

Treanor, Bronagh

From: Muriel Kerr [Muriel.Kerr@mcmahonengineers.com]
Sent: 25 May 2018 17:35
To: ldevplan
Subject: P1161 - Submission regarding Monaghan County Draft Development Plan (Lands at Hilden)
Attachments: 25.05.18_Submission Hilden.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 Hilden.

Please confirm receipt of same.

Regards,
Muriel Kerr
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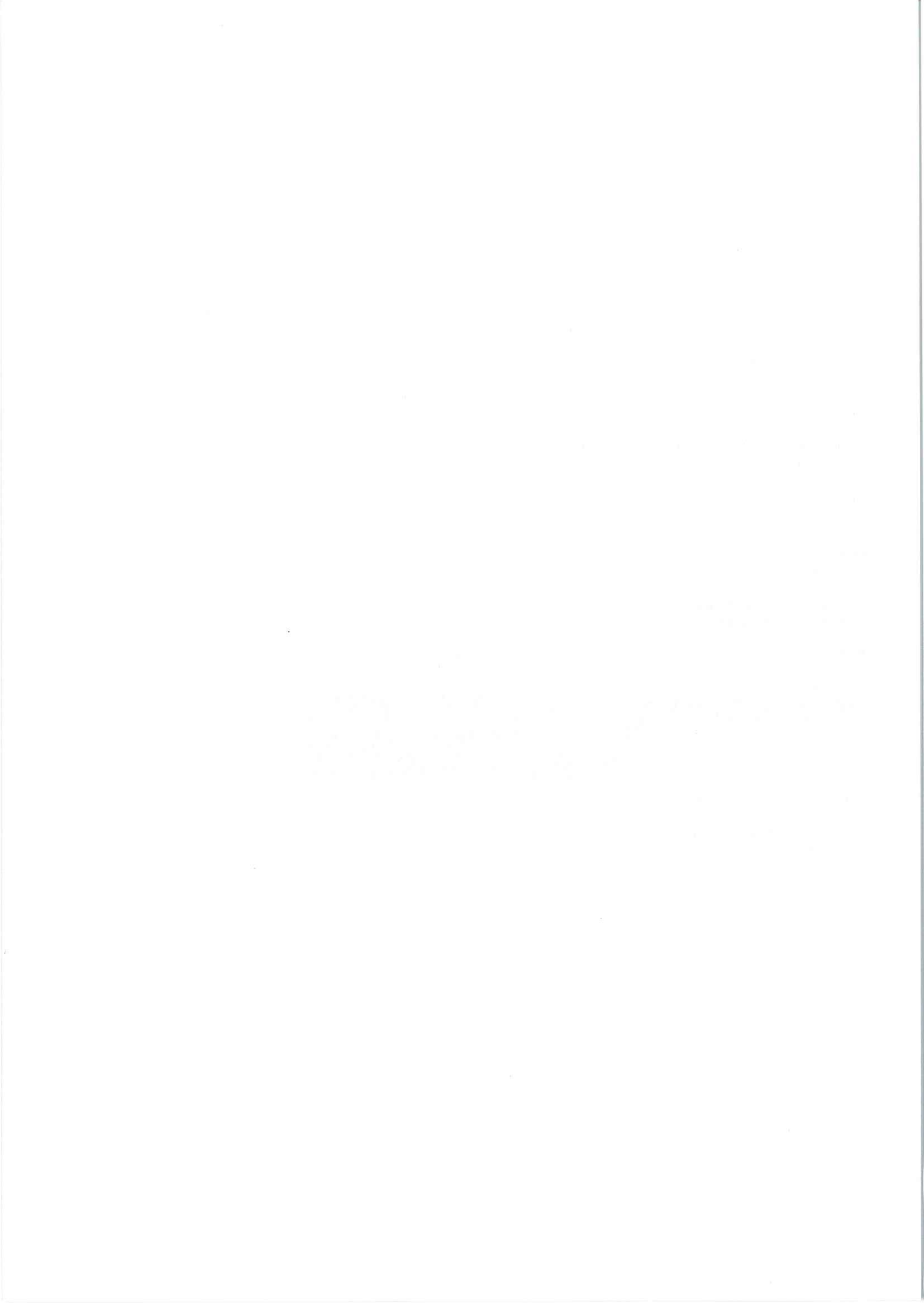
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Forward Planning Unit,
Planning Department,
Monaghan County Council,
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Monaghan

By email: devplan@monaghancoco.ie

25.05.18

Our Ref: P1116

To whom it may concern,

We wish to make a submission on behalf of Arthur Mallon Foods, owners of the land at Hilden, Monaghan indicated in Figure 1 below.

