Non Technical Summary

This is a Non Technical Summary of the Scoping Report on the Draft Monaghan County Development Plan 2013-2019 (Incorporating the draft development plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay).

The Planning and Development Acts 2000-2010 require that a Strategic Environmental Assessment (pursuant to the SEA Directive) and an Appropriate Assessment (pursuant to the EU Habitats Directive) be carried out as part of the Development Plan Process.

The review of the existing Monaghan County Development Plan 2007-2013 (Incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) and the preparation of the new draft development plans run in parallel with the Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) and both of these processes will influence the drafting of the County Development Plan.

The SEA process is a statutory requirement designed to ensure that significant environmental effects arising from policies, plans and programmes are identified, assessed, mitigated, communicated to decision-makers and monitored.

The Environmental Report is the primary element in the SEA process and is required to indentify, evaluate and describe the likely significant effects on the environment of implementing the draft development plans. The Environmental Report shall be published alongside the Draft Monaghan County Development Plan 2013-2019 (Incorporating the draft development plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay).

Steps in the SEA Process

Scoping – Consultation with Statutory bodies and other interested parties on the scope and level of detail to be considered in the assessment.	Completed
Preparation of Environmental Report – An assessment of the likely significant impacts on the environment as a result of the Plan.	Ongoing
Consultation on the Draft Monaghan County Development Plan and associated Environmental Report and Appropriate Assessment.	Current Stage
Evaluation of submissions and observations made on the Draft Monaghan County Development Plan, Environmental Report and Appropriate Assessment.	To be completed
Preparation of an SEA Statement identifying how environmental considerations and consultation have been integrated into the Adopted County Development Plan.	To be completed

In accordance with the European Directive (2001/42/EC), Environmental issues arising in the Environmental Report will be considered under the following headings:

- Biodiversity including flora and fauna
- Population
- Human Health

- Soil
- Water
- Air
- Climatic Factors
- Material Assets
- Cultural Heritage – including Architectural and Archaeological
- Landscape
- The interrelationship between the above.

In the first instance the Environmental Report details the Current State of the Environment of County Monaghan within each of the headings set out above and interrelationships between each of the environmental topics. The Environmental Report then examines significant environmental pressures that may affect each of the environmental topics and the Current State of the Environment.

Policy Context

As part of the review of the County and Town Development Plans, the Plans must be considered within the context of a hierarchy of policies, plans and strategies of international, national, regional and local level as detailed in figure 2 of Section 3.0.

Appropriate Assessment

An Appropriate Assessment has been carried out in accordance with Article 6 of the Habitats Directive. It is a parallel, but separate process to SEA and will be documented accordingly. Appropriate Assessment is an evaluation and assessment of the potential impacts of policies and objectives in the draft development plans on Natura 2000 sites and their conservation objective, both within and outside the County.

The Appropriate Assessment determined that there was no requirement to proceed to Stage 3 given that there is no significant detrimental effect identified as the result of the implementation of the Plan on the integrity of any Natura 2000 site. A Natura Impact Report shall be published parallel to the draft development plans and Environmental Report.

Alternative Approaches to Making the Draft Development Plans

Part of the SEA process requires the consideration of ‘reasonable alternatives’. In selecting SEA Alternatives, cognisance must always be taken of parent strategies and documents which have a key influence on how alternatives were framed. The following three scenarios were formulated and considered:

- **Growth with Relaxed Planning Policies**
- **Growth with Restrictive Planning Policies**
- **Planned Growth with Regulatory Planning Policies**

Scenario 3 was considered the most appropriate development model for the future development of County Monaghan. Scenario 3 affords for the most effective way of focusing growth and development within the county whilst ensuring the economic, environmental, cultural and social prosperity of the county.

Significant Environmental Pressures

Section 5.0: of the Environmental Report describes in detail the current Environmental Pressures in the country using available environmental data and theses are summarised in the Table below:

Topic	Environmental Issue/Pressures
Biodiversity, Fauna and Flora	Increases in population, their associated activities and settlement patterns increase pressures on biodiversity. Certain developments and activities associated with agricultural activities, forestry, urban developments, windfarms, quarries, tourism, peat extraction, infrastructural works including road works, water abstraction, wastewater disposal that are located within or close to ecologically sensitive sites. Invasive non-native plants such as Rhododendron which is apparent on Sliabh Beagh as well as non native animals such as Fallow Deer. Both non native plant and animal species pose a threat to biodiversity. County Monaghan contains 1 SAC, 1 SPA, 1 NHA and 39 pNHAs – these sites are sensitive to certain development works and activities.
Population and Human Health	Increases in population, their activities and settlement patterns have the potential to place increased pressure on a variety of areas including water quality, landscape, cultural heritage and air. In particular increased pressure on water quality arising from pollution can have a significant impact on human health. Higher than normal levels of radon in buildings in the south of the county as well as issues surrounding road safety also have the potential to impact upon the human health of the county.
Soil	Certain development types and associated infrastructure including urban and rural development, windfarms, waste disposal, afforestation, recreation and agricultural activites can place significant pressure on the soils of the County. Climate change, in particular, changes in precipitation arising from global warming may also have a significant impact on slope stability which could in turn impact upon soils and water quality.
Water	Development and activities can often impact on water quality including groundwater and drinking water. Waste water disposal, surface water disposal, landfills, quarries, illegal dumping, agricultural activities, water recreational activities and afforestation can have significant impacts on water quality. Some of the most significant risks to water quality include excessive inputs of nutrients, namely phosphorous and nitrogen.
Air and Noise	With regard to air and noise no significant impacts have been identified within the County. However emissions from traffic and industrial units are associated with air pollution.
Climatic Factors	Increased in greenhouse gas emissions have been linked with climate change resulting in increases in intensity and frequency of flooding. Reliance on the car as a result of

	the dispersed settlement pattern and lack of adequate public transport facilities will also have a contribution on climatic factors through increases in greenhouse gases.
Material Assets	Material assets comprise a wide range of natural and man made assets which include infrastructural services, cultural heritage, quarries, water resources. Developments and activities can often impact on these assets, some of which have been referred to herein. Although vacancy rates in the County are not a major concern, they do represent an underutilised resource and if left idle can deteriorate and detract from the character of the surrounding area.
Cultural heritage, including architectural and archaeological	Pressures can arise from certain developments and activities on or near sites of heritage value. The visual amenities and character of urban and rural areas and items of architectural, archaeological and historical importance may be placed under pressure by such works. In terms of cultural heritage it is noted that there are circumstances where development works can often have a positive impact.
Landscape	Development and activities can impact on visually sensitive areas, for example designated landscapes.
Interrelationship between the above topics	Cumulative impacts and interaction of the above mentioned issues can give rise to increased pressures on the environment. The impacts and interactions will obviously vary in extent and nature. In particular issues with respect to water quality, climate change and one off housing in the countryside traverses a number of environmental topic areas. Population increases and changes in settlement patterns can impact on a wide range of the topics mentioned above.

Summary of Environmental Pressures in County Monaghan

The following is an outline of particular environmental pressures facing the County. This list is not exhaustive:

- Proliferation of one off housing in the countryside.
- Urban sprawl especially in areas designated as “Rural Areas Under Strong Urban Influence”.
- Public waste water treatment plants are at full capacity in some of the towns within the County thus heightening the risk of surface water pollution.
- Intensive agricultural activities for example run off from excessive slurry spreading on areas characterised by poor soils and inadequate storage of effluent.
- Number of diesel laundering premises located throughout the county.
- Incidences of illegal dumping of wastes.
- Draining/infilling of wetlands.
- Depletion of water resources.
- Cumulative impact of development on habitats for example loss of hedgerows, wetlands.
- Environmental scarring resulting from new roads.
- Environmental scarring resulting from mineral extraction.

Flood Risk

Monaghan County Council and the Town Councils of Monaghan, Carrickmacross, Castleblayney and Clones shall seek to manage development within policies set out in Chapter 6 of the draft development plan.

The Office of Public Works (OPW) is the lead agency for flood risk management and is developing indicative flood maps and Catchment Flood Risk Assessment and Management Mapping (CFRAM). These maps are due by 2013 with options by 2015. The flood risk will be assessed in terms of its likely potential impact upon identified 'Receptors' such as people, property, schools, hospitals, waster water treatment plants etc. In line with these Guidelines a Strategic Flood Risk Assessment (SFRA) is currently being prepared for the county. This will provide detailed information on the spatial distribution of flood risk so as to inform and enable adoption of a sequential approach and to identify where it will be necessary to apply the justification test detailed in the Guidelines.

In the absence of this work being completed, Monaghan Local Authorities have utilised the following indicators to assess flood risk:

- Historic Flood Maps www.floodmaps.ie
- OPW Benefitting Land Maps www.floodmaps.ie
- Site visits
- Verified local knowledge

Likely Evolution of the Environment in the Absence of the Draft Development Plans

The SEA Directive requires the consideration of likely evolution of the environment in the absence of the implementation of the plan. In the absence of the Draft Monaghan County Development Plan 2013-2019 (Incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay), the "do-nothing scenario" the following outcomes may occur in the County:

- An over-arching clear strategic framework document for the proper planning and sustainable development of the county would not exist.
- An over-arching vision for the development of the area which takes account of the development needs of the economy and society in general and which improves the environment would not exist.
- In the absence of the draft development plans the quantity of land required, the best locations for such land, the acceptability of the various classes of land use in certain areas and the intensity of developments permitted would not be identified. Land use zonings are considered important as they provide a degree of certainly to residents, developers etc. Zonings also ensure that enough land will be available to meet anticipated development requirements and that lands will be developed in a sequential and co-ordinated manner.
- In the absence of the draft development plans, the County would most certainly develop in a sporadic, unsustainable, dispersed manner which would fail to improve the quality of life of the residents, weaken the existing urban structure and make the region less attractive to invest in.
- There would not be a Core Strategy/Settlement Strategy which sets out a planning framework for the future development of the County. In turn this would mean there would be no focus on the key strategic areas for future

population growth. Consequently this could lead to an exacerbation of the dispersed population of the county which would weaken the existing urban structure and potentially make the County less attractive to invest in.

- A clear framework for public and private sector investment in infrastructure and in development in the area would not exist.
- A lack of clear guidance would exist with regard to the assessment of planning applications leading to inconsistency in decision making.
- The identification of key infrastructure including key transport corridors, water supplies, waste water treatment facilities, development of telecommunications would not occur. This would have a knock on effect on the economic, social and cultural development of the County.
- The ecological, cultural, architectural, archaeological and natural heritage of the County would be protected at a strategic level only which would not be sufficient.

The objectives and policies of the draft development plans will provide the framework for future development within the County and it is reasonable to conclude that the draft development plans will lead to the proper planning and sustainable development of the county which would not occur to the same extent in their absence.

Monitoring, Environmental Objectives Indicators and Targets

Monitoring will be based around the objectives, indicators and targets for each of the topic areas such as Biodiversity, flora, fauna, population and human health and landscape. Monitoring at an early stage will help identify unforeseen adverse effects and in undertaking the appropriate remedial action. Monitoring measures over the period of the draft development plans can be geared towards addressing any gaps which are identified in the Environmental Report. It will also enable an assessment of whether the draft development plans are achieving their environmental objectives and targets and will help to identify any issues that need to be revisited.

Assessment of Aims, Objectives and Policies

All of the aims, objectives and policies contained within the draft development plans have been assessed in terms of their likely impact on the Environment, see table 29. This assessment was in addition to the Appropriate Assessment which focuses solely on the impact of the Draft Plans on Natura 2000 sites (SAC's and SPA's).

Mitigation Measures

Mitigation measures are required to protect the environment and any potential adverse effects as a result of implementation of the Plans. This was done in the first instance throughout the drafting of objectives and policies contained within the Draft Plans, and also by amending, adding and replacing objectives and policies to ensure mitigation at implementation stage through best practice in the development management process and implementation of the Plans. In addition, certain individual applications for developments within the County may be subject to individual Environmental Impact Assessments and Appropriate Assessments.

1.0: Introduction

This is an Environmental Report in respect of the making of the Draft Monaghan County Development Plan 2013-2019 (Incorporating the development plans for the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay). This report forms part of the Strategic Environmental Assessment process.

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. The SEA process is also intended to facilitate the identification and appraisal of alternative plan strategies, raise awareness of the environmental impacts of the plans and encourage the inclusion of measurable targets and indicators to aid monitoring. SEA is an important mechanism in promoting sustainable development and in raising awareness of significant environmental issues and in ensuring that such issues are addressed within the capacity of the planning system. It seeks to inform the decision-making process before a decision is made to adopt the plans. The overall aim of SEA is to:

- Provide a high level of protection to the environment;
- To integrate environmental considerations into the preparation and adoption of Plans and Programmes;
- To promote sustainable development; and
- To increase public participation in environmental decision-making.

The review of the existing County Development Plan (Incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) 2007-2013, and the preparation of the new draft Plans run parallel with both the Strategic Environmental Assessment and Appropriate Assessment and therefore both processes will influence the Drafting of the Monaghan County Development Plan (Incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay).

1.1: Legislative Background

Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27th June 2001, on the assessment of the effects of certain plans and programmes on the environment, referred to hereafter as the SEA Directive, introduced the requirement that SEA be carried out on plans and programmes which are prepared for a number of sectors, including land use planning.

The SEA Directive was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (Statutory Instrument Number (SI No.) 435 of 2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004). These Regulations were amended on the 3rd May 2011 by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (S.I. No. 200 of 2011).

Pursuant to Part II, Section 11 of the Planning and Development Acts 2000 to 2010 and Article 13B of the Planning and Development (SEA) Regulations 2004, as amended, Monaghan Local Authorities on 10th March 2011 gave notice that they intended to review the existing Monaghan County Development Plan 2007-2013 (Incorporating the Development Plans for the Towns of Monaghan, Carrickmacross,

Castleblayney, Clones and Ballybay) and to prepare the Monaghan County Development Plan 2013-2019 (Incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay).

The Department of the Environment, Heritage and Local Government issued guidelines in November 2004 on the implementation of the SEA Directive 2001/42/EC entitled 'Assessment of the Effects of Certain Plans and Programmes on the Environment'.

The Department of the Environment, Community and Local Government issued Circular (PSSP 6/2011) on the 26th July 2011 entitled 'Further Transposition of the EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA).

The Elected Members are required to take account of this Environmental Report.

1.2: SEA Process

The SEA process is comprised of the following steps:

- Screening
- Scoping
- Environmental Assessment
- Environmental Report
- Consultation
- Evaluation of submissions and observations made
- SEA Statement.

Figure 1 on the following page details the stages of the Plan/SEA process.

Figure 1: Main Stages in the Plan/SEA Process

Commencement of the preparation of the Monaghan County Development Plan 2013-2019 (Incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay)

SEA was determined as being mandatory

Consultations carried out and Scoping process commenced

SEA Environmental Report prepared in conjunction with the Draft Plan

Draft Plan and Environmental Report to be placed on public display

Elected Members to consider Draft Plan, Environmental Report and Manager's Report on submission and observations received

Elected Members may make the Development Plan or propose amendments to the Draft Plan

Environmental considerations of proposed amendments to be taken into account as an addendum to the Environmental Report

Proposed amendments and addendum to the Environmental Report placed on public display

Elected Members consider the proposed amendments, addendum to the Environmental Report and Manager's Report on submissions and observations received.

Elected Members make the Plan with or without proposed amendments

Final Environmental Report is prepared which consolidates the original Environmental Report

SEA Statement is published

1.2.1: Screening

Screening is the process for deciding whether a particular plan, other that those for which SEA is mandatory, would be likely to have significant environmental effects and would warrant SEA.

The Planning and Development (Strategic Environmental Assessment) Regulations 2004 require that SEA be carried out in respect of all City and County Development Plans.

1.2.2: Scoping

Scoping is the procedure whereby the range of environmental issues and the level of detail to be included in the Environmental Report are decided upon, in consultation with the prescribed environmental authorities.

A Strategic Environmental Issues Paper was produced in conjunction with the initial consultation period of the preparation of the new development plan to ascertain views on the key environmental issues which affect the county. Following receipt of submissions relating to the Issues Paper, a Managers Report was prepared which provided recommendations in response to the issues raised.

Formal consultation was undertaken with the following statutory bodies:

- The Environmental Protection Agency
- Planning System and Spatial Policy Section, Department of the Environment, Community and Local Government
- Seafood Policy and Development, Department of Agriculture, Fisheries and Food.
- Co-Ordination Unit, Department of Communications, Energy and Natural Resources
- Development Applications Unit, Department of Arts Heritage and the Gaeltacht.
- Northern Ireland Environment Agency

As recommended in the DoEHLG document “Assessment of the Effects of Certain Plans and Programmes on the Environment” a Scoping Issues Paper was prepared by the Planning Authority to facilitate consultation.

Following the statutory period for consultation a Scoping Report was prepared as a precursor to this Environmental Report.

1.2.3: Environmental Report

The Environmental Report refers to the part of the plan’s documentation which contains the information required under Article 5 and Annex 1 of Directive 2001/442 EC, reproduced in Article 13(E) 1 of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 as amended. (Refer to table 1 for required content of Environmental Report.) The likely significant effects on the environment of implementing the plan shall also be identified, described and evaluated in the report.

Table 1: Information to be included in the Environmental Report

A	An outline of the contents and main objectives of the plan, and of its relationship with other relevant plans and programmes.
B	The relevant aspects of the current state of the environmental and the likely evolution thereof without implementation of the plan or programme.
C	The environmental characteristics of areas likely to be significantly affected.
D	Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.
E	The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.
F	The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.
G	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.
H	An outline of the reasons for selecting alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know how) encountered in compiling that required information.
I	A description of the measures envisaged concerning monitoring in accordance with Article 10.
J	A non-technical summary of the information provided under the above headings.

Furthermore Article 13(E) (2) of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 as amended, states that an environmental report shall include the information that may reasonably be required taking into account the following:

- Current knowledge and methods of assessment
- The contents and level of detail in the plan
- The stage of the plan in the decision making process
- The extent to which certain matters are more appropriately assessed at different levels in the decision making process in order to avoid duplication of environmental assessment.

As the Environmental Report accompanies the Draft Plan, it may need to be altered if new objectives, etc. are proposed at the amendment stage, which would be likely to have significant environmental effects. In order to document this process, the Environmental Report must be updated.

1.2.4: Consultation

The SEA Directives makes provision for three main types of consultation with regard to the draft plan and environmental report.

- General Public (Article 6)
- Prescribed Environmental Authorities (Article 6)
- Transboundary Consultation (Article 7)

Consultation with prescribed bodies and the public shall be undertaken before any final decision is made on the plan to ensure appropriate opportunities for interested parties to make submissions.

Transboundary consultations are undertaken where a Member State considers that the implementation of a plan being prepared in relation to its territory is likely to have significant effects on the environment of another Member State or alternatively where a Member State likely to be significantly affected requests copies of the draft plan and associated Environmental Report.

1.2.5: SEA Statement

In accordance with Article 13(I)(1) of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 as amended a statement detailing the following shall be produced:

- How environmental considerations have been integrated into the guidelines
- How the environmental report, submissions and observations made and consultations have been taken into account during the preparation of the plan.
- Reasons for choosing the plan as adopted in the light of other reasonable alternatives considered.
- Monitoring Measures.

1.2.6: Difficulties Encountered

The Environmental Report will be informed by existing data as provided for in the SEA Guidelines (DEHLG, 2004) which states that the SEA process “does not require major new research”. In the absence of a centralised geographical information unit, up-to-date date/information in an easy to use format was a challenging task. Environmental issues are by their nature extensive and wide ranging. In this regard and considering the special extent of the area, determining the level of detail to be considered and confining it to strategic issues was also challenging.

