

## Treanor, Bronagh

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**From:** Muriel Kerr [Muriel.Kerr@mcmahonengineers.com]  
**Sent:** 25 May 2018 17:35  
**To:** Idevplan  
**Subject:** P2764 - Submission regarding Monaghan County Draft Development Plan (Lands at Knockaconny)  
**Attachments:** 25.05.18\_Submission Knockaconny.pdf  
**Importance:** High

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### FAO Forward Planning Unit

To whom it may concern,

Please find attached a submission in relation to the Monaghan County Draft Development Plan regarding zoning of lands at Knockaconny.

Please confirm receipt of same.

Regards,  
Muriel Kerr  
086 3116834

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*Consulting Civil & Structural Engineers  
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Project Managers*



Forward Planning Unit,  
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Monaghan County Council,  
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Monaghan

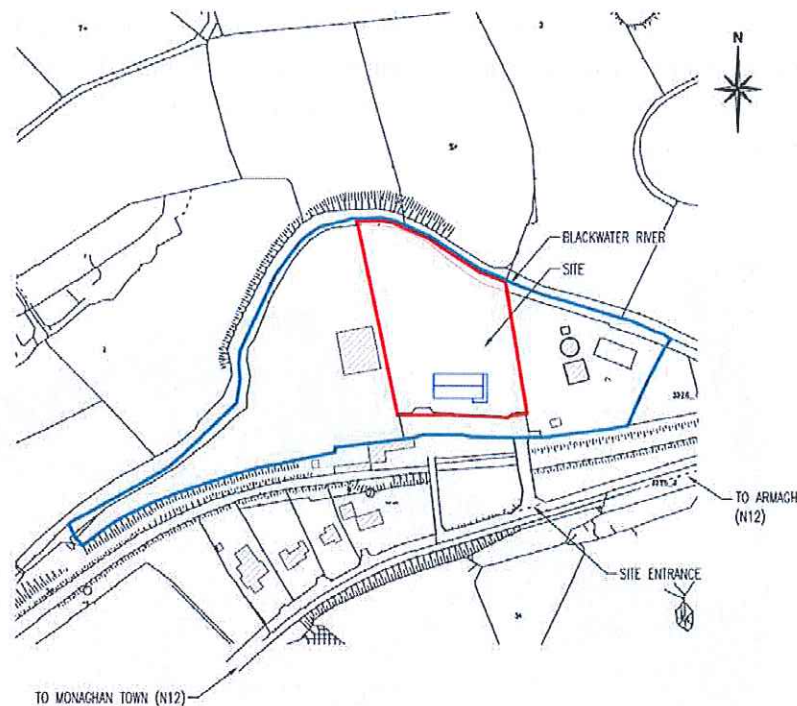
By email: [devplan@monaghancoco.ie](mailto:devplan@monaghancoco.ie)

25.05.18

Our Ref: P2764

To whom it may concern,

We wish to make a submission on behalf of The Real Meals Company Ltd and Arthur Mallon Foods, lease holders of the land at Knockaconny, Monaghan indicated in Figure 1 below.



*Fig 1: Land outlined in red in the leasehold of The Real Meals Company Ltd / Arthur Mallon Foods*

In accordance with the **Current** Monaghan County Development Plan, our client's site is zoned as "Industry / Enterprise / Employment" denoted with red shading. There is a small area to the north of the site, along the river bank zoned as "Landscape Protection / Conservation" denoted with dark green shading. Please refer to Figure 2 below.

