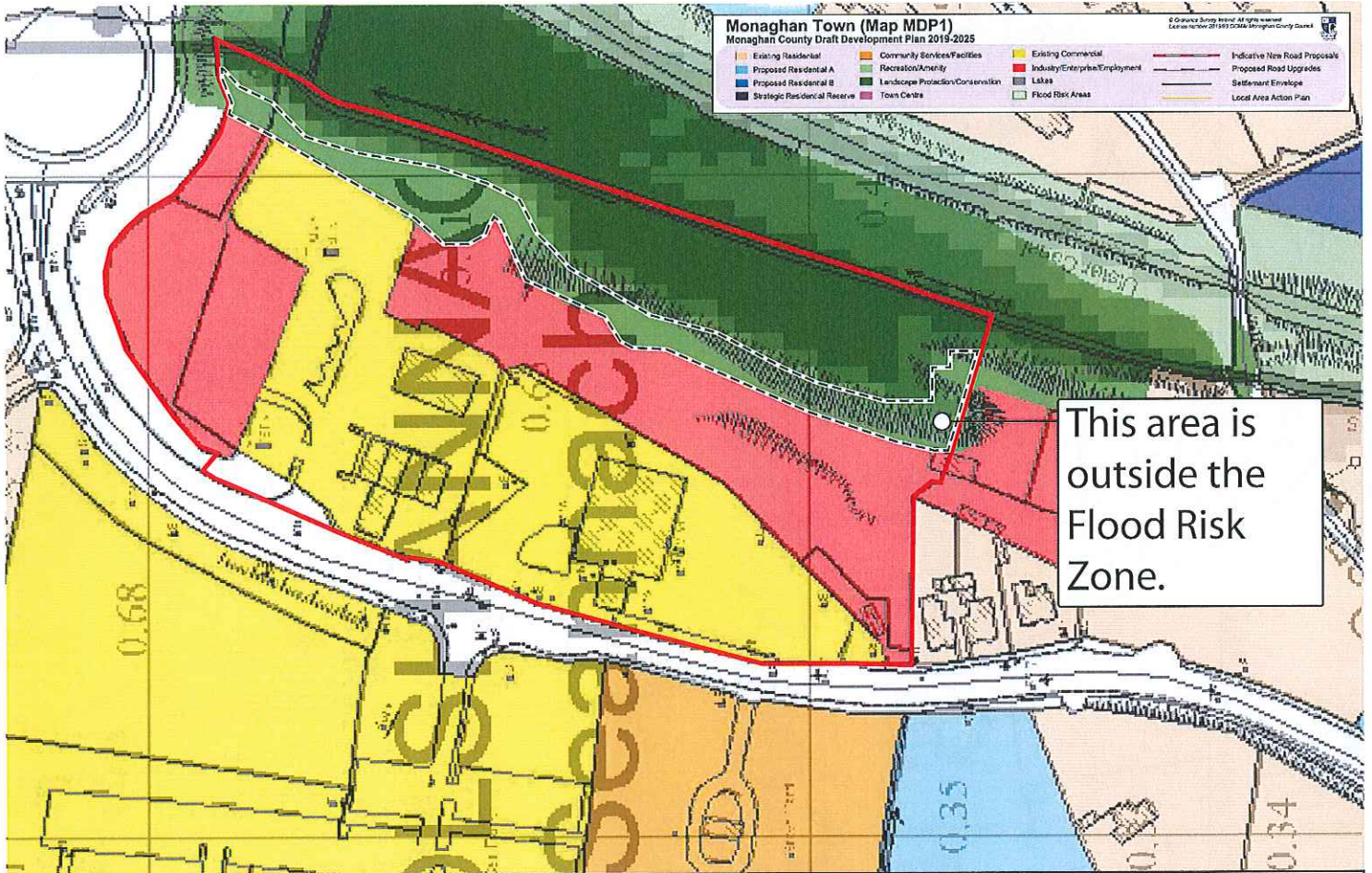
Legend

- 10% Fluvial AEP Event
- 1% Fluvial AEP Event
- 0.1% Fluvial AEP Event
- Modified River Centreline
- AFA Extents
- Node Point
- Node Label

Notes: All areas and boundaries are indicative and should be used for reference purposes only.
 Sources: Monaghan County Draft Development Plan 2019-2025
 CFRAM Study - Monaghan Fluvial Flood Extents (2016)