2.0: Consultation Process

In accordance with Article 13(A)(4) of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 as amended, to determine the scope and level of detail of the information to be included in the environmental report the following authorities were consulted on 15th September 2011:

- SEA Section, Office of Environmental Assessment, Regional Inspectorate, Environmental Protection Agency.
- Planning System & Spatial Policy Section, Department of the Environment Community & Local Government.
- Gerry Clerkin, Co-Ordination Unit, Department of Communication, Energy & Natural Resources.
- The Manager, Development Applications Unit, Department of Arts, Heritage, & Gaeltacht.
- Damien Clarke, Seafood Policy and Development, Department of Agriculture, Fisheries & Food.
- Conservation Designations and Protection, Northern Ireland Environment Agency.

The consultation period extended for a period of 4 weeks. A Scoping Issues Paper was submitted as part of this consultation period. Responses are summarised below and copies are included within Appendix 1.

2.1: Department of Communication, Energy and Natural Resources

- The cumulative impact of increasing the size of population centres with regard to accompanying increases in waste production must be examined. From an urban waste water perspective, allowing unchecked expansion not only has the potential to negatively impact local riverine receptors but also Lough Neagh SPA and Dundalk Bay SAC and SPA as a large proportion of Monaghan's water bodies ultimately discharge into these sites.
- The concerns mentioned above would also relate to land management practises within the county. If specific policy relating to phosphate reduction on agricultural land is not developed and encouraged, the cycle of increased eutrophication of Monaghan's surface water bodies will continue.
- Sustainable Urban Drainage Schemes (SUDS) should be utilised where applicable in conjunction with development within County Monaghan. Different available methods should be examined in a site specific manner and the most suitable ones chosen before development may commence. Not only will this alleviate flood risk but it will ensure that surface water entering watercourses is of a high quality.
- Many settlements in Monaghan have watercourses within their environs. Rivers and their tributaries can be protected through the provision of a suitably sized buffer zone along the river banks. Buffer zones are extremely valuable from a fisheries perspective as they protect and enhance the aquatic habitat by providing an area for riparian vegetation. Riparian vegetation enhances the aquatic habitat by:
    - Providing shade, which controls temperature and plant growth
    - Provides cover for fish
    - Contributes to plant debris, which is a food source for some invertebrates

    - Provides habitat for terrestrial insects, which are also a food source for fish
    - Increase bank stability
    - Provide some treatment of run-off from land before it enters the watercourse
- The biodiversity of Monaghan could also be protected through the avoidance of construction of culverts. IIFI is opposed to culverting because:
    - it causes loss and degradation of fishery habitat
    - it provides an obstacle to fish movement and migration
    - it reduces the aesthetic value of a watercourse, and
    - it hinders pollution detection.
- County Monaghan has a wealth of valuable aquatic habitats which contain a number of protected species.

2.2: Environmental Protection Agency

- Referred to the most recent environmental information and guidance available at www.epa.ie/downloads
- Referred to submission submitted by the EPA in response to the Issues Paper
- Attention is brought to new SEA Regulations which should be referenced and integrated into the Plan and SEA process. Two amending SEA Regulations were signed into Irish law on 3rd May 2011 amending the original SEA Regulations:
    - European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 (S.I No. 200 of 2011) amending the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2003 (S.I. No. 435 of 2004) and
    - Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (S.I. No. 201 of 2011) amending the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004).
- Refer to the recent DoECLG Circular (PSSP 6/2011) issued on the 26th July 2011 in relation to 'Further Transposition of the EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA)' which should be referred to and integrated into the Plans.
- Referred to the requirements of the recent European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011) which should be taken into account in implementing the Plan. These Regulations consolidate the European Communities (Natural Habitats) Regulations 1997 to 2005 and the European Communities (Birds and Natural Habitats) (control of Recreational Activites) Regulations 2010.
- Reminded of the requirement, where appropriate, to give notice to the following:
    - The Environmental Protection Agency
    - The Minister for the Environment, Community and Local Government
    - Minister for Agriculture, Marine and Food where it appears that the plan might have significant effects of fisheries or the marine environment
    - Minister for Communications, Energy and Natural Resources where it appears that the plan might have significant effects of fisheries or the marine environment

    - Minister for Arts, Heritage and Gaeltacht Affairs where it appears that the plan might have significant effects in relation to the architectural heritage or to nature conservation.
    - Any adjoining planning authority whose area is continuous to the area of a planning authority which prepared a draft plan.
- A copy of the decision regarding the determination should be made available for public inspection at the offices of the Planning Authority, placed on the Local Authority website and should be notified to any Environmental Authorities already consulted.

2.3: Department of Arts, Heritage and the Gaeltacht

- It is noted that reference is made in the County and Town Plans to protected structures and Architectural Conservation Areas (ACAs). This is appropriate however there are concerns regarding the wording of the definition of ACAs. This should more closely mirror the wording in Chapter II, Part IV of the Planning and Development Act. 'Interest' should be extended to 'interest or value'
- The reference to planning permission having to be obtained before significant works can be carried out that might alter the character of the structure or the ACA might be better using the term 'materially affect the character of the area' as in the Planning and Development Act.

2.4: Northern Ireland Environment Agency

- Submission deals primarily with issues relating to the Habitats Directive.

3.0: Policy Context

3.1: Draft Monaghan County Development Plan 2013-2019 (incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay)

Under Section 11(1) of the Planning and Development Acts 2000-2010, Monaghan Local Authorities must review the existing Monaghan County Development Plan 2007-2103 (incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) and prepare the Monaghan County Development Plan 2013-2019 (incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay.

The Draft Monaghan County Development Plan 2013-2019 (incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) builds upon a review of the previous Development Plans 2007-2012 which have guided development in the county for the last six years. The review of the development plans has taken into account recent key development trends and national, regional and local policy developments. The Draft County Development Plan (incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) is the principal policy document which sets out an overall strategy for the proper planning and sustainable development of the respective functional areas. These plans provide an outlook and vision for the future development of the county up to 2019 with a longer term view also taken beyond 2019.

While separate plans will be adopted by each of the Local Authorities (Monaghan, Carrickmacross, Castleblayney and Clones), they will be prepared concurrently to provide comprehensive and cohesive policies and objectives for the development of the county as a whole. The Monaghan County Development Plan 2013-2019 (incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) will be produced as a single composite document and will, collectively, set out an overall strategy for the proper planning and sustainable development of the entire county of Monaghan.

The Draft Monaghan County Development Plan (Incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) fits into a hierarchy of strategies and plans. The Plan is consistent with the National Spatial Strategy 2002-2022 (NSS), the Border Regional Planning Guidelines 2010-2022 and other national, regional and local policies.

The Draft County Development Plan (incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) is made by the elected members of Monaghan County Council and the elected members of Monaghan, Carrickmacross, Castleblayney and Clones Town Councils having regard to the advice of the councils' executive and taking account of submissions from the public, prescribed bodies (e.g. the National Roads Authority, Department of the Environment, Heritage and Local Government) and other interested parties.

Section 10 of the Planning and Development Acts 2000-2010 prescribes the content of Development Plans. It states that a development plan must set out an overall strategy for the proper planning and sustainable development of an area.

The Planning and Development (Amendment) Act 2010 introduced the requirement to include a core strategy within all development plans. The core strategy must show that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and regional planning guidelines.

The Act also states that development plans must also include the following objectives:

(i) The zoning of land in accordance with the proper planning and sustainable development of the area.
(ii) The provision of facilitation of infrastructure, including transport, energy, and communication facilities, water supplies, waste recovery and disposal facilities
(iii) The conservation and protection of the environment, including archaeological and natural heritage
(iv) The encouragement, pursuant to Article 10 of the Habitats Directive, of the management of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network
(v) The promotion of compliance with environmental standards and objectives included in river basin management plans
(vi) The integration of the planning and sustainable development of the county with the social, community and cultural requirements of the area and its population
(vii) The preservation of the character of the landscape, including the preservation of views and prospects, and the amenities of places and features of natural beauty and interest
(viii) The protection of structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest
(ix) The preservation of the character of architectural conservation areas
(x) The development and renewal of areas in need of regeneration
(xi) The provision of accommodation for travellers
(xii) The preservation, improvement and extension of amenities and recreational amenities
(xiii) The control, having regard to the provisions of the Major Accidents Directive and any regulations giving effect to it, of the siting of new establishments, modification of existing establishments and development in the vicinity of such establishments
(xiv) The provision or facilitation of the provision, of services for the community, including, in particular, schools, crèches and other education and childcare facilities
(xv) The protection of the linguistic and cultural heritage of any Gaeltacht within the area of the development plan
(xvi) The promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to reduce energy demand, reduce anthropogenic greenhouse gas emissions, and address the necessity of climate change adaption
(xvii) The preservation and identification on maps and by list of public rights of way giving access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility
(xviii) Landscape, in accordance with relevant policies or objectives of the Government relating to providing a framework for identification,

assessment, protection, management and planning of landscapes having regard to the European Landscape Convention

The Draft Plans consists of a written statement and maps. The zoning maps give a graphic representation of the proposals of the Plans and various objectives of the Councils. They do not purport to be accurate survey maps, and should any conflict arise between the maps and the statement, the statement shall prevail.

The Draft Plans 2013-2019 have been prepared following a period of intensive public consultation including advertisements placed in local press, interviews on local radio and postings on the Council website and facebook seeking submissions and observations. Public meetings with individuals and interested parties were also held.

3.2: Monaghan County Development Plan 2013-2019 – Vision Statement

The strategic aims of the five local authorities in County Monaghan in preparing the Draft County and Town Development Plans are to:

- Develop the full potential of each part of the County in economic, social and environmental terms.
- Sustain traditional settlement patterns, while developing the role and function of each town, village and settlement throughout the county –
    - Developing Monaghan Town as a hub town with a target population of 9,000 by 2020
    - Developing Carrickmacross, Castleblayney Clones and Ballybay towns as attractive, viable service centres to meet the needs of their surrounding hinterlands
    - Sustaining the vitality of the villages and settlements throughout the county as sustainable service centres to meet the needs of rural communities.
- Improve transport linkages and communications between County Monaghan and its neighbouring counties, and to capitalise on the county's strategic spatial location.
- Support balanced economic development throughout the county by delivering improved infrastructure and services.
- Preserve the environmental quality of the natural and built environment in rural and urban areas.
- Improve the quality of life of all who live and work in the county.

Whilst the Draft Plans aims to foster economic development and improve infrastructure and services, the conservation and protection of the environment and heritage of the county must also have priority, and consequently the Draft Plans contain comprehensive policies and guidelines for the protection of the built and natural heritage and a record of protected structures and monuments.

3.3: Spatial Strategies

County and Town Development Plans form part of a hierarchy of plans, strategies and frameworks established at European, National, Regional and County level. The Draft Monaghan County Development Plan 2013-2019 (incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) is primarily a land use and spatial plan which will comply with and operate within a hierarchy of plans and guidelines as indicated within Figure 2.

Figure 2: Hierarchy of Plans and Guidelines

European Spatial Development Perspective

↓

The National Development Plan 2007-2013

↓

National Spatial Strategy 2002-2020

↓

Border Regional Planning Guidelines 2010-2022

↓

Integrated Strategy for County Monaghan (County Development Board Strategy)

↓

County and Urban Development Plans.

3.3.1: European Spatial Development Perspective (ESDP)

The European Spatial Development Perspective (ESDP), agreed by EU member states in 1999 aims to maintain the individual characteristics of each country while simultaneously increasing integration between Member States. The ESDP aims to deliver economic and social cohesion and balance competitiveness across and within the EU. It identified the role spatial planning plays in reducing inter-regional disparities.

The ESDP established a number of common strategic objectives for community policies and development initiatives relevant to the Border Region. The strategic guidelines include the development of a polycentric/multi-centred urban system to strengthen partnership between urban and rural areas, and promote integrated transport and communications concepts. The future of urban regions within Europe is dependent on a combination of policies involving economic competitiveness, social cohesion and environmental quality, as essential requirements in delivering a sustainability agenda. Development processes influencing such policies provide a combination of factors, including the restructuring of economic activities resulting in shifts towards technology based industries and internationally traded services. Secondly, the agglomeration of commercial economic activities is being encouraged through clustering of enterprises, so as to achieve economies of scale. Finally, the emergence of economic corridors within regions which are experiencing strong

development pressures, particularly along the main transport axis which link urban areas and smaller settlements.
The ESDP has three underlying objectives:

i. Economic and Social Cohesion across the Community.
ii. Conservation of natural resources and cultural heritage
iii. Balanced competitiveness across the EU.

3.3.2: The National Development Plan (NDP) 2007-2013

The National Development Plan 2007–2013 (NDP) integrates strategic development frameworks for regional development, for rural communities, for all-island co-operation, and for protection of the environment with common economic and social goals.

The NDP sets out a strong framework for the promotion of regional development, with a particular focus on investment in Gateway centres, stressing that strong urban centres are directly related to regional growth and development, affecting employment, incomes and quality of life throughout the regions.

The NDP also seeks to support diversification in the rural economy stating that all rural communities require proper access to the wider national economy through physical infrastructure and services such as broadband, the Rural Transport Initiative, and major investment in non national roads and rural water.

Significant Irish Government investment in North/South projects is explicit in the NDP and includes a high quality road linking the Letterkenny-Derry Gateway with Dublin, upgrading of higher education capacity in the border region, and restoration of the Ulster Canal.

The NDP provides for a strategy for balanced regional development and land use to progress compact and sustainable urban development. This includes investment priorities for Climate Change Strategy, promotion of renewable energy, agriculture, and built and natural heritage preservation.

3.3.3: National Spatial Strategy (NSS) 2010-2022

The NSS sets out a vision for the future development of Ireland. It aims to provide a framework to achieve a better balance of social, economic, physical development and a population growth between the regions over a 20 year period.

The NSS identified a number of key concepts one of which was the need to develop ‘critical mass; in identified urban centres. Monaghan Town is designated as a ‘hub’. On the 4th October 2010 the NSS Update and Outlook Report 2010 was published. The Report shows that, while there have been some successes in terms of aligning and coordinating infrastructure investment in some gateway cities and hub towns and in terms of creating a more plan-led system, there is also variance in the performance of some cities and regions. The Report sets out a series of recommendations and suggested actions, at both central and local government levels, which are seen as critical to allowing all regions to fully develop their potential and aid national recovery. These include:

- Strengthening the spatial policy dimension to public and private investment to enhance Ireland's competitiveness and facilitate overall economic recovery, by improving for investment co-ordination and prioritisation between the capital investment activities of Departments and agencies and the planning and development activities of regional and local authorities.
- Supporting the emergence of stronger and more effective governance models, for example, through the forthcoming Local Government White Paper, to drive the overall economic and physical development of the NSS gateways especially and their wider regions.
- Encouraging the emergence of much more sustainable patterns of development, through implementation of key provisions in the new 2010 Planning (Amendment) Act and the new Regional Planning Guidelines, by tackling the drivers for urban sprawl, maximising the opportunities to reduce CO2 emissions while adapting to the emerging effects of climate change and protecting the qualities of our rivers, habitats and heritage.

3.3.4: The Border Regional Planning Guidelines 2010-2022

The Border Regional Planning Guidelines 2010-2022 includes the geographical area of Counties Cavan, Donegal, Leitrim, Lough, Monaghan and Sligo. The Regional Planning Guidelines are a long term strategic planning document which aims to direct the future growth of the Border Region and seeks to implement the planning framework set out in the NSS.

The Guidelines identify the diversity and range of the Border Region and the existence of three sub-regions within the functional area of the Authority:

- Atlantic Arc (Donegal and Sligo)
- Central Border Region (Cavan and Leitrim)
- Eastern Corridor (Louth and Monaghan)

The Guidelines set out a regional settlement hierarchy and allocate population growth targets for the Counties, Gateways, Hubs and Regionally Strategic Towns in the region based on a model of balanced development throughout the region, having regard to the national population targets for the Border Region. These population growths have been translated into housing demand and thresholds for housing land use requirements and the guidelines set out clear policies relating to urban and rural housing.

The Guidelines identify the following as existing and potential areas for growth and development:

- Agri food sector
- Internationally traded services
- Renewable energy and environmental products/services
- Life sciences
- Tourism
- Natural resource sector
- Creative sector
- Caring sector
- Retail sector

Policies to accelerate Gateway and Hub development, to facilitate and promote sectoral opportunities, for infrastructure improvements and develop a Regional Retail Planning Strategy are included.

3.3.5: County Development Boards (CDBs)

County Development Boards (CDBs) were established within each county local authority, following publication by the DoEHLG in 1996 of *Better Local Government – A Programme for Change. Better Local Government* provided for the establishment of a more participative democracy involving the social partners, local development agencies, state agencies and local authority. Each CDB was charged with establishing a 10-year Strategy for the economic, social and cultural development of its county. A Community and Enterprise Office within each local authority to develop a partnership approach to service delivery and provide administrative support to the CDBs

3.3.6: County Development Strategy

Monaghan County Development Board was established in 2000 and sought to develop a strategy for the county. The County Development Strategy sets out a framework for economic, social and cultural development over a ten-year period. The current County Development Board Strategy covers the period 2002 to 2012. Its purpose is to provide a broad framework, which facilitates better service delivery, enabling groups and organisations to work together towards a common goal.

The Strategy is a template guiding all locally delivered public services and local development activities, to ensure the non-duplication of service delivery, identify gaps in coverage and support opportunities for co-operation in the delivery of new services.

In developing the Strategy, over a two-year period, the CDBs carried out extensive consultation amongst the community and voluntary sector before agreeing a shared vision for Monaghan:

"Monaghan is an inclusive, outward-looking, progressive county, which enjoys a diverse, vibrant economy, a sustainable environment and a high quality of life for all"

Monaghan CDB identified 12 key, strategic, aims or "themes" which require to be addressed to achieve the shared vision. Each theme consists of a number of objectives, which require actions to be implemented. Lead agencies have been identified to ensure the completion of the actions, with key result areas and timescales established.

Monaghan 2002 – 2012 - Integrated Strategy for the Social, Cultural and Economic Development of County Monaghan was adopted by the Monaghan County Development Board in 2003. The most recent review was carried out in 2009 and nine key strategic themes were established. The CDB will continue to monitor and evaluate progress on its implementation.

The Strategy provides the socio-economic context for the County and Town Development Plans. In preparing, County and Town Development Plans, planning authorities must have regard to the County Development Strategy and its objectives.

In 2010 an Economic Strategy & Implementation Plan for County Monaghan was adopted. The main objective of this strategy, which covers the period 2010-2014, is to provide an overall vision for economic development in the county relevant to the current economic climate. The Strategy identified possible future scenarios and has resulted in the establishment of a business leaders forum to support the monitoring, evaluation and review of actions in response to emerging scenarios.

The County and Town Development Plans' land-use and spatial policies and objectives will reflect the socio-economic considerations of the County Development Strategy.

3.3.7: Shaping Our Future, Regional Development Strategy (RDS) Northern Ireland

Due to County Monaghan's boundary with Northern Ireland, regard must be attached to Shaping Our Future is a Regional Development Strategy, which offers a strategic and long-term perspective on the future development of Northern Ireland up to the year 2025. The RDS was prepared in close consultation with the community. The RDS is not limited to land use planning but recognises that policies for physical development have an important bearing on other matters such as developing a strong spatially based economy, a healthy living environment and an inclusive society which tackles inequalities relating to health, education and living standards.