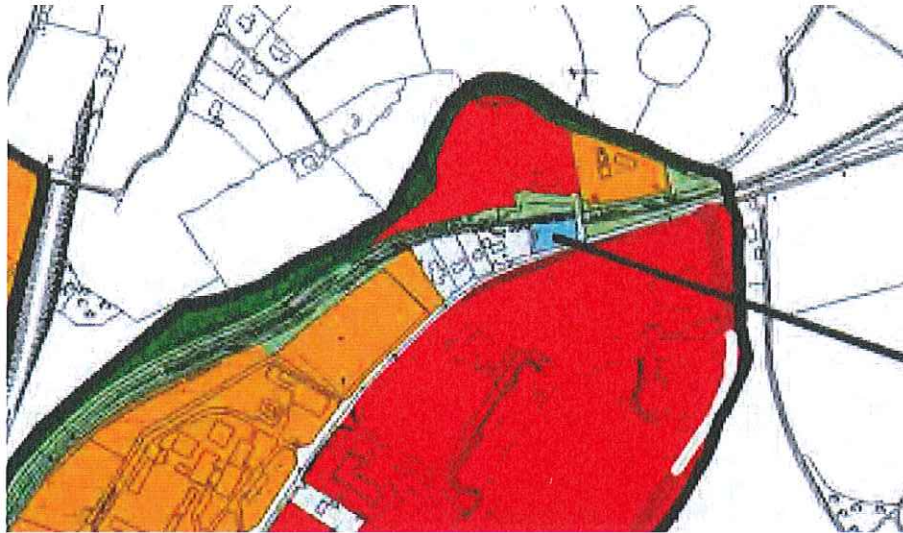


Fig 2: Extract from Map MDP1 Monaghan Town, Monaghan County Development Plan 2013-2019

The change proposed in the **Draft** Monaghan County Development Plan to our client's site is denoted in Figure 3 below. Our client's site remains zoned as "Industry / Enterprise / Employment" indicated with red shading, but there is a substantial area to the north of the site zoned as "Landscape Protection / Conservation" denoted with dark green shading. The bright green line defines "Flood Risk Areas".

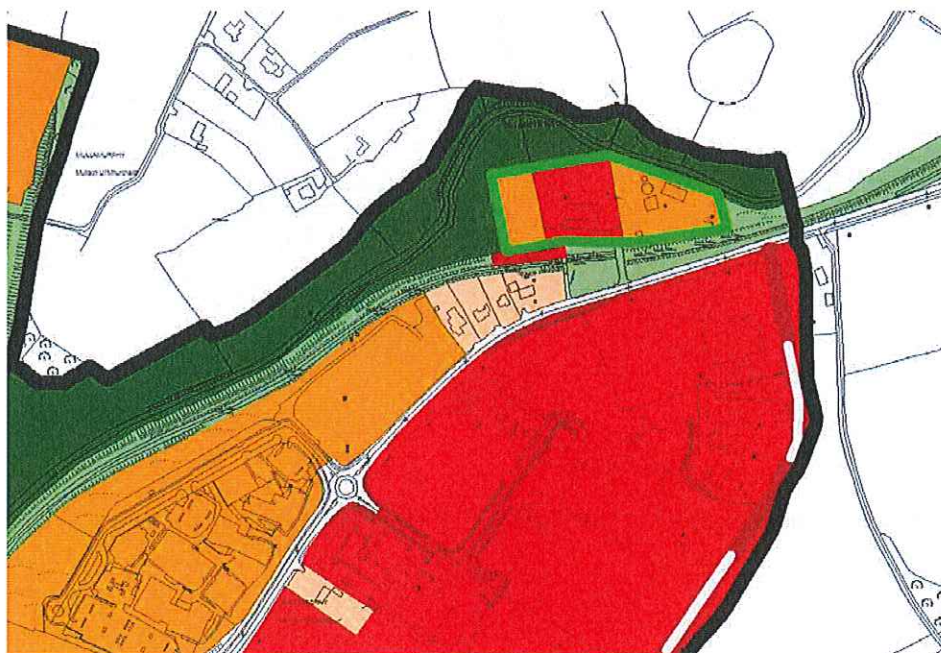


Fig 3: Extract from Map MDP1 Monaghan Town, Monaghan County **Draft** Development Plan 2019-2025

Consulting Civil & Structural Engineers – Environmental & Traffic Engineers – Project Managers – PSDP

It is stated in the Monaghan County Development Plan, that the Development Plan for Monaghan Town is principally aim at promoting growth and development while protecting the natural and built environment. Whilst we acknowledge and agree with this aim, we believe that this is not being implemented in our client's case.

