



Monaghan County Council
Planning Authority
Planning Offices of Monaghan County Council,
1 Dublin Street,
Monaghan
H18 X982

Monaghan Harps GAA Club
10 Feabhra 2022

Re: Submissions in Respect of Proposed Variation No. 4 to the Monaghan County Development Plan 2019-2025

A Chairde,

Introduction/Overview

Monaghan Harps GAA would like to make the following submission in respect of proposed variation to the Monaghan County Development Plan 2019-2025.

In essence Monaghan Harps GAA welcomes & supports the general concept of place making set out within the Master Plan and the intent to realise the optimum land use to the benefit of the people in Monaghan, creating a 10min Monaghan urban town that will enable people to commute to local amenities.

We would like to commend the ambitious nature of the plan and those involved with Monaghan County Council's Planning Section and the work of Sheridan Woods Architects & Urban Planners Ltd. on behalf of Monaghan County Council.

As a stakeholder in terms of a landowner and a community based organisation we have a vested interest in the future development of the Rooskey Lands area, and we are increasingly aware of the importance of securing a vision for a 'place making approach' that makes use of this sustainable town centre area.

Monaghan Harps has 2 full size playing fields, training facilities along with dressing rooms and Clubhouse. Our goal has been to create a safe and healthy place to participate in Gaelic Games, to plan future development and to secure maximum growth potential.

Access to Gavin Duffy Park

Our recreational facilities accommodate in excess of 650 senior and juvenile members participating in an array of Gaelic games and associated administrative roles.



We therefore make the following observations:

- that the Master Plan is amended to recognise the importance of access to Monaghan Harps GAA facilities and future access requirements in terms of walking, cycling and vehicles. For example, the indicative location of access to our grounds fails to deal with the topographical nature of the area.
- Furthermore, Monaghan Harps GAA would contend that greater consideration be provided for the location and alignment of Quarry Walk, specifically with the need for an additional crossing point of the Shambles river.

High-Rise & Amenities Development

Monaghan Harps GAA currently benefit from the existing green amenity space, located to the west of our boundary. This area provides a separation distance and protects our amenity as a whole, while also enhancing the general amenities of the area. We therefore make the following observations:

- The current high-rise residential building planned for the area would be out of character and not in keeping with the adjoining sporting facility.
- There would also appear to be shortcomings within the current plan for recreational land use, we would propose greater consideration for recreational land use, specifically in the vicinity of the area identified as Quarry Walk, Rooskey Green and River Walk, which lie adjacent to our facility. Monaghan Harps, as a mutual stakeholder and to ensure the success of the plan, would contend that this land remains within recreational use and specifically retained within our sporting family.
- With the limited extent of recreational land, we request that a feasibility study be prepared to identify lands within both the scope and surrounding area that may be used for recreational purposes

Furthermore, with our experience of providing community-based sporting facilities, Monaghan Harps GAA should be offered the opportunity to avail of adjacent lands and any lands within the scope of the plan and surrounding area identified for recreational use.

Traffic Management & Car Parking

The plan should provide an innovative approach to ensure access to our facilities encompasses pedestrian and cycle facilities, which are limited at present.

We therefore make the following observations:



- The master plan should be revised to make provision for extending car parking capacity during spate conditions that may arise due to festivals, games and civic events.
- Further consideration should be made to deal with the large volume of current traffic flow in any given week. This traffic also provides socio-economic benefits to Monaghan town in general and the immediate area.

Conclusion

Finally, the alignment of our goals with those of Monaghan County Council in the pursuit of developing, supporting and enhancing the quality of life of our community, incorporating sustainability and inclusivity will enrich the potential of this plan, and that envisaged in the Local Economic and Community Plan.

A detailed consultation with Monaghan Harps GAA will be required to address and alleviate our concerns, and to benefit those of the proposed surrounding area.

Monaghan Harps GAA also wish to be consulted with any place naming within the designated area to reflect our unique role within our society.

We are mindful of Monaghan County Council's innovative approach to good planning and look forward to engaging with you in the pursuit of a partnership that will strengthen our communities and lead to improved infrastructure and accessible sporting facilities, hence we would respectfully ask that as a significant community stakeholder Monaghan Harps GAA are consulted on any further progression of the master plan.

Le meas,

Nicola NíShealbhaigh

Runaí

Cumann Clairsigh Mhuineacháin

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