The promotion of sustainable development allied to social and economic cohesion is an integral part of the drive to provide a strategic and long-term perspective for the development of the region up to the year 2025. A ten year review of the RDS is currently underway with the public consultation period commenced on 6th January 2011 to 31st March 2011.

In addition to the above, Table 2 on the following pages, lists plans, programmes strategies and legislation containing environmental protection obligations, objectives, indicators and targets that must be considered within the development plan making process.

Table 2: Relevant National and International Strategic Policies and Objectives

	Plan, Programme Strategy or Legislation	Key Consideration for Draft Development Plans
BIODIVERSITY, FLORA AND FAUNA		
INTERNATIONAL	Strategic Environmental Assessment (SEA) Directive 2001/42/EEC.	Requirement to carry out SEA.
	Convention on Wetlands of International Importance 1971 (amended 1982 and 1987) (Ramsar Convention).	Requirement to protect sites from loss or damage by development.
	Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora.	Requirement to carry out an Appropriate Assessment
	Directive 79/409/EEC on the conservation of wild birds.	Requirement to carry out an Appropriate Assessment
	UN Convention of Biological Diversity.	Requirement to protect and enhance ecological resources.
	Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)	Requirement to maintain diversity and distinctiveness.
	Pan-European Biological and Landscape Diversity Strategy (1995)	Requirement to maintain diversity and distinctiveness.
	European Biodiversity Strategy (1998)	Requirement to maintain diversity and distinctiveness.
	Freshwater Fish Directive (78/659/EEC)	Requirement to maintain diversity and distinctiveness.
	Shellfish Waters Directive (79/923/EEC)	Requirement to maintain diversity and distinctiveness.
	Planning and Development (Strategic Environmental Assessment) Regulations 2004 as amended.	Requirement to carry out SEA.
	Flora Protection Order 1980 as amended.	Protection of species.
	Forestry Act 1946	Protection of species.
	Wildlife Act 1976	Protection of species.
	Wildlife (Amendment) Act 2000	Protection of species.
	National Biodiversity Plan 2004	Requirement to maintain biodiversity.
	Monaghan Biodiversity Action Plan 2009-2014	Requirement to maintain biodiversity.
SOIL		
INTERNATIONAL	EU Thematic Strategy for Soil Protection	Aims to maintain and protect soil quality.
NATIONAL	National Soil Survey of Ireland	Inform the Draft Plan

WATER		
INTERNATIONAL	Directive 2000/60/EC Water Framework Directive	Requirement to achieve good ecological status by 2015 and ensure that their status does not deteriorate.
	Directive 2007/60/EC Flood Risk Management	Assessment and Management of Flood Risk
	EU Drinking Water Directive (98/83/EC)	Requirement to achieve and maintain good quality drinking, surface, bathing and wastewater.
	EU Nitrates Directive (91/676/EEC)	
	EU Groundwater Directive (80/68EEC)	
	EU Surface Water Directive (75/440/EEC)	
	EU Urban Waste Water Directive (91/271/EEC)	
	EU Dangerous Substances in Water Directive (79/464/EEC).	
NATIONAL	Neagh Bann International River Basin Management Plan	Contains river basin catchments that flow into County Monaghan and rivers that have catchments in County Monaghan.
	North Western International River Basin Management Plan	
	The Planning System and Flood Risk Management – Guidelines for Planning Authorities 2009	Assessment and Management of Flood Risk
	The Local Government (Water Pollution) Act 1997, amended	
	1990	Requirement to achieve and maintain good quality drinking, surface and waste water.
	The Local Government (Water Quality Standards for Phosphorous) Regulations 1998	
	EPA Wastewater Treatment and Disposal Systems Serving for Single Houses 2009	
	Water Management Unit Action Plans in the North Western International River Basin District	Implements the requirements of the EU Water Framework Directive to ensure good quality by 2015.
	Water Management Unit Action Plans in the Neagh Bann International River Basin District	

CLIMATE CHANGE		
INTERNATIONAL	European Climate Change Programme	Aims to reduce emissions
	Kyoto Protocol 1997	Sets international targets and mechanisms for addressing climate change.
	Directive 2001/92/EC Energy Performance of Buildings	Aims to conserve energy.
	Air Framework Directive, Directive on Air Quality Assessment and Management 1996/62/EC	Aims to reduce emissions
	Directive on National Emission Ceilings for Certain Atmospheric Pollutants 2001/81/EC	
	Directive 2009/28/EC use of renewable energy and cleaner transport	
NATIONAL	National Climate Change Strategy 2007-2012	Aims to reduce emissions.
	National Renewable Energy Action Plan	
	National Cycle Policy Framework 2009-2020	
	Smarter Travel	
MATERIAL ASSETS		
INTERNATIONAL	Directive 99/31/EC Landfill Directive	Sets targets for reducing waste to landfill.
	Directive 2002/96/EC The WEEE Directive on Waste Electrical and Electronic Equipment.	
NATIONAL	Waste Management Acts 1996-2005	Sets National Policy and legislation
	Waste Management Regulations 2001	
	Quarries and Ancillary Actions 2004	
	Planning and Development (Strategic Infrastructure) Bill 2006	
	Roads Act 1961-2007	
	EPA Landfill Manuals	Provides guidance on landfills
	Transport 21	Provides investment in Ireland's transport system
	DoEHLG Policy Statement: Waste	
	Management- Taking Stock and Moving Forward, 2004	Policy Statements which expand on National Policies
	DoEHLG Policy Statement: Preventing and Recycling Waste, 2002	
	DoEHLG Policy Statement: Waste Management, Changing Our Ways, 1998	

	North East Waste Management Plan	Provides policies for future improvement and development, and the means to implement and monitor progress in the years to come
CULTURAL HERITAGE		
INTERNATIONAL	Granada Convention for Protection of the Architectural Heritage of Europe 1985	Overarching framework for protection of Architectural Heritage
	European Convention for Protection of the Architectural Heritage of Europe 1992	
NATIONAL	National Monuments Acts 1930-1994	Sets National Legislation and Policy governing archaeological structures and sites.
	Architectural Heritage Protection – Guidelines for Planning Authorities 2004	
	National Monuments (Amendment) Act 2004	
	National Monuments Regulations 2005	
	Planning and Development Acts 2000-2010	Sets National Legislation governing historic buildings
	National Heritage Plan 2004	Sets National Policy
LOCAL	Draft County Monaghan Heritage Plan 2012-2017	Co-ordinates activities and work by organisations to deliver benefits for Monaghan's heritage
LANDSCAPE		
INTERNATIONAL	European Landscape Convention 2000	Requires protection and enhancement of landscapes
NATIONAL	Draft Landscape and Landscape Assessment Guidelines 2000	
INTERRELATIONSHIPS/SUSTAINABLE DEVELOPMENT		
INTERNATIONAL	European Strategy for Sustainable Development 2006	Identifies key priorities for sustainable development.
	6th Environmental Action Plan of the European Community 2002	Encourages integration of environmental issues across all sectors of policy
	The EU Environment and Health Strategy 2004-2010	Promotes Sustainable development
	Agenda 21 – Action for Sustainable Development 1992	
	The Gothenburg Strategy – Communication from the Commission on Sustainable	
	Europe for a Better World 2001	
	Sustainable Rural Housing Guidelines for Planning Authorities 2005	
	Sustainable Development- A Strategy for Ireland 1997	

	Making Ireland's Development Sustainable 2002	
	National Development Plan 2007-2013	
	Sustainable Residential Development in Urban Areas 2008	
	Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, 2007	
	The Provision of Schools and the Planning System 2008	
	Childcare Facilities Guidelines 2001	
AIR QUALITY		
INTERNATIONAL	EU 'Air Framework Directive' (1996/62/EC)	To improve air quality and control emissions.
	EU Directive on National Emission Ceilings for Certain Atmospheric Pollutants	
	WHO Air Quality Guidelines 1999	Recommends air quality levels and improvements.
NATIONAL	Draft National Air Quality Monitoring Programme 2000	To improve air quality and control emissions.
PLANNING		
NATIONAL	Planning and Development Acts 2000-2010	Sets National Legislation and Policy
	National Spatial Strategy	
LOCAL	Border Regional Planning Guidelines 2010-2022	Sets out a framework for proper planning & development of the Region

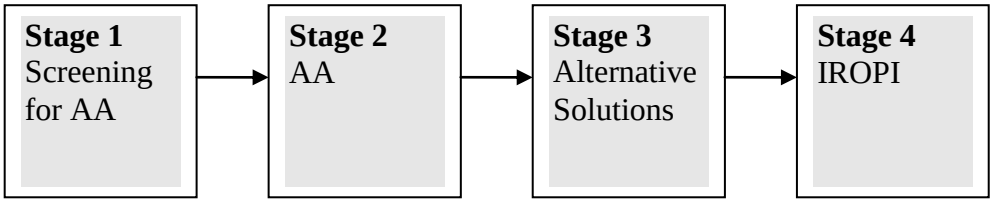
4.0: Appropriate Assessment

An Appropriate Assessment of the Draft Monaghan County Development Plan 2013-2019 (Incorporating the draft development plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) is required pursuant to Article 6 of the Habitats Directive and Section 177T(1) of the Planning and Development Acts as amended.

The EU Habitats Directive (92/43/EEC) aimed to create a network of protected wildlife sites in Europe through the designation of Special Areas of Conservation and Special Protection Areas, collectively known as Natura 2000 sites. The Directive was transposed into Irish law by the European Communities (Natural Habitats) Regulations 1997, and more recently by amendment to the Planning and Development Acts. It is a requirement of the Directive and legislation to carry out an Appropriate Assessment (Natura Impact Report) on any plan or project that is likely to have a significant effect on the conservation status of the site.

In 2009, the Department of the Environment, Heritage and Local Government issued the document entitled "Appropriate Assessment of Plans and Projects in Ireland; Guidance for Planning Authorities" and details the 4 stages in the Appropriate Assessment Process as indicated in figure 3 below.

Figure 3: Stages of the Appropriate Assessment Process



Stage One: Screening — the process which identifies the likely impacts upon a Natura 2000 site of a project or plan, either alone or in combination with other projects or plans, and considers whether these impacts are likely to be significant;

Stage Two: Appropriate Assessment — the consideration of the impact on the integrity of the Natura 2000 site of the project or plan, either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives. Additionally, where there are adverse impacts, an assessment of the potential mitigation of those impacts;

Stage Three: Assessment of alternative solutions — the process which examines alternative ways of achieving the objectives of the project or plan that avoid adverse impacts on the integrity of the Natura 2000 site;

Stage Four: Assessment where no alternative solutions exist and where adverse impacts remain — an assessment of compensatory measures where, in the light of an assessment of imperative reasons of overriding public interest (IROPI), it is deemed that the project or plan should proceed.

Stage One Screening

A screening report was undertaken to examine the likely effects of the draft development plans on the Natura 2000 sites of the County and within a 15km buffer of the area.

Stage One Conclusion

The report noted that whilst the current Monaghan County Development Plan 2007-2013 (Incorporating the draft development plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) includes policies and objectives which seek to protect, conserve and manage designated sites including SAC's and SPAs, the policies and objectives of the Draft Monaghan County Development Plan 2013-2019 (Incorporating the draft development plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) were yet to be determined and it was considered that at that stage of the development plan process it was not possible to determine for certain whether the draft plans will, alone or in combination with other plans and projects, be likely to have significant effects on the Natura 2000 sites in view of their conservation objectives. Given this level of uncertainty, it was considered that the assessment should proceed towards Stage 2.

Stage Two Appropriate Assessment

All Natura 2000 sites in-situ and ex-situ were identified as the first step of the Screening process. It was not possible at the screening stage to eliminate potential/significant impacts upon the Natura 2000 network and therefore it was considered that Appropriate Assessment to Stage 2 level should be carried out with regard to the draft development plans.

Stage Two Conclusion

The Natura Impact Report concludes that any potential impacts on the Natura 2000 network has been mitigated through amendments of objectives and policies and the addition of a number new objectives and policies in the draft development plans. As a result it was concluded that there was no requirement to proceed to Stage 3 of the Appropriate Assessment process.

5.0: Assessment of Alternatives and Selection of Preferred Scenario

The development and assessment of alternatives is a legal requirement under the SEA Directive and Regulations. Article 5(1) of the SEA Directive and 13E(1) of the SEA Regulations requires that a Planning Authority considers within the Environmental Report 'reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme', and that the alternatives are 'are identified, described and evaluated', and 'an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information' (Annex 1(h)).

Alternative strategies must be realistic, capable of implementation, and should represent a range of different approaches within statutory and operational requirements of the particular plan. In some cases the preferred strategy will combine elements from the various alternatives considered.

5.1: Identification and Description of Alternative Plan Scenarios for County Monaghan

The following summarises a series of 'Scenarios' which provide alternative visions of the future development of County Monaghan. These scenarios were developed based on the strategic objectives and policies set out at a higher level (see Section 3.0 of Environmental Report), the legal requirements of the Planning and Development Act 2000 (as amended), SEA Regulations 2004, the strategic context of County Monaghan, objectives of the Draft County Development Plan, existing environmental issues, projected population and infrastructure requirements.

A total of three alternative scenarios were developed through consideration of the statutory and operational requirements of the County Development Plan.

Scenario 1– Growth with relaxed planning policies
Scenario 2– Growth with restrictive planning policies
Scenario 3– Planned Growth with Regulatory Planning Policies

5.1.1: Growth with Relaxed Planning Policies

This scenario would involve minimal intervention in terms of strategic planning which would ultimately result in allowing development to follow market forces to a great extent and would take a short-term planning, economic, social and environmental approach.

In summary the impact of this scenario would be as follows:

- a highly dispersed settlement pattern,
- a growing pressure from ribbon development on the edge of the main major towns in the county, e.g. Monaghan, Carrickmacross and Castleblayney
- a weakening of town and village structures.
- The sprawl of towns and villages into the surrounding countryside thus marring the distinction between urban and rural areas.

- Development would not be directed towards properly serviced, robust receiving environments by rather on an ad-hoc basis with little planned provision of services and facilities.
- Cultural heritage items of architectural and archaeological importance could be impacted on by development and even destroyed entirely.
- Tourism would suffer due to the declining value of the countryside.
- Unsustainable transport patterns would escalate leading to a knock on effect on air quality.
- Biodiversity would suffer due to major habitat fragmentation or habitat destruction caused by greenfield developments.
- Water quality of lakes, rivers, groundwater would decline rapidly, causing damage to habitats, contamination to drinking water supplies and human health problems.
- Critical mass and the objectives of the National Spatial Strategy to promote sustainable balanced development would not be achieved.

5.1.2: Growth with Restrictive Planning Policies

This scenario would represent a restrictive approach to the development of the county.

In summary the impact of this scenario would be as follows:

- Development would be focused towards the larger towns – Monaghan, Carrickmacross and Castleblayney.
- Restrictive rural housing in most areas of the County.
- Growth would be directed towards all towns and villages.
- There would be strict demarcation between urban and rural areas.
- Densities in towns and villages would increase with major emphasis on infill development and brownfield development.
- Developments would be served by appropriate wastewater treatment infrastructure thus avoiding impacts upon abstraction sources of water and surface and groundwater resources.
- Areas which are the subject of ecological designations would be carefully managed and sustained throughout the County to ensure that the conservation value of biodiversity, flora and fauna would not be compromised.
- Sensitive landscape areas would not be subject to development.
- Strict adherence to E.U. principles for protection of water quality, air emissions, cultural assets, biodiversity and all natural assets.
- Encouraging growth in population centres would lead to critical mass being achieved in terms of the provision of sustainable transport infrastructure.
- Travel patterns would become more sustainable, with much of the population living in close proximity to services and employment opportunities, reducing the need to travel and reducing trip lengths as well as having a positive effect on air quality.
- Given the concentration of development towards the towns and villages, peripheral rural areas would be in danger of declining.
- By virtue of the pressure on the towns and villages as a result of the concentration of development, infrastructure and services would certainly come under enormous pressure
- Significant negative impact on socio-economic growth in the County, particularly in relation to agriculture, tourism and rural industry

- Much of the rural County would be deemed not available for development, leading to very little development occurring, resulting in a decline in the social, cultural and economic wellbeing of rural areas.

5.1.3: Planned Growth with Regulatory Planning Policies

The final Scenario is based around the planned growth of the County and a sustainable settlement structure based on the Settlement/Core Strategy which affords for balanced and sustainable development throughout the County. In this scenario the principles of sustainable development are integrated into the Plan for example economic development, social well-being, and environmental protection. In this Scenario, Monaghan Local Authorities would facilitate development throughout the County based on the principals of good design, good siting and technical considerations where local need exists and where the applicant would contribute to the rural community and rural economy.

In summary the impact of this scenario would be as follows:

- A scenario which would incorporate the relevant National/Regional planning strategies- the National Spatial Strategy and the Border Regional Planning Guidelines. The Settlement/Core Strategy would reflect National policy and the potential to balance growth across the county, and would support the Hub status of Monaghan Town.
- The population target would be defined by the Border Regional Authority, housing needs would be considered and a Housing Strategy developed for the County to ensure social inclusion and a good quality of life.
- A Retail Strategy would be prepared to ensure the viability and vitality of existing towns and villages.
- A Landscape Character Assessment and a Local Biodiversity Action Plan would be undertaken in order to reduce impacts on the environment and promote more sustainable development forms.
- Water quality is improved through Groundwater Protection Schemes and River Basin Management Plans incorporating a co-ordinated catchment management approach.
- An Indicative Forestry Strategy would promote the growth of sustainable forests throughout the County to improve air quality and the aesthetic quality of the natural environment.
- Traditional agricultural activities would be encouraged and diversification promoted to facilitate the changing nature of this sector.
- Eco-tourism and geo-tourism would be promoted as sustainable forms of tourism.
- Managed and sustained throughout the County to ensure that the inherent conservation value of biodiversity, flora and fauna would not be compromised.
- Development would avoid negative impacts on the status of water quality, in an effort to comply with the requirements of the Water Framework Directive.
- The timely delivery of adequate and appropriate wastewater treatment facilities throughout the County would be fundamental to minimising negative impacts on surface water and groundwater resources.
- Highly valued landscapes would remain as such to ensure that the character and quality is maintained.
- Other parts of the County, which are not as highly valued, would have greater capacity to accommodate development.

- Appropriate social infrastructure, particularly with regard to community facilities, amenities, etc. would be developed in tandem with the provision of new development in settlements.
- Various strategies including Social, Housing, and Retail would be carried out.

5.1.4: Preferred Scenario

Scenario 3 is the preferred Scenario for the future development of County Monaghan and forms the basis of the preparation of the Draft Monaghan County Development Plan 2013-2019 (incorporating the draft development plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay).

Scenario 3 affords for the most effective way of focusing growth and development within the county whilst ensuring the economic, environmental, cultural and social prosperity of the county.

6.0: Current State of the Environment

6.1: Introduction

County Monaghan is located in the Border, Midlands and Western Region as defined under the National Spatial Strategy (NSS). County Monaghan is one of three Ulster Counties bordering Northern Ireland and shares approximately 108 miles of border with Northern Ireland.

Monaghan is one of the country's landlocked counties characterised by rolling drumlin hills and wetlands. It contains 129,093 acres of land, 1.9% of the total area of the Republic of Ireland. Of this total 69% of the area is dedicated to agriculture, 4% to forestry and 1.7% cover by lakes. There are five towns in the county, Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay that serve as the primary residential, employment, service and retail centres. County Monaghan however remains a predominantly rural county with approximately 80% of its population living in population centres of less than 1000 people.