One of the objectives of the "Industry, Enterprise and Employment" zoning is "to facilitate the expansion of existing industrial and employment enterprises". The revised zoning of our client's site will not promote growth and development, and facilitate expansion of the existing enterprise. It will in fact hinder growth and expansion. This site is part of the Arthur Mallon Food portfolio in Monaghan Town. By reducing the area zoned "Industry / Enterprise / Employment", it will have a huge effect on the viability of the site and it's ability to grow and develop as a business.

We recognise the importance of "protecting the natural and built environment", but we do not believe it is fair and equitable, to reduce such a large portion of the site for "Landscape Protection / Conservation". We appreciate that one of the objectives of the "Landscape Protection / Conservation" zoning is to "protect important landscape features within the towns from development that would detrimentally impact on the natural attenuation offered by flood plains". However we would suggest that rather than this large area along the river bank be re-zoned as "Landscape Protection / Conservation" it should be zoned as per the current development plan: "Industry, Enterprise and Employment", but with the addition of the bright green line defining it as a "Flood Risk Area". In doing so, this will allow for the growth and development of the existing enterprise on the site, whilst complying with the requirements of the policy for "Flood Risk Areas", namely the conducting of a flood risk assessment and the implementation of mitigation measures.

There is no history of flooding on this site, and there are no important landscape features which require to be protected and conserved. The current development plan indicates an appropriate area along the river bank for "Landscape Protection / Conservation". We believe that the expansion of this conservation zone to approximately half the site is unwarranted and contrary to the development plan regarding the facilitation of expansion of existing industries.

It is stated in the Monaghan County Development Plan 2013-2019 that "Monaghan Town has a large number of traditional industries which have provided constant employment, notably in the engineering, furniture and agri-food industries." We would state that Arthur Mallon Foods is one such industry and therefore of significant importance to Co. Monaghan. It is our client's ascertainment that the new zoning proposal at Knockaconny and at Hilden, could result in Arthur Mallon Foods seeking alternative sites in other regions to facilitate it's growth and expansion. We would therefore request that the Planning Authority review the zoning of these lands.

Yours sincerely,

*Muriel Kerr*

**Muriel Kerr BEng CEng MIEI MCIHT**  
**Principal of McMahan Associates**

Consulting Civil & Structural Engineers - Environmental & Traffic Engineers - Project Managers - PSDP