Project Title: Lands at Coolshannagh

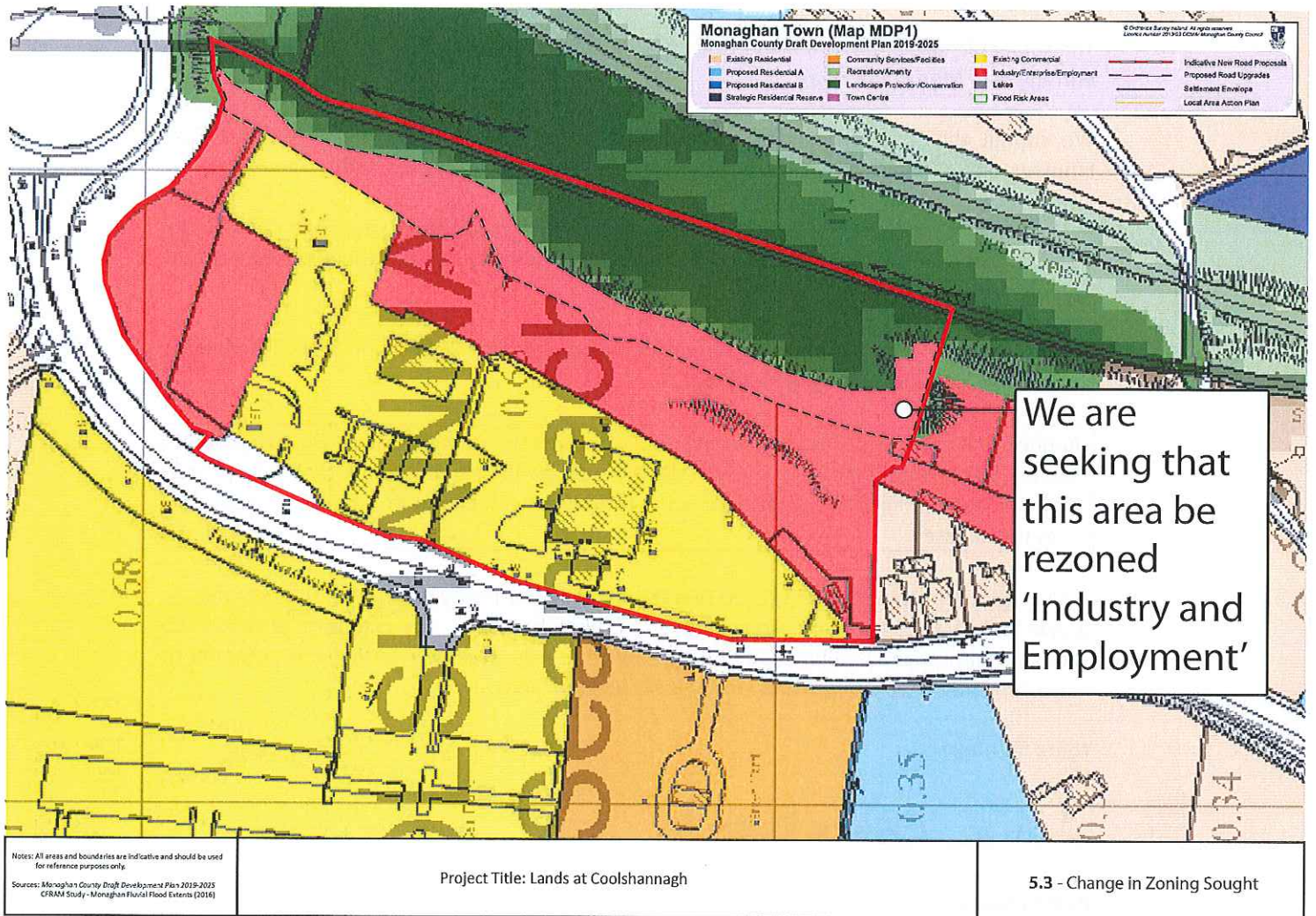
5.1 - Flood Zones - CFRAM Study
 (Extract of Dwg. No. N06MGN_EXFCO_F0_03)



Notes: All areas and boundaries are indicative and should be used for reference purposes only.
Sources: Monaghan County Draft Development Plan 2019-2025
CFRAM Study - Monaghan Flood/Flood Events (2015)

Project Title: Lands at Coolshannagh

5.2 - Overlay of Existing Zoning and CFRAM Map





east in compliance with Policy SS013 of the *Draft Plan*, which seeks to protect important landscape features within or on the edge of settlements; and

- Be consistent with the CFRAMS and *Strategic Flood Risk Assessment for County Monaghan* (Appendix 3 of the Draft Development Plan) by retaining the 'Landscape Protection/Conservation' zoning on lands that are identified as being at risk of flooding.

6.0 CONCLUSION

The subject lands comprise a high-profile, well-located and serviced land parcel at one of the entrances to Monaghan Town.

We submit that the rezoning of the more of the subject lands to 'Industry/Enterprise/Employment' would facilitate the future redevelopment of the subject lands.

It is submitted that the subject lands are suitable to provide for sustainable commercial development, which is consistent with the Draft Plan policies for the development of Monaghan Town.

We submit that the *Draft Monaghan County Development Plan 2019-2025* should be changed to accommodate the following Rezoning:

Refine the proposed 'Landscape Protection/ Conservation' zoning to reflect existing ground levels and assessed flood risk. This will slightly increase the extent of 'Industry/Enterprise/Employment' zoning thereby facilitating the future redevelopment of the subject lands for commercial uses.

In closing, it is respectfully requested that the Planning Authority rezone the subject lands as shown in Figure 5.3 for the reasons outlined in this submission. The extension of the of the 'Industry/Enterprise/ Employment' zoning objective will assist in realising the potential of these currently underutilised and strategically located lands.

Yours faithfully

Julie Costello
Associate
Tom Phillips + Associates