The current state of the environment of the county will be considered under the following environmental headings:

- Biodiversity, Fauna and Flora
- Population
- Human Health
- Soil
- Water
- Air
- Climatic Factors
- Material Assets
- Cultural heritage, including Architectural and Archaeological
- Landscape
- The interrelationship between the above topics.

Annex 1 of the Directive also requires secondary and cumulative effects to be considered.

6.2: Biodiversity, Flora and Fauna

The conservation of biodiversity in Ireland has been strengthened and expanded by EU law, most notably by the EU Birds Directive and EU Habitats Directive, and also by the EIA Directive.

The Habitats Directive was transposed into Irish law in 1997. The European Union (Natural Habitats) Regulations S.I 94/1997 represented a fundamental shift in nature conservation policy and law. These regulations have since been amended by S.I 233/1998 and S.I 378/2005.

The EU Birds Directive 79/409/EEC on the conservation of wild birds, is the European Union's oldest piece of nature legislation and one of the most important. The Directive provides a framework for the conservation and management of, and human interactions with, wild birds in Europe. The main provisions of the Directive include:

- The maintenance of the populations of all wild bird species across their natural range (Article 2) with the encouragement of various activities to that end (Article 3).
- The identification and classification of Special Protection Areas (SPAs) for rare or vulnerable species listed in Annex I of the Directive, as well as for all regularly occurring migratory species, paying particular attention to the protection of wetlands of international importance (Article 4). (Together with Special Areas of Conservation designated under the Habitats Directive, SPAs form a network of European protected areas known as Natura 2000).
- The establishment of a general scheme of protection for all wild birds (Article 5).
- Restrictions on the sale and keeping of wild birds (Article 6).
- Specification of the conditions under which hunting and falconry can be undertaken (Article 7). (Hunt-able species are listed on Annex II of the Directive).
- Prohibition of large-scale non-selective means of bird killing (Article 8).
- Procedures under which Member States may derogate from the provisions of Articles 5-8 (Article 9) — that is, the conditions under which permission may be given for otherwise prohibited activities.
- Encouragement of certain forms of relevant research (Article 10 and Annex V).
- Requirements to ensure that introduction of non-native birds do not threatened other biodiversity (Article 11).

The Directive ensures a comprehensive scheme of protection of all wild bird species which naturally occur within the EU and places great emphasis on the protection of habitats for endangered as well as migratory species (listed in Annex I), especially through the establishment of a coherent network of Special Protection Areas (SPAs) which comprise the most suitable territories for these species. Since 1994 all SPAs form an integral part of the NATURA 2000 ecological network along with Special Areas of Conservation (SACs). Within the plan area, one Special Protection Area (SPA) and one Candidate Special Area of Conservation (cSAC) are located and are discussed in further detail in Section 6.2.3.

The full extent of the County's natural heritage of wild species, geological features and landforms, natural and semi-natural habitats, extend to more than just those sites which benefit from statutory protection. Under Article 10 of the EU Habitats Directive it states that Member States shall endeavour, where they consider it necessary, in their land use planning and development policies to encourage the management of features of the landscape which are of major importance for wild fauna and flora. Such features are those, which by virtue of their linear and continuous structures such as rivers, or their functions as stepping stones such as ponds and small woods, are essential for the migration, dispersal and genetic exchange of wild species. The features will vary from area to area and include hedgerows, canals, ponds, lakes, ditches and banks, linear tree belts/shelter belts, larger semi-natural or ancient woodlands, river corridors and other locally important habitats.

Man-made habitats within the Plan area are also important biodiversity areas. Gardens for example provide habitats for a range of wildlife including bird species, bees, butterflies and hedgehogs. Such species move around between gardens using hedgerows and vegetated areas. Urban green spaces including for example gardens, parks and graveyards are also important as they form part of a network of green spaces within which animals and plants thrive.

The need to conserve biodiversity generally is underlined in the National Biodiversity Plan 2010 and the Convention on Biological Diversity, which Ireland has signed and ratified. Biological diversity means the variety of all life on earth from the smallest and simplest micro-organism to the complex system that is the rainforest. Biodiversity is the result of billions of years of evolution, shaped by natural processes and increasingly by the influence of humans. It forms the web of life of which we are an integral part and upon which we fully depend. This diversity is often understood in terms of the wide variety of plants, animals and micro-organisms which have been impacted upon by human beings over time.

The Monaghan Biodiversity Action Plan 2009-2014 aims to provide a targeted approach to biodiversity conservation in the county. The Plan is a continuing process that sets out biodiversity priorities for the county, works to achieve them, monitors success and reassesses the need for action.

At an International level, the Ramsar convention seeks member states to adopt a wise use of wetlands approach. Incorporating wetlands as a consideration into decision making will help to ensure a wetland resource into the future in the County. In addition to contributing to sustainable development, the conservation of wetlands is important for our national commitments under the Biodiversity Convention and the Climate Change Convention.

6.2.1: Ecological Networks

Article 10 of the Habitats Directive recognises the importance of ecological networks as corridors for wildlife including for migration, dispersal and generic exchange of species of flora and fauna. The Directive requires that ecological connectivity and areas of ecological value outside the Natura 2000 network are maintained and it recognises the need for the management of these areas through land use planning and development policies.

Ecological networks are important in connecting areas of local biodiversity with each other and with nearby designated sites so as to prevent islands of habitat from being isolated. Ecological networks are composed of linear features, such as tree lines, hedgerows, rivers and streams which provide corridors for wildlife species including in particular bats and small birds.

Important ecological corridors within the County include the following water bodies. This list is not exhaustive and their inclusion is not an indication that they fall within the remit of Article 10 of the Habitats Directive:

- River Glyde
- River Fane
- Ulster Canal
- River Blackwater System

6.2.2: Conservation Designations

The most important and valuable habitats are afforded protection under European and National legislation by way of designation as Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) and Natural Heritage Areas (NHAs) / proposed Natural Heritage Areas (NHAs).

The designation of these sites at national level is the responsibility of the Department of Arts, Heritage and the Gaeltacht. The Planning Authority also has a clear responsibility to secure their protection for the future. The process of site designation is ongoing, with new sites being added and/or upgraded, in terms of their conservation status, and the boundaries of existing sites being adjusted, as better information becomes available.

6.2.3: Special Areas of Conservation (SACs)

SACs are areas of European Importance for habitats, plants and animals, other than birds. These are designated under the EU Habitats Directive 1992. These sites are selected according to a specific set of criteria relating to habitats and species that are particularly important, rare or vulnerable in Europe. Kilroosky Lough Cluster, located north of Clones, is the only designated SAC in County Monaghan. This water body system extends into Northern Ireland where it is known as Magheraveely Marl Loughs.

Legislation requires that appropriates steps are taken to avoid the deterioration of natural habitats and species as well as the disturbance of species for which the areas have been designated. All development in these areas, including development which is considered exempted development, requires planning permission.

6.2.3.1: Kilroosky Lough Cluster SAC

Kilroosky Lough Cluster Special Area of Conservation (001786) straddles the border with Northern Ireland, and is located immediately north-west of Clones, Co. Monaghan. The site consists of five separate areas which contain several calcium-rich, clean water (oligo-mesotrophic) lakes and their marginal fen vegetation.

The lough cluster includes Kilroosky, Burdautien, Summerhill and Dummy's Loughs, which are of interest for their classic marl lake water chemistry and extensive calcicole plant communities - marl lakes are relatively low in nutrients, high in calcium and have good water quality. These types of lakes are rare due to their sensitivity to pollution, and have been recognised by the European Union as being of international importance; they are listed on Annex I of the Habitats Directive. Such hard water lakes are characteristically rich in stoneworts. Stonewort species recorded from Kilroosky include *Chara hispida, C. pedunculata, Nitella flexilis* and the regionally rare *Chara rudis*.

Kilroosky Lough is a marl lake surrounded by fen and species-rich, freshwater marsh. Of particular note is the occurrence of a fringe of Great Fen-Sedge (*Cladium mariscus*). Plant species of regional or local importance recorded here include Cowbane (*Cicuta virosa*), Fen Bedstraw (*Galium uliginosum*), Fen Pondweed (*Potamogeton coloratus*), Fen-flowered Spike-rush (*Eleocharis quinqueflora*), Tufted-

sedge (*Carex elata*) and Grass- of- parnassus (*Parnassia palustris*). Eight species of orchid, including Marsh Helleborine (*Epipactis palustris*), have also been recorded.

In a small area of Downy Birch (*Betula pubescens*) and Goat Willow (*Salix caprea*) wet woodland on the western shore, Round-leaved Wintergreen (*Pyrola rotundifolia*) has been recorded amongst the wetland ground flora. This is a rare species in Ireland and one that is listed in the Red Data Book.

Kilroosky Lough also contains a population of White-clawed Crayfish (*Austropotamobius pallipes*), a species that is indicative of clean unpolluted water and one which is becoming increasingly rare throughout its geographical range. It is now protected under the Wildlife Act (1976) and is listed on Annex II of the EU Habitats Directive.

Burdautien Lough, just to the north of Kilroosky, is a more enriched lake with a fringe of reedswamp and fen dominated by Common Reed (*Phragmites australis*), with sedges (*Carex diandra, C. paniculata, C. flacca* and *C. disticha*), Cowbane, Bog Cotton (*Eriophorum* spp.) and Quaking Grass (*Briza media*). The fen vegetation includes a fringe of Saw Sedge.

Dummy's Lough is another marl lake which lies just to the west of Kilroosky and is surrounded by marsh and wet woodland. The lake supports a thick band of Lesser Bulrush (*Typha angustifolia*), a regionally rare species, and is fringed by fen communities comprised of Great Fen-Sedge, Common Reed, Bottle Sedge (*Carex rostrata*), Bogbean (*Menyanthes trifoliata*), Marsh Cinquefoil (*Potentilla palustris*), and occasional small sedge-rich areas.

A section of Summerhill Lough is included within the site. A large sedge-dominated fen occurs on the north-eastern side of this lake and includes such species as Marsh Arrowgrass (*Triglochin palustris*) and an abundance of stoneworts (*Chara* spp.). A zone of Great Fen-Sedge also occurs at this lake. Behind the fen is a zone of wet grassland and scrub comprised of Alder (*Alnus glutinosa*) and Gorse (*Ulex europaeus*).

Ramages Lough, to the south-east of Kilroosky supports a good example of a freshwater swamp. Over half of this lake is colonised by Bulrush (*Typha latifolia*) and Common Reed, with frequent Bottle Sedge, Water Horsetail (*Equisetum fluviatile*) and scattered willows (*Salix* spp.).

Kilroosky Lough Cluster is of ecological interest for its diversity of habitats and species. It is of particular conservation significance for its hard water lakes, areas of alkaline fen and of *Cladium mariscus* fen, all habitats that are listed on Annex I of the E.U. Habitats Directive, the last-named with priority status. Furthermore, the site supports a population of Whiteclawed Crayfish, a species that is listed on Annex II of this directive.

6.2.4: Special Protection Areas (SPAs)

Special Protection Areas (SPAs) are areas designated specifically for bird species under the 1979 EU Directive on the Conservation of Wild Birds, otherwise known as the Birds Directive. Ireland is obliged to designate any site that meets the Directive's set of ecological criteria. The network of SPAs in Ireland includes important wintering waterfowl sites and sites supporting rare bird species such as the Corncrake and the

Hen Harrier. Sliabh Beagh, in the north of the county, is the only designated SPA in County Monaghan. This habitat extends into Northern Ireland where it is known as Sliabh Beagh SAC. The same protections afforded to SACs apply to SPAs.

6.2.4.1: Sliabh Beagh SPA

Sliabh Beagh Special Protection Area (004167) comprises much of the eastern and south-eastern sectors of the Sliabh Beagh upland area that extends from County Monaghan into Northern Ireland.

Mountain blanket bog is well developed at the higher altitudes and especially at Eshbrack (peak of 365 m). The vegetation is largely dominated by Deergrass, Ling Heather, Cross-leaved Heath, Hare's-tail Cottongrass, Common Cottongrass, Crowberry and a range of mosses. In places, Cranberry is an abundant component of the vegetation. Elsewhere the bog is mostly cutover and there are also wet and dry heaths present. In total, bog and heath occupies 43% of the site. The mid-slopes are afforested (40% of site), with plantations of various ages (open canopy, closed canopy, clear-fell). The remainder of the site is rough or marginal grassland (16%). Some of the old field systems support species-rich wet grassland vegetation dominated by Soft Rush. Several small dystrophic lakes are present within the site.

This SPA is one of the strongholds for Hen Harrier in the country. The mix of forestry and open areas provides optimum habitat conditions for this rare bird which is listed on Annex 1 of the Birds Directive.

The site also supports breeding Merlin, a species that is also listed on Annex I of the E.U. Birds Directive. Red Grouse is found in unplanted areas of bog and heath – this is a species that has declined in Ireland and is now of conservation concern and is Red - listed. Peregrine, another E.U. Birds Directive Annex I species, nests in the Northern Ireland sector of Sliabh Beagh and can be seen over the site at times.

Overall, the site provides excellent nesting and foraging habitat for breeding Hen Harrier and is one of the top sites in the country for the species. It may also be of national importance for breeding Merlin.

6.2.5: Natura 2000 Network

Together, SPAs and SACs make up a European network of sites known as the Natura 2000 network. They are protected in Irish legislation through the European Communities (Natural Habitats) Regulations 1997 and 2011. These regulations lay out rigorous tests that are designed to ensure that SACs and SPAs are not negatively impacted on by any proposals. Monaghan Local Authorities are obliged to exercise their functions, including consent functions in compliance with the requirements of the Birds and Habitats Directives and with the 2011 Regulations.

Map 1: Location of Natura 2000 sites within County Monaghan

6.2.6: Natura 2000 Sites outside the Plan Area

The Guidance document produced by the Department of the Environment, Heritage and Local Government "Appropriate Assessment of Plans and Projects in Ireland" indicates that Natura 2000 sites within 15km of the plan area should be considered when assessing whether the plan is likely to have environmental affects. There are 12 Natura 2000 sites which are located within 15km of the plan area and are listed in the table below.

Table 3: Natura 2000 sites within 15km of Plan Area.

Site Name	Site Type	Site Code
Dundalk Bay	SPA	004026
Stabannan/Braganstown	SPA	004091
Dundalk Bay	cSAC (candidate)	000455
Lough Oughter	SPA	004049
Lough Oughter	cSAC (candidate)	000007
Slieve Gullion	SAC	UK0030277
Sliabh Beagh	SAC	UK0016622
Moninea Bog	SAC	UK0030212
Magheraveely Marl Lough	SAC	UK0016621
Lough Neagh	SPA	UK9020091
Upper Lough Erne	SPA	UK9020071
Upper Lough Erne	SAC	UK0016614

6.2.7: Natural Heritage Areas and Proposed Natural Heritage Areas

Some nature sites are identified as Natural Heritage Areas (NHAs). The Wildlife (Amendment) Act 2000 provides a statutory basis for the designation of NHAs. Out of the 65 NHAs designated nationally, only one NHA is in County Monaghan – Eshbrack Bog NHA on Bragan. All of the other Monaghan NHAs remain on the proposed list and rely on the protection afforded to them through the County Development Plan. The Proposed Natural Heritage Area (pNHA) is the most common nature designation in County Monaghan and sites can be designated for scientific, landscape or geological interest. In county Monaghan there are pNHA's comprising mainly wetland habitats, such as lakes, rivers, marshes, fens, bogs and woodland. These are recognised by Monaghan Local Authorities as important conservation areas and development will only be permitted in these areas where the integrity of these sensitive areas is not threatened.

Table 4: Natural Heritage Areas and Proposed Natural Heritage Areas

Location	Description	Status
Eshbrack Bog	Blanket bog with several small acid upland lakes, areas of bog uncommon in County Monaghan.	NHA
Annagheane Lough	Small acid lake surrounded by dense woodland dominated by Downy Birch. High number of habitat types and interesting sequence of vegetation zonation.	pNHA
Ballyhoe Lough	Acid peaty lake which supports wild fowl. Site of remains of a giant Irish Deer	pNHA
Black & Derrygooney Loughs	Roosting, feeding and nesting sites for wildfowl	pNHA
Cocreeghy Lake & Woodlands	Intact succession from open water to woodland, contains marsh fen rare in Monaghan. Wetland is notable as it occurs in area of shale and grits.	pNHA
Cordoo Lough	Good example of typical lake plant life	pNHA
Creevy Lough	Reed less lake with plant communities not found at other lakes in the region	pNHA
Dromore Lakes	Lake woodland, narrow water bodies, wintering site	pNHA
Drumakill Lough	Interesting example of zonation from aquatic vegetation to meadowland. Rich flora, floating fen	pNHA
Drumcor Lough	Part of Black Pigs Dyke/ Worms Ditch	pNHA
Drumgole Lough	Lake on Silurian slates, several uncommon species	pNHA
Drumreaske Lough	Calcareous lake surrounded by pockets of woodland and marshland with interesting plant species.	pNHA
Emy Lough	Foremost wintering area for greylag goose in the county	pNHA
Gibson's Lough	Small lake surrounded by floating fens	pNHA
Glaslough Lake	Calcareous lake with reed beds and a number of wooded islands supporting wildlife	pNHA
Kilcorran Lough	Large highly calcareous lake in the River Finn system. A small catchment in limestone drift ensures a high calcium status with a substrate of precipitated marl and a relatively low nutrient status. The management of the grassland slopes above the lake is critical.	pNHA
Killyhoman Marsh	Succession from solid scraw to birch, alder and willow woodland also plant species including horsetail and sedge.	pNHA
Killyvilly Lough	Calcareous lake and two rare species of stonewort have been recorded. Site is regularly used by a variety of birds including Mute Swan, Snipe and Pheasant.	pNHA
Kilroosky Lough Clustet	Calcareous lakes with interesting plant species	pNHA
Lisabuck Lough	Attention originally drawn to the lake because of the presence of Slender Tufted Sedge, but it is also a good site representative of the swarm of small lakes characteristic of the drumlin belt in Co. Monaghan which together represent a substantial wetland area.	pNHA
Lisarilly Bog	Small fen in transition to raised bog	pNHA

Lislannan Bog	An area of floating marsh and fen vegetation. It was identified as the only area of acid scraw and bog vegetation in the calcareous part of the Finn/Lacky catchment. Bog appears to be drying out.	pNHA
Lough Egish	Foremost wintering area for wild fowl in the county	pNHA
Lough Fea Demesne	Limestone grassland, fen rich in plant life with scattered rock outcrop.	pNHA
Lough Naglack	Limestone grassland, lake habitats support, rich flora, bones of Giant Irish deer found.	pNHA
Lough Smiley	Floating fen community and pockets of raised bog	pNHA
Lough Bawn House Loughs	Scattered pockets of woodland and lakes used by wildfowl	pNHA
Lough Ross	Extensive floating marsh	pNHA
Monalty Lough	Habitat for nesting wildfowl	pNHA
Monmurray Grassland	A small homogeneous site composed almost entirely of improved lowland grassland which is visited by Greenland White-Fronted Geese during winter months. Site has little botanical interest.	pNHA
Muckno Lake	Limestone lake important for water flea and breeding birds, wintering ground fowl, few marginal fens.	pNHA
Mullaghmore Lake (South)	Shallow lake, very good example of colonisation of open water by floating scraw, rich variety of wild fowl.	pNHA
Mullaglassan Lough	Small scraw fringed lake situated in an area of limestone bed rock which yields good quality agricultural land. Bird life is varied and the lake and contains a large population of Greater Spearwort a plant species which is rare in the county.	pNHA
Nafarty Fen	Hollow is filled in completely by vegetation consisting of a mixture of sedges, rushes and reeds with a fringe of willows and planted trees. Used by a moderate number of Snipe in winter as well as by Water Rail.	pNHA
Rafinny Lough	Small oligatropic lake at an altitude of 550ft with peat stained waters. Unusually rich species for an upland lake. Flora exhibits a strong northern element. Floating vegetation very well developed and is an excellent example of a succession sequence typical in small water bodies.	pNHA
Rosefield Lake and Woodland	Calcareous lake, good example of transition from lake shore to alder woodland.	pNHA
Spring and Corcrin Loughs	Acidic grassland community between the lakes.	pNHA
Tassan lough	Small Lough bounded by Silurian outcrops and grassland.	pNHA
Ulster Canal	Several uncommon species of flora.	pNHA
Wrights Wood	Coppiced woodland with ash, willow.	pNHA

6.2.8: Hedgerows

County Monaghan's hedgerow network is an asset to the county, being valuable in terms of agriculture, landscape, wild flora and fauna, water quality and carbon sequestration. The total length of hedgerow in County Monaghan is estimated at 12,845km, and the average figure for hedgerow density as 9.93 kilometres per square kilometre (km/km²). They often have associated banks, walls, ditches (drains), or trees.