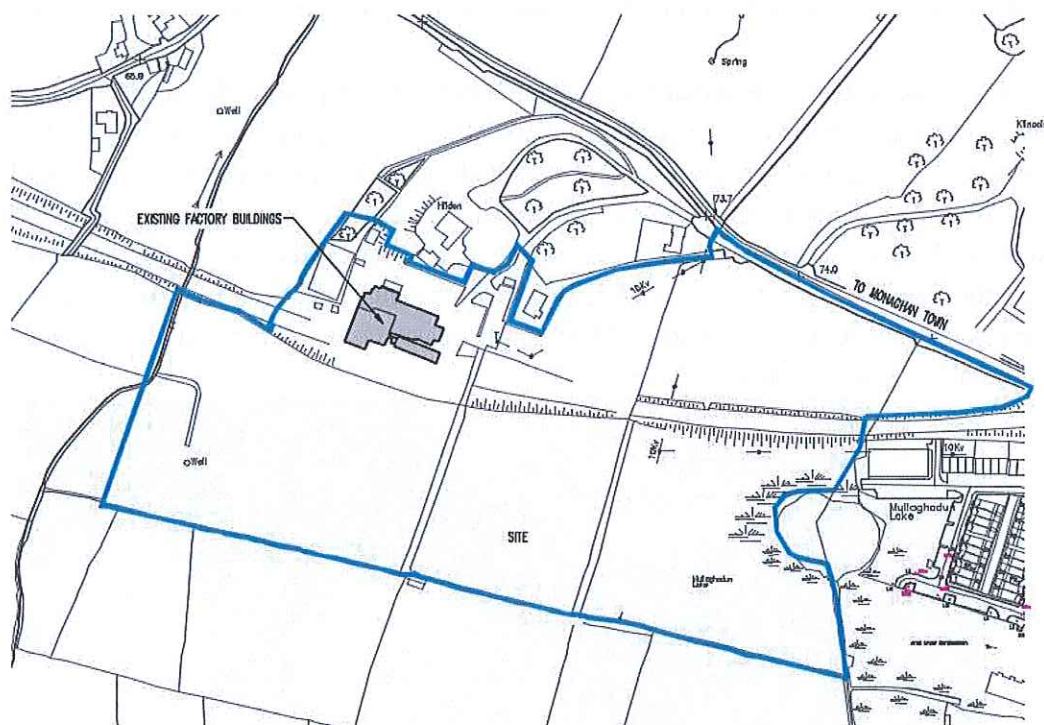


Fig 1: Land outlined in blue in the ownership of Arthur Mallon Foods

In accordance with the **Current** Monaghan County Development Plan, our client's current factory operations are zoned as "Industry / Enterprise / Employment" denoted with red shading. There is a area to the east of the factory, zoned as "Proposed Residential" denoted with light blue shading. The southern portion of the site is zoned "Strategic Residential Reserve", denoted as dark blue shading. Running west to east through the center of the site, is a strip of land zoned as "Landscape Protection / Conservation" denoted as dark green shading, which extends to the lake. Refer to Figure 2 below.

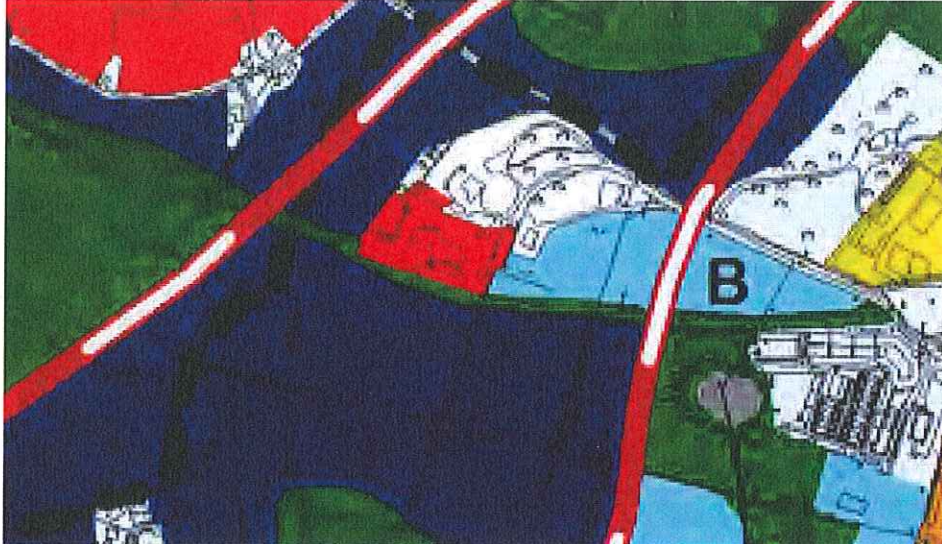


Fig 2: Extract from Map MDP1 Monaghan Town, Monaghan County Development Plan 2013-2019

The changes proposed in the **Draft** Monaghan County Development Plan to our client's site are denoted in Figure 3 below. The portion of our client's site zoned as "Industry / Enterprise / Employment" is extended to the east and south. denoted with red shading. This replaces the previously zoned lands to the east of "Proposed Residential" and to the south of "Strategic Residential Reserve". The strip of land zoned "Landscape Protection / Conservation" running through the center of the site, is however now relocated to the western, southern and eastern perimeters of the site and re-zoned as "Recreation & Amenity" denoted as light green shading. Please refer to Figure 3 below.