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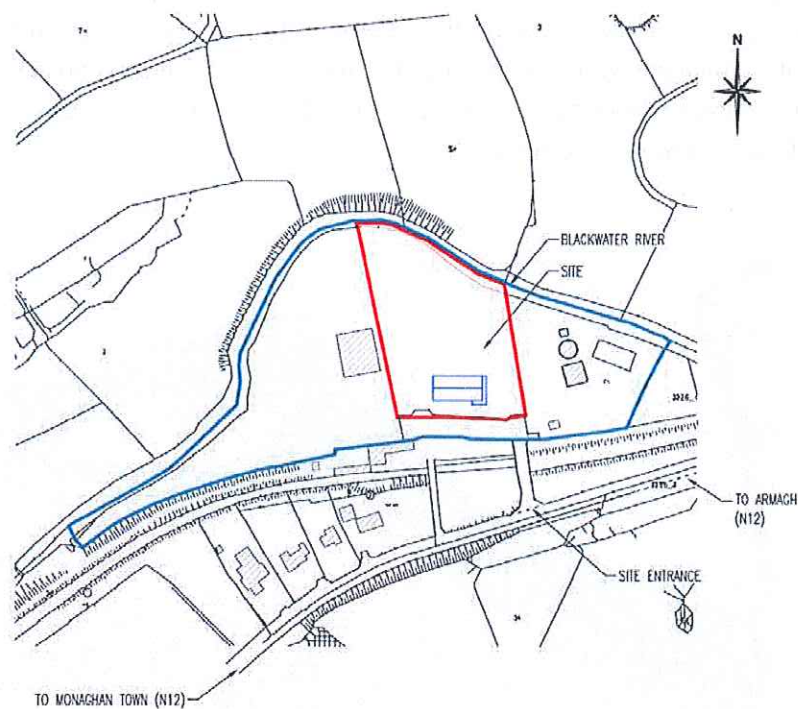
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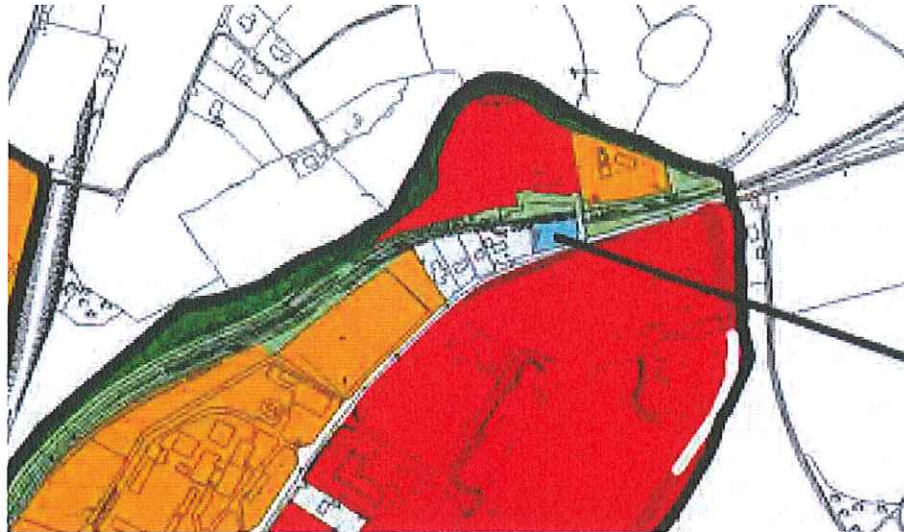


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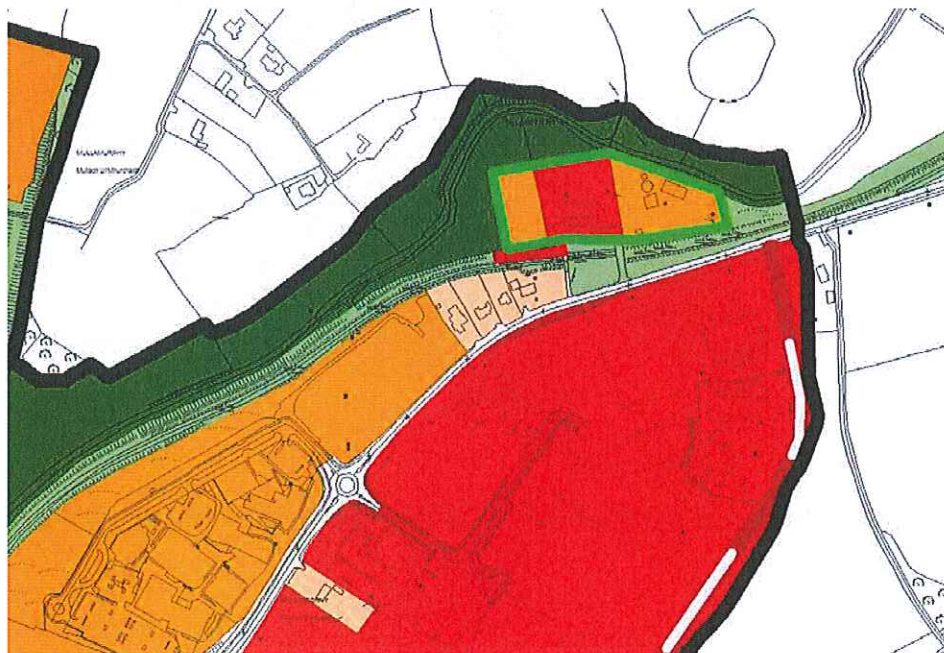


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