A total of 35 shrub and tree species, including 27 native species, were recorded in the Monaghan Hedgerow Survey, undertaken in 2010. Hawthorn (Whitethorn) is the most frequently occurring shrub species found in 95% of hedges. 72% of hedgerows sampled were comprised solely of native species. Ash is the most common tree species, occurring in 68% of hedges in tree form. The Monaghan Hedgerow survey indicates that townland boundary hedgerows usually have more species that ordinary field hedges.

Hedgerows are a valuable multi- functional resource in our countryside, benefiting agriculture, wildlife, the environment, tourism and the general community. Research indicates greater establishment success where Hawthorn (Whitethorn) provenance is closely matched to the planting site.

6.2.9: Woodlands

Ireland is one of the least forested countries in Europe with about 9% of its area under forest cover, the majority of which is composed of commercial conifer plantations. Only 2% of the country is covered by native or semi-natural woodland, that is, woodland dominated by native tree species, and much of this is highly fragmented and modified. Only 1.72% of County Monaghan has native woodland cover. 43 woodlands were surveyed in Monaghan as part of the National Native Woodland Survey. One-quarter of the woodland sites are associated with lakes and one-quarter with drumlins. Monaghan does not have any woodlands (or indeed semi-natural habitats of any kind), designated as part of National Parks or Statutory Nature Reserves, despite the fact that there are many woodlands of high quality. Sixteen woodlands were ranked as high quality in the native woodland survey.

6.2.10: Invasive Species

Invasive species represent one of the greatest threats to biodiversity, second only to that caused by direct habitat destruction. They do this by competitively excluding or out-competing our less robust native species, by preying on native species or by altering the natural aquatic or riparian habitat in which they reside. Invasive species are defined as plants or animals which did not originally occur in Ireland, but which have been introduced generally by human intervention, outside their natural range and whose establishment and spread can threaten native ecosystem structures, function and delivery of services. Once introduced, control management and eradication where possible of invasive species can be difficult and costly therefore early detection and reactive measures area desirable.

Globally, invasive alien species are considered to be one of the most importance direct drivers of biodiversity loss and ecosystem service changes. "invasive" means that they are vigorous and good at spreading whilst "alien" means that they are non-

native. At present in Ireland, several of our priority habitats are in 'unfavourable conservation status' due to the presence of non-native species. Examples of species threatened by invasive alien species include the Red Squirrel and the White Clawed Crayfish (for which Ireland holds Europe's stronghold population).

A black list of unwanted species is set out in the Natural Habitat Regulations, 2011. It is an offence to release or allow to escape, to breed, propagate, import, transport, sell or advertise such species. Transitional provisions will allow a reasonable period for people holding such animals or plants to dispose of them appropriately.

A report on the "Dirty Dozen" Invasive Species in County Monaghan was compiled by the National Biodiversity Data Centre in 2010, based on available information. The report provides information on recorded sightings on the following species: Japanese Knotweed, Himalyan Balsam, Giant Hogweed, Rhododendron, Least Duckweed, Grey Squirrel, Gammarus pulex, Zebra mussel, New Zealand Flatworm, Nuttal's Waterweed. Some of these species can have severe impacts on human health such as Giant Hogweed or have devastating impacts on built structures such as Japanese Knotweed. All of these species are included on the black list – the third schedule of the Natural Habitat Regulations, 2011 that lists the non-native species which are subject to restrictions.

6.2.11: Rivers and lakes

The Erne catchment, comprising the Dromore River, the Finn River and the Bunnoe River systems dominate the west of the county. The Blackwater River system is in the north of the county and to the south are the Fane and Glyde river catchments. The Ulster Blackwater and its tributaries, the Monaghan Blackwater and Mountain Water Rivers, contain good stocks of Brown Trout. These rivers also contain native White-clawed Crayfish, an internationally protected species. The Rivers Fane and Glyde contain Brown Trout and Salmon in county Monaghan. The Bragan Mountain lakes, Lough More and Lough Emy contain good numbers of Brown Trout. Salmon is an internationally important and protected species.

The lamprey, a species dating back to our glacial past is also present in many lakes and rives. This is also an internationally important and protected species. Most lakes and rivers have good stocks of bream, roach, rudd, perch and pike. Eels are present in all waters in the county.

Ten turloughs have been identified and surveyed in the county in recent years. These habitats are of international importance. These ephemeral lakes have a close relationship with groundwater and the levels of the lakes fluctuate throughout the year and can disappear entirely during the Summer. As a result, they have very unusual plant communities and are very vulnerable to pollution.

6.2.12: Wetlands

County Monaghan contains a wide range of wetlands and their associated species of high international and national importance. Due to the varying topography, hydrology, climate and soils present Monaghan has wetland habitats ranging from degraded cutover raised bogs, blanket bog, fens, marshes, large riverine systems, an abundance of and variety of lakes, springs, wet woodlands and many more.

Monaghan contains some of the finest examples of transition mire fens and mesotrophic inter drumlin lakes that occur in Ireland.

The total area of wetland habitat that has been mapped in County Monaghan is currently 7,319 hectares, which represents 5.8% of the entire county.

Wetland functions include water filtration, flood buffering and habitat for wildlife and provide tremendous economic benefits for example, water supplies, fisheries, agriculture, through the maintenance of water tables and nutrient retention in floodplains, timber and agricultural production, energy resources such as peat and plant matter, wildlife resources, transport and recreation and tourism opportunities, Peatlands are known to store 20-30% of the worlds' soil carbon, exceeding by three times the amounts stored in tropical rainforests.

In a recent report by the Biodiversity Unit of the Department of the Environment, Heritage and Local Government, 2008, the biodiversity value of wetlands in Ireland was estimated to be worth €385 million per year to the Irish economy. The recent report "Wetland Ecosystem Economics: Evaluating the Benefits Derived from Monaghan's Wetlands" undertaken for Monaghan Local Authorities estimated the economic value of just six case study wetlands in the county, covering a variety of wetland types. The report estimated that over a 50 year period the value of the wetlands ranged from €10,000 for the smallest site to €2.9 million for the largest of the six sites.

Unfortunately, to date, society has generally only realised the benefit of wetland services after they have disappeared or been seriously degraded. Problems with flooding, lost recreational opportunities, reduced fish populations and more costly water treatment are examples of costs understood only after a wetland ecosystem has been degraded or destroyed. Putting an economic value on some of these wetland benefits, before ecosystem-altering decisions are made serves to highlight their economic importance.

6.3: Population and Human Health

The County Development Plan must ensure that the needs of future population growth is planned for and accommodated. Population trends are central to the development plan process. Changes in population, household patterns and spatial distribution form the basis on which decisions on land use, service provision, housing, employment, retail, community and recreational needs are determined.

Population growth has been set for the County by the Border Regional Planning Authority based on targets from the NSS for the State, Border and County as detailed in the table below.

Table 5: Population Targets for the State, Border and County

	2008	**2010**	**2016**	**2022 (low/high) Range**
State	4,422,000	4,584,900	4,997,000	5,375,200 5,523,000
Border Region	492,500	511,000	552,700	595,000 611,400
County		61,320	66,324	71,400

6.3.1 Population Statistics

Provisional population figures for the 2011 census were released by the Central Statistics Office on 30 June 2011.

Population figures for County Monaghan indicated a 6.4% increase between 2002 and 2006. This figure of growth was below the national population increase of 8%. The 2011 census preliminary figures indicate that there has been an 8% increase in the county's population over the period 2006 to 2011, which is comparable with the national average increase of 8.1% over the same period.

Table 6: Population figures in County Monaghan and Nationally 1986-2011

Census	County Population	% Change in Population	National population	% Change in population
1986	52,379	+2.3	3,540,643	+2.8
1991	51,293	-2.1	3,525,719	-0.4
1996	51,313	+0.4	3,626,087	+2.8
2002	52,593	+2.5	3,917,336	+8.0
2006	55,997	+6.4	4,239,848	+8.2
2011	60,495	+8.0	4,581,269	+8.1

An analysis of the population data of the five towns in the county (Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) indicates that population trends in the county are threefold:

i. Substantial growth has occurred in rural areas around the main towns

ii Population growth in the urban areas has been slight or negative

iii Rural areas most removed from the main towns have limited or negative population growth.

6.3.2: Urban verses Rural Settlement

County Monaghan's population is dispersed throughout the rural areas with less than 30% of the population living in the urban areas as defined by the Central Statistics Office, see table below. This pattern of dispersed population is very strongly established and impacts upon the growth of existing towns and villages as well as undermining the viability of the existing towns and villages in the County.

Table 7: Aggregate comparison of Town and Rural Areas

County and Year	Aggregate Town Area (Persons)	Aggregate Rural Area (Persons)	% of population in Aggregate Town Area
Monaghan (2002)	14,651	37,942	27.9%
Monaghan (2006)	15,988	40,009	28.6%
State (2006)	2,574,313	1,665,535	60.7

The issue of urban rural balance needs to be addressed carefully in this development plan. It is important to maintain vibrant rural areas whilst at the same time recognising the need for a strong urban structure with sufficient critical mass to attract inward investment and act as engines for economic growth. The preliminary figures obtained from Census 2011 indicates that there is a further weakening of the urban centres with the percentage of people living in the five main towns in County Monaghan falling from 21.3% in 2006 to 20.1% in 2011.

6.3.3: Population Projections and Targets

In Ireland there has been a trend towards increased urbanisation. Based on census figures for County Monaghan between 1996 and 2006, Monaghan Town experienced steady growth, Carrickmacross had limited growth, but Castleblayney and Clones have suffered population decline, with Clones experiencing significant long term population decline. According to the Census 2011 preliminary figures, Monaghan Town continued to grow steadily and Carrickmacross had a modest increase in population over the period 2006 to 2011. The populations of Clones and Castleblayney continued to fall between 2006 and 2011. However, these trends are based on census figures which do not include population growth in areas that are now considered to be part of the established footprint of these towns. This is particularly relevant in the case of Carrickmacross which has experienced significant growth over the last decade. It is considered likely that Carrickmacross will continue to grow at an accelerated rate due to its proximity to the M1 motorway/Eastern Economic Corridor and Dublin.

A base line data report on the county was carried out on behalf of Monaghan County Development Board by Peter Quinn Consultancy Services and was published in 2001. The report included findings from an analysis of the four main urban areas and their hinterlands carried out by CAAS (Environmental Services) Ltd. CAAS produced eight different projections based on differing assumptions about 'fertility rates', 'mortality rates' and 'net migration'; one model assumed constant figures for fertility, mortality and net migration and showed no change in population. Model seven of that report which assumed falling fertility, slowly falling mortality and migration at 1991-1996 levels, produced the following population projections for the four major settlements in the County:

Table 8: Population Projections for the Major Settlements In Monaghan (1996 - 2021)

Settlement	1996	2001	2006	2011	2016	2021	% change
Monaghan	8,062	7,905	7,902	7,850	7,746	7,542	-6.5
Carrickmacross	4,183	4,357	4,623	4,874	5,107	5,299	26.7
Castleblayney	3,773	3,628	3,525	3,386	3,202	2,956	-21.7
Clones	3,376	3,129	2,917	2,648	2,414	2,081	-38.4
Total of the above	19,394	19,019	18,976	18,794	18,469	17,878	-7.8

While there is no certainty that the above assumptions will prove valid, they are seen as reflecting the 'most likely' outcome in the absence of positive action to produce, or encourage, population growth, or to stimulate inward migration.

The National Spatial Strategy 2002-2020 (NSS) originally detailed that Monaghan Town should achieve a critical mass of at least 15,000 by 2020 if it is to fulfil its role as a hub as defined in the NSS. However, the moderate growth of Monaghan Town determined that it is highly unlikely that this target would be achieved. Consequently, this target was revised downwards in October 2009 to a target population of 9,300 by the year 2022.

The Regional Planning Guidelines for the Border Region 2010-2022 set out population projections for the six counties in the region and their key settlements based on current trends. These Guidelines also set out targets for these counties and key towns based on the updated population targets published by the Department of Environment, Heritage and Local Government in 2009.

These targets project the population of the Border Region to grow to 552,700 in 2016 and 595,000 in 2022. The Regional Planning Guidelines 2010-2022 set out population growth targets for County Monaghan and Monaghan Town as follows:

Table 9: Regional Planning Guidelines Target Figures

	2010	2016	2022
County Monaghan	61,320	66,324	71,400
Monaghan Town	7,600	8,400	9,300

The County Development Plan must apply these population targets and is responsible for the distribution of the remaining balance of population when the target figure for Monaghan Town is subtracted from the target figure for the County.

The assumption underlying these target population figures, that the increase in both the County and Monaghan Town populations will be commensurate with the current population share of the Border Region, may not be necessarily correct given the probable concentration of the increase in County Louth (which is likely to exhibit a strong growth rate more like that of Dublin and the Mid-East). In this scenario, it is possible that the population of Louth could increase to such an extent that it would absorb a significant amount of the regional increase.

Positive action to reverse the anticipated demographic trends may produce different outcomes. It is therefore the aim of this settlement/core strategy to ensure that Monaghan Town will increase population growth and aspire to reach a critical mass of at least 9,300 by 2022 as set out in national policy.

In 2006, the average household size in County Monaghan was 2.5 persons per household, lower than the Border and State averages of 2.81 persons per household. Housing vacancy in County Monaghan was 12.8% in 2006 compared to 21.45% for the Border Region and 15.5% for the State.

Based on 2006 Census figures, the highest proportion of County Monaghan's population is in the 25-29 age bracket representing 15.2% of the overall population. The figures also indicate that County Monaghan has a marginally higher proportion in the 10-19 year age bracket than either the State or Border Region. In common with the Border Region, County Monaghan has a higher proportion of persons aged 70+ which is greater that that of the State.

6.4: Human Health

Availability of spatial data on human health on a County basis is limited. However, a key area for consideration will be the interrelationships of human health and water quality to include drinking water, waste water treatment, recreational bathing waters, fisheries and shellfish waters.

Certain environmental factors within the plan area such as air, water or soil have the ability to transport and deposit contaminants or pollutants which have the potential to cause harm and impact upon the health or the area's population.

6.5: Soil

Soil is the top layer of the earth's crust and can be considered as a non-renewable natural resource because it develops over long timescales. Soils in any area are the result of the interaction of various factors such as parent material, climate, vegetation and human action. At present there is no legislation which is specific to the protection of soils.

The maritime climate, predominance of permanent grassland, sustainable land management practices and a lack of historic industrialisation has contributed to the maintenance and protection of soil quality across the county. The general consensus is that soil quality in Ireland is good, this is however, based on limited information and therefore the degree of certainty is low. The ultimate purpose of knowing and assessing soil quality and potential threats is not to achieve for example, high soil aggregate stability, biological activity or some other soil property, rather the purpose is to protect and improve long-term agricultural and forestry productivity water and air quality and the habitats of all living organisms and humans.

Most soils in Monaghan are gleys, which tend to be very sticky in wet conditions. These are often associated with rush pastures on the lower slopes of the uplands and are potentially important sites for threatened ground-nesting waders. The weak structure and poor drainage of these soils mean they are easily damaged by grazing stock which in turn limits the length of the grazing season and increases the amount of fodder required. If well managed however these soils have a moderately high pasture production capacity. Peat is another common soil type in Co. Monaghan and is characterised by a high content of organic matter. Two types of peat may be identified: basin peats (raised bogs and fens) that formed in lake basins, hollows and river valleys, and blanket peats that accumulate under conditions of high rainfall and humidity in the uplands. Blanket peat is generally suited to extensive rough grazing.

Soil is constantly changing and evolving, and while some degradation processes are natural, human activity can accelerate these processes, and introduce others, and thereby impair the soil's capacity to carry out the functions we require from it. The EPA lists the following soil threats which can lead to a reduction in soil functionality:

- Decline in Soil Organic Matter - Peat extraction and land-use changes such as increased urbanisation or ploughing of rough or permanent grassland for tillage and energy crops will lead to increased soil organic matter loss from soils. It is likely that increased soil temperatures as a result of global warming will increase biological activity in the soil, resulting in losses of organic carbon, as carbon dioxide and methane, to the atmosphere.
- Erosion by wind and water - Soil erosion occurs as a result of poor soil management practices on vulnerable soils including inappropriate cropping regimes, overgrazing, and direct access to watercourses. Forestry activities can also cause significant soil erosion.
- Surface Sealing - Soil is sealed when it is taken into the built environment as a result of development for housing, industry, transport and other physical infrastructure. There is also growing evidence that the urban sealing of soils leads to rapid and enhanced runoff during rainstorms and this in turn is a significant contributor to downstream urban and other forms of riverine flooding.
- Compaction - Soil compaction occurs where a heavy load is applied to the soil surface from machinery and livestock trafficking, particularly during unfavourable weather and soil conditions.
- Contamination - Soil can be contaminated by a wide range of potential pollutants, through either local (point source) contamination or diffuse contamination. Contamination from point sources can arise as a result of leakages and accidental spillages from commercial activities that use the soil for support or space, e.g. petroleum storage tanks, old gas work sites, tanneries, timber treatment or landfills. Diffuse contamination arises as a result of deposition from the atmosphere and activities such as agriculture, forestry, horticulture, land spreading of organic wastes, etc.
- Landslides – Landslides occur as a result of a combination of factors relating to soil type and physical properties such as slope gradient and profile, soil drainage and permeability, and land cover, triggering factors such as heavy rainfall and changes in land use and land cover, and human activities such as excavations, undercutting and land drainage.
- Salinisation - Salinisation is the process that leads to an excessive increase of water-soluble salts in the soil.