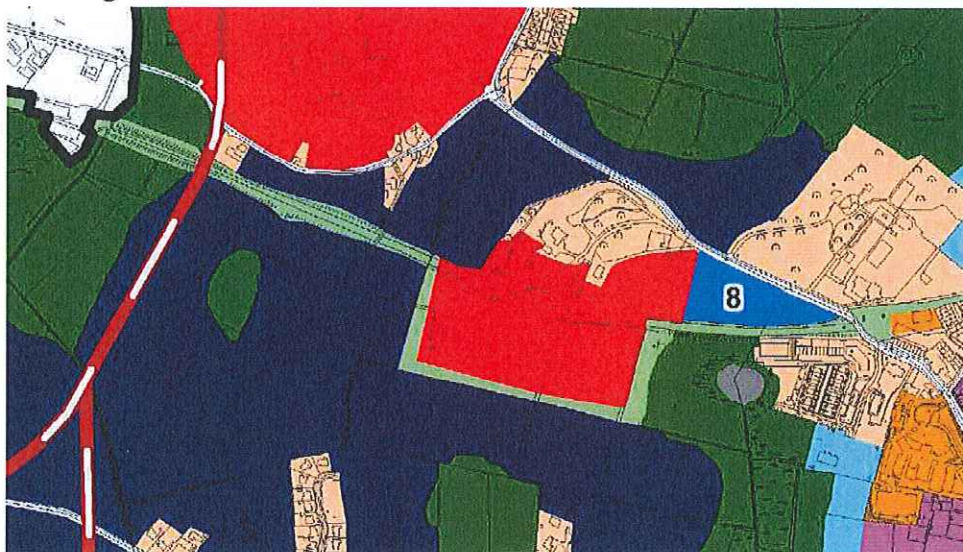


Fig 3: Extract from Map MDP1 Monaghan Town, Monaghan County **Draft** Development Plan 2019-2025

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.

Our client is satisfied and encouraged to see the majority of the site re-zoned as "Industry, Enterprise and Employment" which will facilitate the expansion of this existing industrial and employment enterprise in the future. However, the re-zoning of the "Landscape Protection / Conservation" to "Recreation & Amenity" will have a detrimental effect on the viability of the site and it's ability to grow and develop as a business.

The Monaghan County Draft Development Plan states that the "Recreation & Amenity" land use zoning objective is to "protect and provide for recreation, open space and amenity". We do not believe that this is an appropriate or compatible zoning for this area of land, considering it's close proximity to "Industry, Enterprise and Employment" zoned land. There is an existing thriving industry on site, which is the core operation of Arthur Mallon Foods, who have extensive and imminent plans to develop and expand the business at this location. However to have an area around the perimeter of the site zoned for use as "passive and active recreation" is a threat to the functionality of the current and future enterprise on site.

We recognise the importance of "protecting the natural and built environment", but we do not believe it is fair and equitable, to re-zone lands that were previously denoted as a "Landscape Protection / Conservation" to "Recreation & Amenity". 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 amenity of the landscape", and thus as part of the previous planning application and material contravention process, our client denoted a "Landscape Buffer Zone" to the perimeter of the site to compensate for the loss of the landscape zone through the centre of the site. This planning application and material contravention process was agreed and approved by Monaghan County Council, and is the basis on which Arthur Mallon Foods are investing in their current activities and future plans for the site.

We would suggest than the "Landscape Protection / Conservation" zoning is retained to the lands on the perimeter of the site which is in keeping with the strategy of the current development plan, and with recently approved planning applications for the site. To impose the zoning of "Recreation & Amenity" on this site would be a disservice to Arthur Mallon Foods and contrary to the development plan regarding the facilitation of expansion of existing industries.

Furthermore it our opinion. that this is not an area of “high amenity and open space value”. Also due to the topography of the site, it is impractical to suggest the zoning of “Recreation & Amenity” lands. There is a level difference of approximately 10m from the southwest corner to the southeast corner, and to recommend that this area is for recreation and amenity use is unrealistic. It is our understanding from previous discussions with the Planning Authority that the zoning of “Recreation & Amenity” would require the lands to be at a maximum gradient of 1:20. This is imposing extensive cut and fill operations to the perimeter of the site, and impacting the viability of the industrial zoned lands. It is also creating a “manmade feature” on the rural fringes of Monaghan Town, thus contrary to proper planning and is an adverse effect on the environment.

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 Hilden and Knockaconny, 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 McMahon Associates