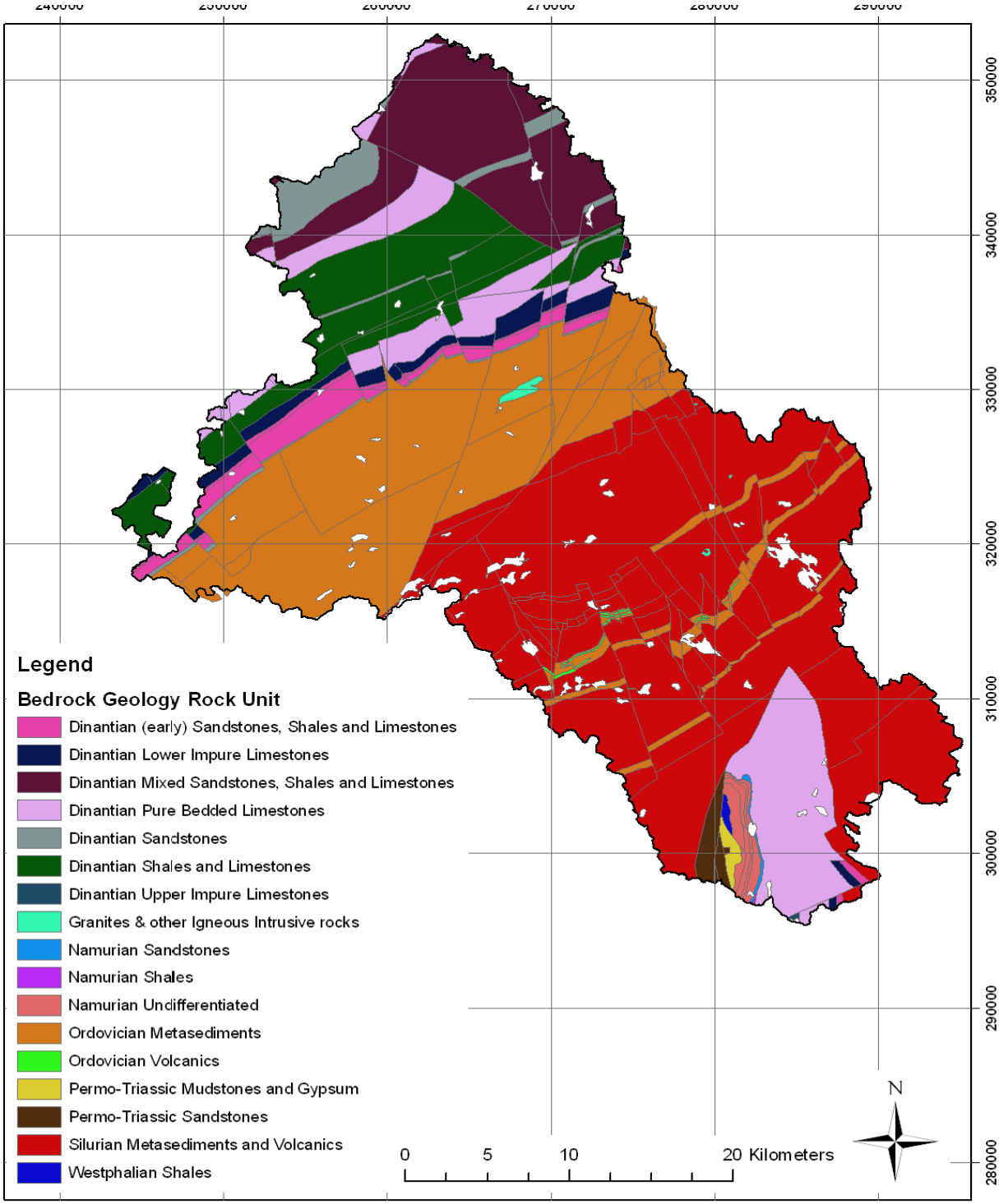
6.6: Geology

Geology is recognised as a fundamental component of natural heritage and as such the conservation of geological heritage features is considered an important aspect of conserving the natural heritage. The geology of County Monaghan exhibits a wide variety of geological formations, recording ancient environments ranging from mud and sands being deposited in a closing ocean basin, limestone's of tropical seas and the desiccated coastal plains similar to the modern day Arabian Gulf. The environment of the time the rocks were deposited, whether on land or in the ocean as well as the prevailing climate at the time, all contribute to the type of rocks that were deposited, and are used by geologists to unravel the earth's history through time. The time span of rock formation recorded in county Monaghan ranges from the Ordovician Period c.500 million years ago to the Triassic Period some 200 million years ago.

The Irish Geological Heritage (IGH) Programme, coordinated by the Geological Survey of Ireland, is identifying and selecting the very best national sites for Natural Heritage Area (NHA) designation, to represent the country's geology. It is also identifying many sites of national or local geological heritage importance, which will be classed as County Geological Sites (CGS).

Sites of national or local geological importance have yet to be identified in County Monaghan. County Geological Sites are the optimal way of addressing the responsibility of Monaghan Local Authorities under the Planning and Development Act 2000 to protect sites of geological interest. Map 2 details the geology of County Monaghan.

Map 2: Geology of County Monaghan (Source Geraghty et al 1997)



6.7: Landscape

The unique character of the Monaghan landscape is its intimate quality with drumlins, interspersed with lakes, trees and woodlands. This landscape of small enclosed fields with foreshortened horizons is different and indeed unique form that of the more open landscape found in many other parts of Ireland. It is a landscape that has evolved over the centuries and has traditionally been moulded and protected by agricultural practices.

In recognition of the increasing appreciation of the value of landscape, Ireland ratified the European Landscape Convention in 2002. The purpose of the convention is to encourage public authorities to adopt policies and measures at all levels for protecting, managing and planning landscapes so as to maintain and improve landscape quality and enable recognition of the value and importance of landscape. It is important to note that the European Landscape Convention applies to ordinary landscapes no less than to outstanding ones.

Today the demands being placed on the landscape of the County to satisfy the needs of farming, forestry, industry, housing, transport, leisure and urban growth are ever-changing and increasing. The unregulated spread of urban generated housing with inappropriate siting, design and landscaping in rural areas represent a significant threat to our landscape. It is noted that whilst one off houses do not individually have significant adverse impacts, cumulatively they do have the potential to do so.

6.7.1: Landscape Character Assessment

The County Monaghan Landscape Character Assessment (LCA), August 2008 outlines the physical and historical influences that have shaped the various types of landscapes that we see today. The present day landscape form and pattern has developed over time and is a function of a range of physical characteristics and physical processes. These include solid geology, glacial processes, soil formation, hydrology, ecology and finally human activity. Human habitation has been the most recent force effecting change to the landscape, with impacts from patterns of land ownership, settlement development and agriculture.

The LCA assesses and categorises the county's landscapes by their character and capacity to accommodate development types. The LCA defines 13 Landscape Character Types (Physical Units) which are listed as follows:

- Blanket Bog
- Drumlin Farmland
- Drumlin Foothills
- Farmed Foothills
- Farmed Lakelands
- Flat Riverine Farmland
- River Valley Farmland
- Undulating Farmland
- Upland Bog with Afforestation
- Upland Drumlin Farmland
- Upland Farmland with Afforestation
- Upland Farmland with Rock Outcrops
- Upland Plateau

The LCA also divides the county into 9 Landscape Character Areas (Image Units). The LCA will inform decision making in relation to the protection of the environment, natural resources and heritage and will be used to guide development.

6.7.2: Land Cover

Land cover includes vegetation, man-made structures and surface water features. The significant land use in the County is agriculture with pastures accounting for approximately 83% of the county's entire land cover. 1.8% of the land cover is comprised of peat bogs in particular along the north western boundary of the county. Water bodies are also visible including Lough Muckno and Lough Eglish. Pockets of Significant Natural Vegetation are located throughout the County, with specific concentrations within the north and north western area of the county and the south western section of the county, along the boundary of County Cavan.

The total area covered and percentage cover for various categories of land use is given in table 10 below.

Table 10: Land Cover within the County

Class Name	Total Area KM^2	% Cover
Broad leaved forests	4.41346	0.342394
Complex cultivation patterns	4.34039	0.336725
Coniferous forests	11.7448	0.911152
Construction sites	1.73229	0.13439
Continuous urban fabric	0.26377	0.0204632
Discontinuous urban fabric	16.5391	1.2831
Inland marshes	0.631543	0.0489948
Land principally occupied by agriculture with significant areas of natural vegetation	99.6139	7.728
Mineral extraction sites	1.39911	0.108542
Mixed forests	8.2061	0.636625
Non-irrigated arable land	3.59376	0.278802
Pastures	1069.75	82.9905
Peat bogs	23.5035	1.82339
Road and rail network	0.314261	0.0243802
Sport and leisure facilities	2.43641	0.189016
Transitional woodland scrub	27.1893	2.10933
Water bodies	13.5267	1.04939

The data on land cover is based on the CORINE Land Cover Maps which are maps of the European environmental landscape based on interpretation of satellite images.

Map 3: CORINE Land Cover County Monaghan 2006

Corine Survey 2006 by Land Use

- Broad-leaved forests
- Complex cultivation patterns
- Coniferous forests
- Construction sites
- Continuous urban fabric
- Discontinuous urban fabric
- Inland marshes
- Land principally occupied by agriculture with significant areas of natural vegetation
- Mineral extraction sites
- Mixed forests
- Non-irrigated arable land
- Pastures
- Peat bogs
- Road and rail network
- Sport and leisure facilities
- Transitional woodland scrub
- Water bodies

Ordnance Survey Ireland
© Ordnance Survey Ireland. All rights reserved.
Licence number 2010/03 CCMA/Monaghan County Council.

6.7.3: Areas of Primary/Secondary/Visual Amenity Value

The highest levels of protection must be afforded to the most important areas of the county's landscape resources. The Planning and Development Act 2000 provides for the designation of Areas of Special Amenity for reasons of outstanding natural beauty or special recreational value. Areas of Primary Amenity Value are designated because of their outstanding landscape quality and Areas of Secondary Amenity Value because of their landscape quality and potential for recreation. These areas are important not only for their intrinsic value as places of natural beauty but because they provide a real asset for residents and visitors alike in terms of recreation, contemplation and tourism.

6.7.4: Areas of Primary Amenity Value

County Monaghan has two principle areas of outstanding landscape quality which require protection from insensitive and inappropriate development. These are

- Lough Muckno and its Environs
- Sliabh Beagh and Bragan Mountain Areas

Development will only be permitted in these areas in exceptional circumstances where the integrity of the landscape is not threatened. Whilst there is limited potential to accommodate sensitively designed development in these areas, any proposal which would threaten the existing landscape, landform, flora, fauna, scenic or environmental characteristics that distinguish these areas will be resisted. An Environmental Impact Assessment must accompany all planning applications, where the Planning Authority considers that new development may have a detrimental environmental impact on the area. In such areas tree planting and felling will be strictly controlled to ensure minimal disturbance of the landscape and environment.

6.7.5: Areas of Secondary Amenity Value

County Monaghan has a number of other sensitive landforms and amenity areas that require protection from inappropriate development. These areas are designated as Areas of Secondary Amenity Value by reason of their landscape quality and recreational potential and are:

- Emy Lough and Environs
- Blackwater River Valley
- Mountain Water River Valley
- Mullyash Mountain
- Ulster Canal and Environs
- Rossmore Forest Park and Environs
- Castleshane Woods and Environs
- Billy Fox Memorial Park and Environs
- Annaghmakerrig Lake, Woodlands and Environs
- Dartry Demesne and Environs
- Dromore River and lake system including White Lake and Bairds Shore
- Lough Major and Environs
- Hollywood Lake
- Lisanisk Lake
- Lough Naglack
- Rahans Lake

These areas have significant potential to develop as centres for sustainable community recreational or tourism centres. Whilst these areas are to be kept free from intrusive development, sensitively designed proposals on unobtrusive sites and compatible amenity may be accommodated.

6.7.6: Areas of Visual Amenity

The Planning and Development Act 2000 recognises the importance of landscape and visual amenity and requires the inclusion of a development plan objective for "The preservation of the character of the landscape where, and to the extent that, in the opinion of the Planning Authority, the proper planning and sustainable development of the area requires it, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest". In this regard the following views from scenic routes have been listed for protection. Development along these routes, which are listed below, will be strictly controlled.

- Scenic view along Emy Lough
- Scenic views of open countryside from Bragan Mountain
- View of St Macartens Cathedral from Berry Brae
- View from Castleshane Brae
- View northwards at Tullybuck
- Scenic drive and views of open countryside from Mullyash
- Scenic drive along Lough Muckno
- Distant views of Lough Muckno and Slieve Gullion
- Views of Slieve Gullion at Taplagh, Broomfield
- Scenic views of Lough Egish
- Scenic drive at Beagh, Shantonagh and Corlat
- Views of Lough Bawn and Co. Cavan
- Scenic drive at Tattybrack

6.8: Water

The increase in population, development pressures and intensification of agriculture over recent decades has led to increased risk of environmental pollution, particularly of the natural water systems. Deterioration in water quality can be caused by:

- Sewage and other effluents discharged to waters for example pipes from treatment plants.
- Discharges arising from diffuse or dispersed activities on land, for example runoff from agricultural lands.
- Abstractions from surface waters and groundwater, for example for drinking purposes which can create pressures on a water body to maintain chemical and ecological status.
- Structural alterations to water bodies, for example river straightening.

There is a wealth of aquatic habitats such as bogs, wetlands, lakes, rivers and streams in County Monaghan. An often undervalued aspect of our water resources are wetlands which provide buffering against flood waters and natural purification by entrapment of sediments and nutrients.

A number of considerable pressures exist which have effects in water status within the County and include the following:

- Agriculture
- Waste water and industrial discharges
- Waste water from un-sewered properties
- Landfills, quarries, mines and contaminated lands
- Physical modifications and damage
- Water abstraction
- Dangerous substances
- Forestry
- Invasive alien species
- Shared water with Northern Ireland
- Climate change

6.8.1: The Water Framework Directive

The Water Framework Directive (2000/60/EC) (WFD) marks a new approach to the protection and improvement of our water resources and aquatic ecosystems across Europe. In contrast to previous legislation, the WFD aims at protecting all waters and water dependent ecosystems: groundwater's, rivers, lakes, estuaries, coastal waters and wetlands. A primary environmental objective of the WFD is that all water bodies will be good or higher by 2015 and that in no case will this status deteriorate below its present condition. The main unit of management for the WFD is the River Basin Districts.

6.8.2: International River Basin Management Plans

County Monaghan is situated within two International River Basin Districts (IRBD) – the Northwest and Neagh Bann River Basin Districts. Information on status, objectives and measures in the River Basin Districts has been complied for smaller, more manageable geographical areas than river basin districts, termed water management units. These units represent smaller river and lake basins where management of the pressures, investigations and measures will be focussed and refined during the implementation of the River Basin Management Plans. Within the Neagh Bann IRBD three water management unit (WMP) action plans are of relevance to County Monaghan – Blackwater WMP, Glyde WMP and Fane WMP. Within the North Western IRBD, Woodford WMP and Erne East WMP are of relevance.

6.8.3: Surface Water Quality

Degradation of water quality largely occurred between the mid 70's and the late 90's and today a significant number of water bodies' in County Monaghan are now assigned a status of "less than good". Pressures on water quality include urban waste waters, agriculture, unsewered properties (commercial and domestic), landfills and extractive industry, hard surface runoff, siltation and morphological changes (drainage etc). While Monaghan's surface water quality is poor by national standards, factors such as the drumlin topography, soil types and hydrology, contribute to water quality problems. Eutrophication of waters (i.e. excess enrichment by phosphorus) is widespread and while some promising improvements in river phosphate levels are

evident, lake recovery from eutrophication will take a considerable time. Excess soil phosphorus may also contribute to eutrophication and nutrient balancing. Nutrient management planning is a key tool in addressing this issue. Despite the improvements in some of the general conditions of river water quality the biology of river and stream habitats remains impacted. Restoration of degraded river catchments is a complex process.

Map 4: Sensitive Surface Waters

Surface water status is determined by its chemical and ecological status and is defined by whichever of these is lower. Ecological status is based on a range of quality elements, representing plants, insects and fish along with supporting water quality, hydrology and morphological conditions being sampled and analysed in rivers, canals, lakes, reservoirs, estuarine waters and coastal waters to allow water bodies to be classified into one of five classes of ecological status – high, good, moderate, poor and bad.

The overall ecological status of water bodies in the Neagh Bann and North Western IRBDs is detailed in tables 11 and 12 below. In addition, table 13 also provides details of lakes in County Monaghan which are designated as having poor or bad ecological status.

Table 11: Ecological Status of Water Bodies – Neagh Bann IRBD

	Rivers & Canals Number (%) Length (%)	**Lakes & Reservoir Number (%) Area Km^2(%)**	**Estuaries Number (%) Area Km^2(%)**	**Coastal Number (%) Area Km^2(%)**
High	0 (0%) 0 (0%)	0 (0%) 0 (0%)	0 (0%) 0 (0%)	0 (0%) 0 (0%)
Good	21 (22%) 101 (13%)	2 (12%) 0.2 (3%)	0 (0%) 0 (0%)	1 (20%) 0 (37%)
Moderate	28 (29%) 259 (33%)	11 (65%) 1.2 (20%)	9 (100%) 39 (100%)	3 (60%) 171 (52%)
Poor	44 (46%) 391 (50%)	3 (17%) 0.7 (12%)		
Bad	2 (2%) 18 (2%)	1 (6%) 4 (64%)		
Yet to be Determined	1 (1%) 8 (1.0%)	0 (0%) 0 (0%)	0 (0%) 0 (0%)	1 (20%) 38 (11%)

The overall ecological status of water bodies in the North Western IRBD is detailed in the table below.

Table 12: Ecological Status of Water Bodies – North Western IRBD

	Rivers & Canals Number (%) Length (%)	**Lakes & Reservoir Number (%) Area Km^2(%)**	**Estuaries Number (%) Area Km^2(%)**	**Coastal Number (%) Area Km^2(%)**
High	98 (14%) 194 (7%)	61 (26%) 12 (7%)	5 (23%) 12 (9%)	6 (26%) 239 (11%)
Good	285 (40%) 910 (32%)	58 (25%) 26 (16%)	1 (5%) 3 (2%)	0 (0%) 0 (0%)
Moderate	162 (23%) 871 (31%)	103 (44%) 122 (73%)	8 (36%) 114 (87%)	7 (30%) 215 (9%)
Poor	154 (22%) 837 (29%)	6 (3%) 3 (2%)		
Bad	5 (1%) 23 (1%)	4 (2%) 3 (2%)		
Yet to be Determined	1 (0.1%) 2.7 (0.1%)	1 (0.4%) 1 (0.1%)	8 (36%) 2 (2%)	10 (44%) 1776 (80%)

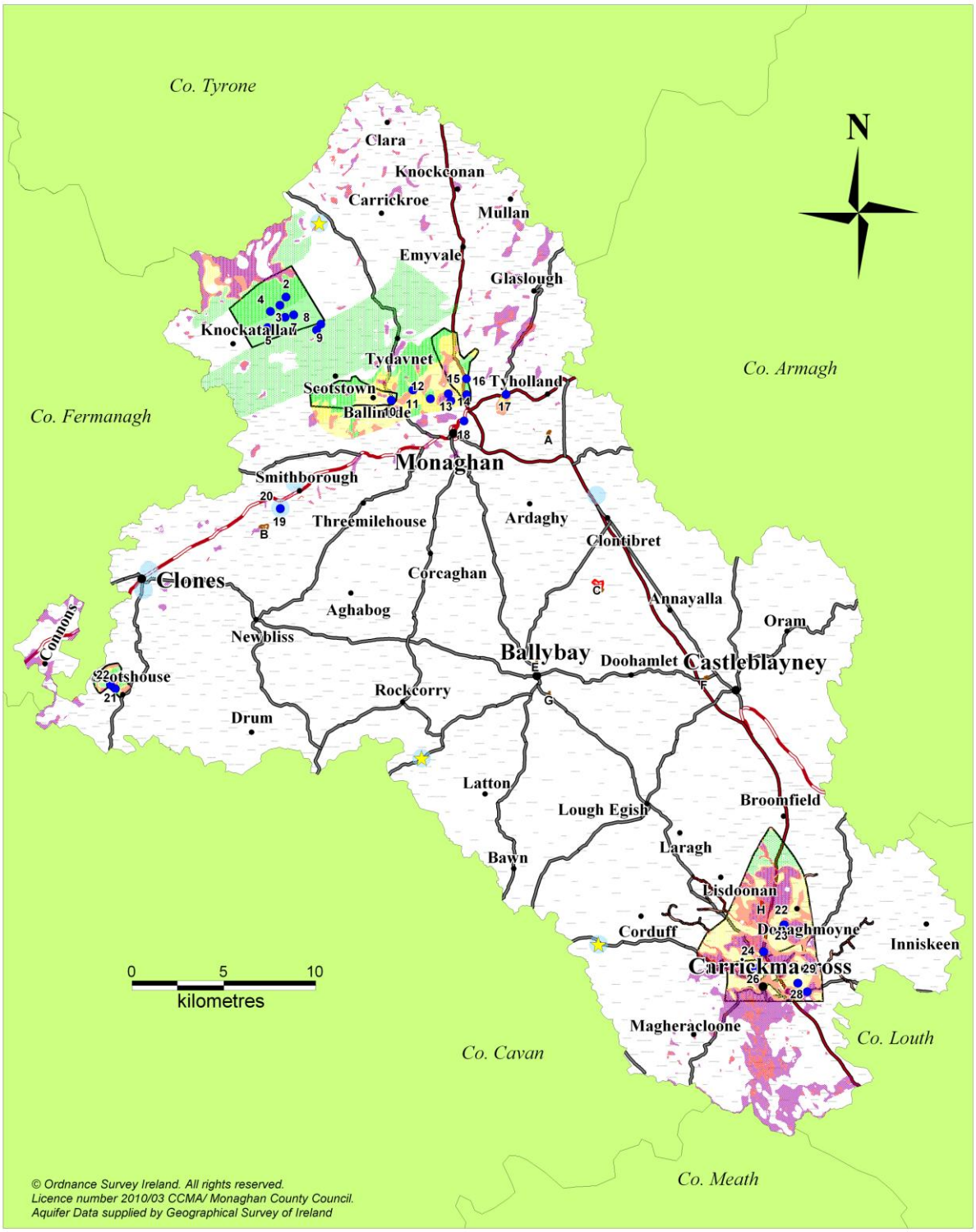
Table 13: WFD Ecological Status: Poor and bad ecological status lakes in County Monaghan

River Basin District	Lake	County	Ecological Status
Neagh Bann	Corcaghan	Monaghan	Poor
Neagh Bann	Emy	Monaghan	Poor
Neagh Bann	Monalty	Monaghan	Poor
Neagh Bann	Muckno	Monaghan	Bad
Neagh Bann	Naglack	Monaghan	Poor
North Western	Drumlona	Monaghan	Poor
North Western	Drumore	Monaghan	Poor
North Western	Egish	Monaghan	Bad
North Western	Inner	Monaghan	Bad

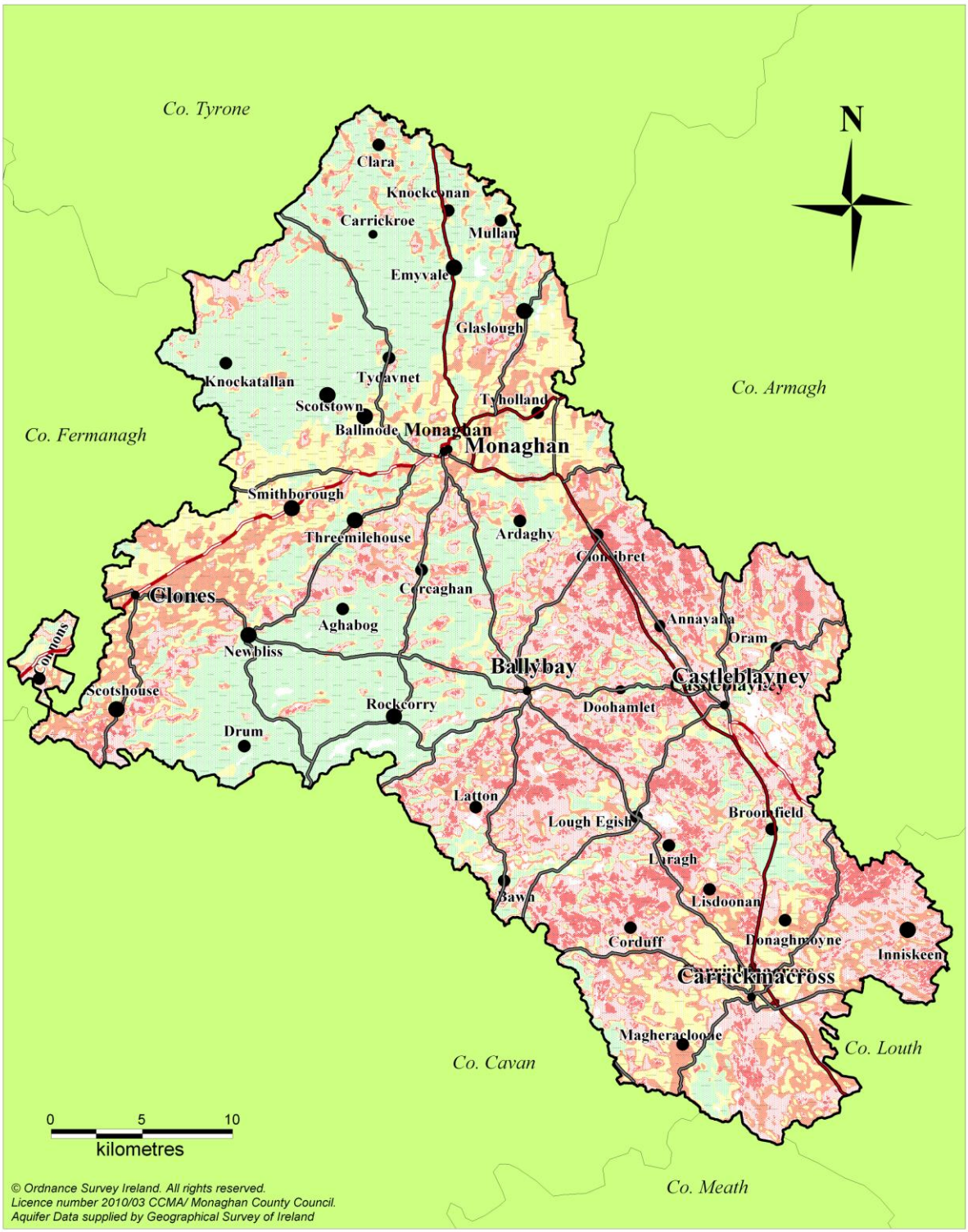
6.8.4: Groundwater Status

An unseen element of water is groundwater, moving beneath us, feeding surface waters and wells. Currently about 30% of the county's public water supply comes from groundwater with new supply sources located at Monaghan, Carrickmacross and Clones towns. Groundwater quality in County Monaghan is generally good, but there are some local contamination problems. The risk of contamination is higher where shallow, free draining soils exist and in areas of karstified limestone as found in the Carrickmacross area. Groundwater requires protection under the River Basin Management Plans. The Geological Survey of Ireland in collaboration with the Council has drawn up the *Groundwater Protection Scheme for County Monaghan.*

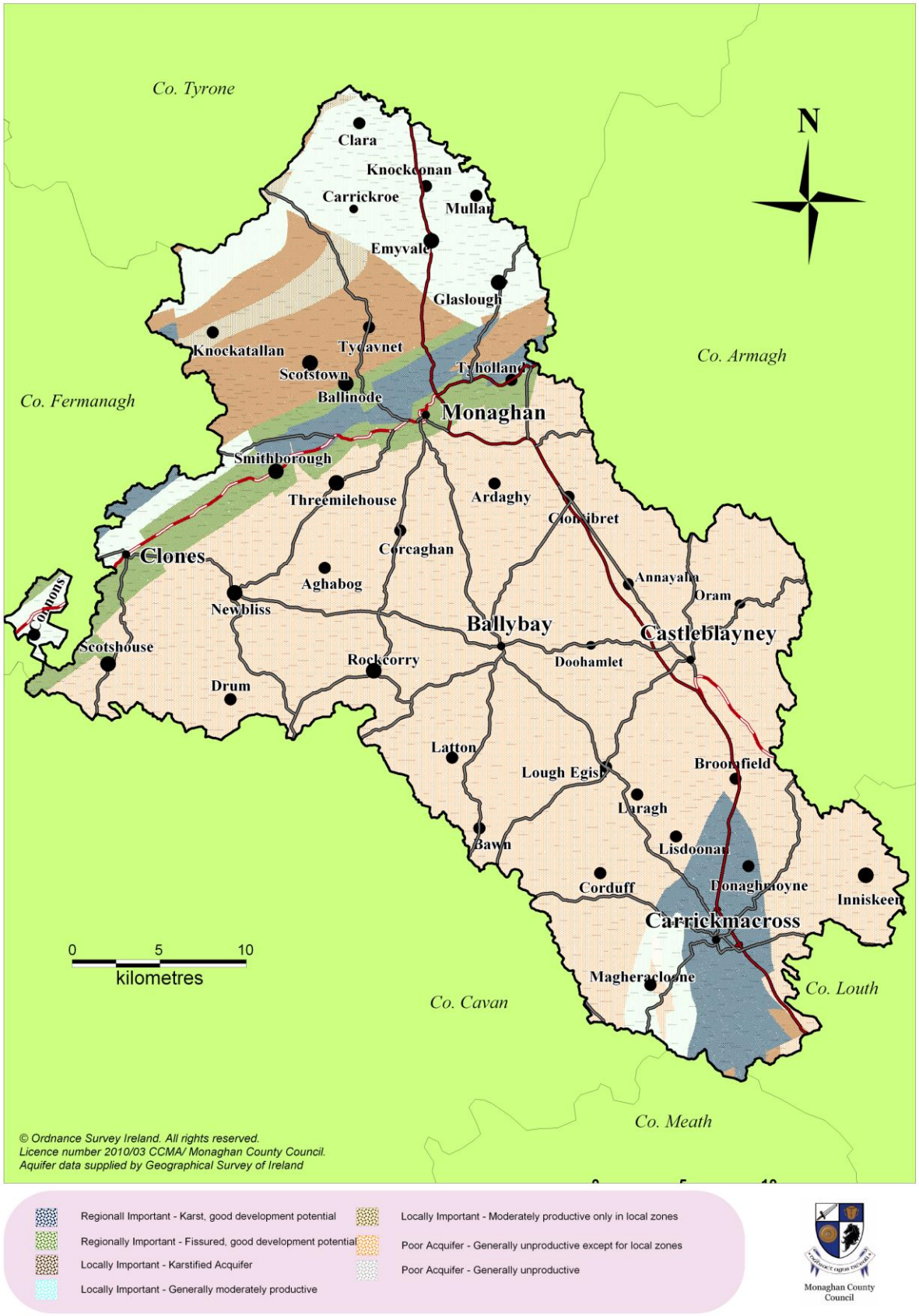
Map 5: Sensitive Ground Waters and Landfill



Map 6: Groundwater Vulnerability Map



Map 7: Groundwater Protection Scheme Aquifer



The chemical and quantitative status of each groundwater body was determined based on the criteria set out in the WFD. The classification process also considered the ecological needs of the relevant rivers and terrestrial ecosystems that depend on contributions from groundwater and the assessment of the impact of pollution on the uses or potential uses of the groundwater body, for example for water supply.

Within the Neagh Bann IRBD, there are 28 groundwater bodies which range in size from less than 1km^2 to over 1km^2. The groundwater body status in the Neagh Bann IRBD is classified as follows:

Table 14: Groundwater Body Status, Neagh Bann IRBD

Groundwater	Chemical status No (%) Area km^2 (%)	Quantitative status No (%) Area km^2 (%)	Combined status No (%) Area km^2 (%)
Good	26 (93%) 1720 (95%)	28 (100%) 1805 (100%)	26 (93%) 1720 (95%)
Poor	2 (7%) 85 (5%)	0 (0%) 0 (0%)	2 (7%) 85 (5%)

There are 72 groundwater bodies in the North Western IRBD which range in size from less than 1km^2 to over 1440km^2. The groundwater body status in the North Western IRBD is classified as follows:

Table 15: Groundwater Body Status, North Western IRBD

Groundwater	Chemical status No (%) Area km^2 (%)	Quantitative status No (%) Area km^2 (%)	Combined status No (%) Area km^2 (%)
Good	72 (100%) 7421 (100%)	72 (100%) 7421 (100%)	72 (100%) 7421 (100%)
Poor	0 (0%) 0 (0%)	0 (0%) 0 (0%)	0 (0%) 0 (0%)

6.8.5: Water Services

Water is a precious resource. The councils' goal is to deliver quality drinking water and effectively treat wastewater consistent with sustainable development. The achievement of this goal necessitates a multi-faceted response encompassing the governing legal, policy and economic framework, the supervisory and monitoring regime, our investment strategy, as well as the combined efforts of many stakeholders who assist in protecting and conserving our valuable water resources. The classification of water as fit for human consumption is based on the European Communities (Drinking Water) (No.2) Regulations, 2007 (S.I. 278 of 2007).

The Environmental Protection Agency (EPA) has responsibility to monitor the performance of local authorities and private water suppliers and report to the Minister for the Environment, Community and Local Government.

The Minister for the Environment, Community and Local Government provides funding to the Council for capital projects/water services infrastructure. Funding is made available through the Water Services Investment Programme and to a lesser extent through the Rural Water Programme.

Monaghan County Council periodically adopts and submits *an Assessment of Needs Report* to the DECLG identifying the county's future public water services priorities. The purpose of this assessment is to develop an overall strategy to provide water services to the county of Monaghan for the medium to long term and to set out a programme of works to meet the identified water services needs outlined in this report. The DECLG prepares its overall investment strategy and schedules water services capital works projects under successive Water Services Capital Investment Programmes on the basis of the Assessment of Needs Report.

The Water Services Investment Programme aims to ensure that the timing and scale of water services investment facilitates economic and other development, compliance with statutory requirements for drinking water and waste water treatment and the achievement of environmental sustainability objectives.

Table 16: County Monaghan Water Services Investment Programme 2010 -2012

MONAGHAN COUNTY COUNCIL			
Scheme Name	**Contract Name**	**W/S**	**Estimated Cost €**
Contracts at Construction			
Carrickmacross Sewerage Scheme	Contract 2 (Network)	S	15,140,000
Water Conservation Stages 1 & 2 Works	Water Conservation Stages 1 & 2 Works	W	3,992,000
			19,132,000
Contracts to Start			
Carrickmacross Sewerage Scheme	Contract 3 (Treatment Plant Upgrade & Outfall)	S	5,500,000
Carrickmacross Water Supply Scheme	Water Treatment Plant - DBO	W	5,500,000
Castleblaney Sewerage Scheme Phase 1	Wastewater Treatment Plant Upgrade	S	3,927,000
Lough Egish Regional Water Supply Scheme	Contract 2 (Water Treatment Plant Upgrade)	W	1,300,000
Monaghan Town Sewerage Scheme (H)	Contract 2 (Network)	S	3,910,000
			20,137,000
Water Conservation Stage 3 Works	Watermains Rehabilitation, including lead replacement of public mains (Contract 1)	W	2,500,000
			2,500,000
	Contracts Total		**41,769,000**
Schemes at Planning			
Water Conservation Stage 3 Works		W	

6.8.6: Waste Water Services

Monaghan County Council operate 26 waste water treatment plants in County Monaghan. The wastewater treatment plants vary in size from Monaghan Town Waste Water Treatment Works (WWTW) which has a design capacity of 44,000 population equivalent (p.e.) to plants such Drum WWTW which has a design p.e. of 150.

There are three sensitive water areas located in the county, the River Blackwater, downstream of Monaghan town, Lough Muckno, the discharge point for Castleblayney WWTW and the Proules River, downstream of Carrickmacross. Additional monitoring and emission control together with additional treatment are required for the discharges from the three WWTWs serving Monaghan, Castleblayney and Carrickmacross.

The Minister for the Environment, Community and Local Government provides funding to local authorities for capital projects. The Water Services Programme is essentially divided into two main elements:

1. Water Services Investment Programme (WSIP) and
2. Rural Water Programme (RWP)

The Water Services Investment Programme is a three year rolling plan for the provision of major water and sewerage schemes - schemes with an estimated costing over 1 million euro at present. The Rural Water Programme is a programme for smaller schemes and is devolved to the County Councils.

The Exchequer meets the full capital costs of providing services to domestic customers. The non-domestic sector must pay for services provided to them, that is contribution from the private sector under the polluter Pays principle (PPP).

The current Water Services Investment Programme, 2010-12, provides for major investment in waste water supply infrastructure. The programme considers WWTWs according to the River Basin District (RBD) they are located within, which in the case of County Monaghan are Neagh/Bann RBD and the North Western RBD. The contracts planned during the current programme are:

1. Carrickmacross Sewerage Scheme (Contract 3 - Treatment Plant Upgrade & Outfall) - €5,500,000
2. Castleblayney Sewerage Scheme Phase 1 (Wastewater Treatment Plant Upgrade) - €3,927,000
3. Monaghan Town Sewerage Scheme (Contract 2 - Network) - €3,910,000

The contract for Carrickmacross main drainage will complete in 2012 at cost of almost €20m, consisting of new foul water collection system and associated pumping stations, and decommission of all pumping stations.

In 2011 two Serviced Land Initiatives (SLI) for Monaghan town to extend the existing waste water collection systems around the town were completed. The first on the Old Armagh Road consisting of large pumping station and collection pipework, and the second consisting of three pumping stations in an area north of town namely Coolshannagh-Emyvale road area.

Many of the 500-2000PE sized WWTP were upgraded in 2000-2010 including Emyvale, Scotstown, Ballinode, Threemilehouse, Inniskeen, Glaslough Rockcorry and Newbliss. Current plans identify the waste water infrastructural needs in each town/village and the Council's Water Services Section will commence a Programme of Works in 2012-2015, to meet the identified needs.

It is also planned to construct a new leachate treatment facility at Scotch Corner landfill, consisting of an Integrated Constructed Wetland (ICW). ICWs should be promoted in small towns and villages, where ample land is available for treatment, keeping running costs/energy requirement to a minimum. ICWs should also be considered for enterprises located in rural areas.

In addition to these planned proposals, Monaghan Local Authorities continue to work in partnership with developers to provide or improve waste water infrastructure in small rural villages and settlements.

One of the main constraints to development is an adequate WWTW facility and adequate water supply servicing the area. Development should be in proximity of well serviced areas with reference to WWTW, especially those with spare capacity as noted in Table 17 below. Development should be limited or restricted in those areas where capacity is not available, or where funding is unavailable to increase the size of the relevant facility.

Table 17: Assessment of Waste Water Treatment Works Capacity in Settlements

Town/Village	Existing Design P.E.	Current Loading P.E.	Treatment Type	Proposals
Monaghan	43,833	16,533	Secondary	New main pumping station & collection pipeline in flooding area
Carrickmacross	12,150	12,000	Secondary	New storm holding tank, New inlet and outlet pumping station, new 3.35km long outfall pipeline, new inlet works
Castleblayney	12,960	5,692	Secondary	Improvement works to meet EPA granted Discharge Licence (DL)
Clones	4,500	3,100	Secondary	Renew Biofilter, provide storm tank, new inlet works & pumps
Ballybay	7,283	3,135	Secondary	Improvement works to meet EPA granted Discharge Licence (DL)
Ballinode	1,000	487	Secondary	No scheduled improvement
Scotstown	1,000	520	Secondary	No scheduled improvement
Emyvale	2,000	1045	Secondary	No scheduled improvement
Tydavnet	350	100	Tertiary	Improvement works to meet EPA DL
Glaslough	1,800	720	Tertiary	No scheduled improvement
Knockatallon	180	150	Secondary	Bioremediation of waste water through short rotation coppice (SRC) Willow plantation
Carrickroe	150	80	Secondary	Improvement works to meet EPA granted Discharge Licence (DL)
Tyholland	150	143	Secondary	Improvement works to meet EPA granted Discharge Licence (DL)

Knockaconny	1000	200	Secondary	Improvement works to meet EPA granted Discharge Licence (DL)
Clontibret	150	225	Secondary	Bioremediation of waste water through short rotation coppice (SRC) Willow plantation
Annayalla	600	175	Secondary	No scheduled improvement
Oram	150	93	Secondary	Improvement works to meet EPA granted Discharge Licence (DL)
Inniskeen	1750	979	Secondary	No scheduled improvement
Maghercloone	160	160	Secondary	Improvement works to meet EPA granted Discharge Licence (DL)
Doohamlet	600	255	Secondary	No scheduled improvement
Rockcorry	1000	550	Secondary	No scheduled improvement
Newbliss	1000	650	Secondary	No scheduled improvement
Scotshouse	600	353	Secondary	No scheduled improvement
Drum	150	78	Secondary	No scheduled improvement
Smithborough	750	590	Secondary	Improvement works to meet EPA granted Discharge Licence (DL)
Threemilehouse	250	133	Secondary	Improvement works to meet EPA granted Discharge Licence (DL)

The following information regarding waste water in County Monaghan has been derived from the EPA document entitled "Urban Waste Water Discharges in Ireland for Population Equivalents Greater than 500 Persons - A Report for the Years 2006 and 2007" which was published in 2009. The full report can be viewed at www.epa.ie

Table 18 on the following page provides a summary of the compliance of Monaghan Local Authority with regard to the requirements of the Urban Waste Water Treatment Directive.

Table 18: Monaghan Local Authority – Compliance with Urban Waste Water Treatment Directive

Total Number of Agglomerations greater than 500 p.e	Number of Agglomerations with no treatment or only basic treatment	Number of Agglomerations with secondary treatment that failed Standards/Guidance Values	Total p.e
16	0	11(69%)	74,215

6.8.7: Phosphorous Monitoring at Sensitive Areas

Limits for total phosphorus and total nitrogen apply for discharges from waste water treatment plants to designated sensitive areas. The table below presents the results of phosphorus monitoring during 2007 at plants greater than 10,000 p.e. discharging to sensitive areas as set out in the 2001 Regulations and the relevant catchment areas of such sensitive areas.

Table 19: Phosphorous Monitoring for 2007

Treatment Plant	No of Samples Total P	Annual Mean Total P m/g/l
Carrickmacross	11	1.14
Castleblayney	12	0.77
Monaghan	12	1.33

Whilst the above table indicates that plants at Carrickmacross returned 11 samples (shortfall of 1), the remaining samples submitted to the EPA met the required standards in respect to total phosphorus and total nitrogen.

6.8.8: Waste Water Treatment Systems Serving Single Houses

Wastewater treatment systems serving single houses have been highlighted as a significant issue within the County in terms of pollution control and public health. Circular letter PSSP 1/10 issued by the Department of Environment, Heritage and Local Government on 5th January 2010 refers to the European Court of Justice ruling against Ireland in relation to waste water treatment systems (C-188/08) serving single houses in unserviced areas. The court found that Ireland failed to comply with the requirements of Articles 4 and 8 of Directive 75/422/EEC as amended (Cavan County Council being the only exception).

As an interim response to the ruling the DEHLG have issued Circular PSSP 1/10 which sets out Development Plan and Development Management responses. The Department has indicated that they will be issuing further Guidance and developing legislation in order to fully respond to the ruling. The Circular relies heavily on the implementation of the new EPA Code of Practice in respect to Wastewater Treatment Systems and states that the Code should apply to all applications received after 8th January 2010.

6.8.9: Drinking Water Status

Drinking water must be clean and wholesome and must therefore meet the relevant water quality standards and must not contain any other substance or micro-organism in concentrations or numbers that constitute a potential danger to human health.

Compliance with the drinking water requirements is determined by comparing the results of analyses submitted by water suppliers to the standard for 48 parameters specified in the European Communities (Drinking Water) Regulations (No 2), 2007. To ensure that these standards are met, each water supply must be monitored on a regular basis.

Under Section 58 of the Environmental Protection Agency Act 1992, the EPA is required to collect and verify monitoring results for all water supplies in Ireland covered by the European Communities (Drinking Water) Regulations 2000. The EPA publishes their results in annual reports which include Remedial Action Lists (RALs). The RAL identifies water supplies which are not in compliance with the Regulations mentioned above.

The Council is responsible for 12 Public Water Supplies (PWS). There are 19 surface water supply sources and over 20 bore wells used to supply drinking water to the public and group water schemes in County Monaghan. The EPA document entitled The Provision of Drinking Water in Ireland 2008-2009 detailed the following statistics with regard to public water supply in the County:

- The overall rate of compliance in County Monaghan is 96.7% which was close to the national average and unchanged since 2006.
- Microbiological compliance levels have decreased in PWSs in Co. Monaghan from 100% in 2008 to 99.4% in 2009 whilst chemical compliance levels were 99.4% in both 2008 and 2009.
- No boil water notices or water restrictions notices were issued to consumers during 2009 and none remained active during 2009 from previous years.
- The installation of chlorine monitors and alarms is required to ensure that the supply is adequately disinfected at all times. Chlorine monitors and alarms were in place on all the council's PWS by the end of 2009.
- There are currently 3 water supplies on the Remedial Action List of public water supplies:-

    - Carrickmacross Water Supply Supplies was identified by the HSE where further investigation or improvement maybe required
    - Clones Water Supply was identified because of excessive levels of aluminium in the treated water.
    - Lough Egish Water Supply was identified because of elevated levels of trihalomethanes.

6.8.10: Water Conservation

Water Conservation is an integral component of the Water Services Investment Programme and is a key to the sustainable use of water resources. Apart from environmental gains, the delivery of additional water supply through leakage control is a viable alternative to capital infrastructure provision. Water conservation also protects capital investment in water supplies and reduces operational costs.
There are three distinct stages to water conservation.

- **Stage 1: Implementation of Water Management System -** Including, asset data collection, mapping (GIS), modelling, bulk and district metering, telemetry and pressure control.
- **Stage 2: Active Leakage Control** - Including, flow monitoring, leakage targeting and repair
- **Stage 3: Rehabilitation** - Including, pipe sampling, analysis, rehabilitation and replacement

6.8.11: Sludge Management

The Council adopted a Sludge Management Plan in 2002. The Plan identified the options available to deal with sludge produced by public water and wastewater facilities throughout the county and recommended that the Council investigate the options for beneficial use of biosolid production in County Monaghan.

Approximately 6,500 tonnes of sludge cake is generated from these plants per year with a sludgecake of between 7 – 14 % dry matter content (DMC). Sludge is generated in the four main wastewater treatment plants with dewatering facilities, namely, Monaghan WWTP, Carrickmacross WWTP, Castleblayney WWTP and Ballybay WWTP. Liquid sludges from smaller plants are transported to Monaghan and Carrickmacross where they are dewatered by belt presses.

The sludges produced in the county are utilised for processes such as growing non-food crops, composting (mixed with carbon source e.g. peat/bark) and the production of biomass-woodchip. Anaerobic digestion will also be considered if a facility is commissioned, but should be located within County Monaghan or a reasonable distance of the county.

6.9: Air and Climatic Factors

6.9.1: Climatic Factors

Climate Change is recognised as a potential threat to the future sustenance of the planet with potential negative impacts on landforms and people arising from a warming of the climate and resultant changes in weather patterns, rise in sea levels, loss of habitats, species and ecosystems and other natural occurrences. Such is the concern over climate change that under The Planning and Development Act 2010 (Section 10(2)(n)) it is a mandatory requirement to include objectives within a Development Plan regarding the promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to (i) reduce energy demand in response to the likelihood of increases in energy and other costs due to long term decline in non renewable resources (ii) reduce anthropogenic greenhouse gas emissions and (iii) address the necessity of adaption to climate change.

Under the Kyoto Protocol Ireland agreed to a target of limiting its greenhouse gas emissions to 13% above 1990 levels by the first commitment period 2008-2012 as part of its contribution to the overall EU target. Ireland ratified the Kyoto Protocol on the 31 May 2002, along with the EU and all other Member States, and is internationally legally bound to meet the challenging greenhouse gas emissions reduction target.

The National Climate Change Strategy 2007 - 2012 sets out a range of measures, building on those already in place under the first National Climate Change Strategy (2000) to ensure Ireland reaches its target under the Kyoto Protocol. Its purpose is as follows:

- To show clearly the measures by which Ireland will meet its 2008-2012 Kyoto Protocol commitment;
- To show how these measures position Ireland after 2012 and to identify the areas in which further measures are being researched and developed.
- To take a long term view, having regard to likely future commitments and the economic imperative for action and
- The promotion of sustainable development including the integration of climate change considerations into all policy areas.

Data collated in 2008 indicated that total emissions in the Country have increased from approximately 55 MtCO2eq in the early 1990s to over 67 MtCO2eq in 2008. Agriculture is the single largest contributor to the overall emissions, at 27.3% of the total, followed by Energy (power generation and oil refining) at 21.8% and Transport at 21.1%. The remainder is made up by Industry and Commercial at 16.9%, the Residential sector at 11.2%, and Waste at 1.6%.

The EPA report entitled "Ireland's National Greenhouse Gas Emission Projections 2010-2020 (April 2010) projects the following sectoral share of total greenhouse gas emissions over the period 2008 – 2012 for the With Measures and With Additional Measures scenarios:

- Agriculture -28%
- Energy – 23%
- Transport – 21%
- Industry and Commercial – 15%
- Residential – 11%
- Waste – 2%

In 2007, the European Union agreed new climate and energy targets "20-20-20 by 2020". This requires a 20% reduction in greenhouse gas emissions by 2020, 20% energy efficiency by 2020 and 20% of the EU's energy consumption to be from renewable sources by 2020. Member States are to achieve their individual target across the heat, transport and electricity sectors and apart from a sub-target of a minimum of 10% in the transport sector that applies to all Member States, there is flexibility for each county to choose how to achieve their individual target across the sectors. Ireland's overall target is to achieve 16% of energy from renewable sources by 2020.

Ireland submitted its National Renewable Energy Action Plan to the European Commission in July 2010. The main aspects are as follows:

- A target of 40% electricity consumption from renewable sources by 2020
- A robust framework for the development of a vibrant microgeneration sector
- Significant increases in the use of biofuels by all road transport fuel suppliers in their fuel mix
- A target of 10% electric vehicles by 2020
- A target of 12% renewable heat by 2020.

Current projections show that Ireland will still exceed its Kyoto Protocol limit by an average of 1.4 Mtonnes of CO2 equivalent per annum in the period 2008-2012. It is

recognised that Ireland will have to reduce its dependence on fossil fuels while at the same time ensuring that very significant increases are made in both energy efficiency and in the use of alternative energy sources such as wind.

6.9.2: Air Quality

The EPA document entitled Air Quality in Ireland 2010 indicates that overall, air quality in Ireland continues to be of good quality and remains the best in Europe. In 2010, measured values of sulphur dioxide (SO2), nitrogen dioxide (NO2), carbon monoxide (CO), Ozone (O3), particulate matter (PM10 and PM2.5), heavy metals, benzene and polycyclic aromatic hydrocarbons (PAH) were all below limit. The quality of Air in Ireland is generally of a high standard across the country due to prevailing Atlantic airflows, relatively few large cities and the lack of widespread heavy industries. However, levels of particulate matter and nitrogen dioxide remain of concern. Traffic is the primary source of nitrogen dioxide and is also one of the main sources of particulate matter. EU legislation on air quality requires that member states divide their territory into zones for the assessment and management of air quality. The zones were amended in the 2009 Regulations (DEHLG, 2009) to take account of population changes and updated assessment of air quality. County Monaghan is located within Zone D. It is noted that in Zone D domestic solid fuel emissions are a more significant problem than traffic emissions.

Increases in the use of catalytic converters, cleaner fuels, etc has generally helped to reduce pollution omitted from motor vehicles. However, this reduction is probably being offset by the increase in the number of cars circulating. Increases in the number of cars coupled with the increases in the volume and incidences of traffic congestion may lead to an increase in air (and noise) pollution.

Traffic growth in Co. Monaghan increased significantly over the period 2000 to 2008. Table 20 below details the number of new vehicles licensed in the county and the state every year.

Table 20: New Vehicles Taxed Nationally and in County Monaghan.

Year	No of new vehicles taxed in Co. Monaghan	% Increase	No of new vehicles taxed nationally	% Increase
2000	2,938	+ 33	274,990	+ 29
2001	2,023	- 39	207,441	- 25
2002	2,107	+ 4	193,743	- 7
2003	1,920	- 9	188,109	- 3
2004	2,019	+ 5	195,507	+ 4
2005	2,381	+ 18	219,284	+ 12
2006	2,726	+ 14	233,727	+ 7
2007	2,705	- 1	246,446	+ 5
2008	2,071	- 23	194,817	- 21
2009	719	- 65	73,125	- 62
2010	1,138	+ 58	103,076	+ 41

Although the number of new vehicles taxed every year fluctuated over the period 2000 to 2008, there was a net increase in numbers. This combined with

improvements in the road network resulted in more frequent traffic movements and greater distances travelled between work and home. The average daily traffic flow on the N2 was projected to rise by 49% by 2019 from the current 7,395 vehicles per day.

The increase in car ownership and the mobility it offers has impacted upon the pattern of development in the county. Carrickmacross town and the south of the county has experienced an increase in population, and demand for one-off housing is greatest in this area. Carrickmacross is located on the edge of the Greater Dublin commuter belt and is now only a 1 hour journey from Dublin Airport.

The completion of the Dundalk Western Bypass on the M1 motorway, the Carrickmacross by pass, the Castleblayney by pass and the Monaghan Town by pass have improved access to Dublin and the eastern sea board from the county.

Car ownership is essential to almost everyone living in rural areas of the county. One of the effects of a car-based lifestyle is a significant increase in traffic levels. Whilst 16% of the national population travel more than 5 miles to work, school or college, 30% of Monaghan's population travel more than 5 miles daily. This is reflected in traffic congestion leading into the main towns and a need for increased car parking provision, relief roads, traffic management facilities and safety measures.

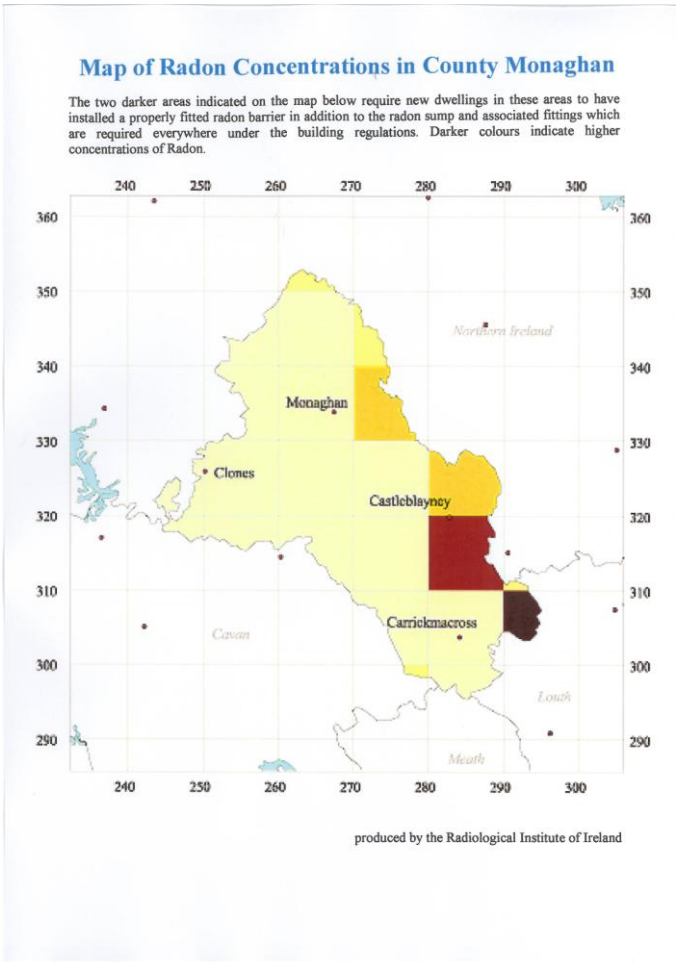
Increased congestion adds to business costs and impacts on the quality of life of car drivers, pedestrians and residents.

6.9.3: Radon

Over recent years radon gas has been identified as being a hazard to public health. Radon is a radioactive gas which is naturally produced in the ground from the uranium present in small quantities in rocks and soils. The Radiological Protection Institute of Ireland (RPII) has undertaken a survey of radon in dwellings throughout the country. Approximately 11,500 houses were surveyed nationally and the results indicated that approximately 7% of dwellings have radon concentrations in excess of the maximum acceptable limit. Further details on radon can be found on the RPII website www.rpii.ie.

Map 8 on the following page indicates that whilst the majority of County Monaghan does not experience issues of radon, the area to the south of Castleblayney and the east of Carrickmacross do experience elevated radon levels.

Map 8: Radon Concentrations in County Monaghan



6.10: Material Assets

Material assets encompass a wide range of natural and man made assets. These include infrastructural services and utilities including rail, road, water supply and wastewater treatment facilities. Material assets also refer to economic assets such as quarries, agricultural lands, water resources which support fisheries, and the tourism industry.

6.11: Cultural Heritage including Archaeology and Architecture

Architectural and built heritage includes all structures, buildings and groups of buildings including streetscapes and urban vistas which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest together with their setting, attendant grounds, fixtures, fittings and contents.

In recent years it is acknowledged that there has been a general shift both at European, national and local level towards a more active approach towards ensuring the future of historic buildings. The Council of Europe Convention for the Protection of Architectural Heritage states “that for the purpose of precise identification of the monuments, groups of structures and sites to be protected, each member state will undertake to maintain inventories of that architectural heritage”.

The Planning and Development Acts 2000-2010 sets out the requirements of development plans to protect architectural, historical, archaeological, artistic, cultural, scientific and technical structures of special interest by including a record of protected structures.

6.11.1: Architectural Heritage

Architectural heritage includes all structures, buildings and groups of buildings including streetscapes and urban vistas which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest together with their setting, attendant grounds, fixtures, fittings and contents.

In recent years it is acknowledged that there has been a general shift at European, National and Local level to a more active approach towards ensuring the future of historic buildings.

6.11.2: Record of Protected Structures

The principle mechanism for the statutory protection of the architectural heritage is through inclusion of buildings on the Record of Protected Structures (RPS). The RPS gives positive recognition of the structures of importance, provides for their protection and gives potential access to conservation grant schemes on foot of the provisions of Part IV of the Planning and Development Act 2000. The RPS may be amended by the addition or deletion of entries independently of the development plan review process.

The National Inventory of Architectural Heritage (NIAH) Monaghan County Survey shall be completed in 2012. It is anticipated that new structures will be added to the RPS during the lifetime of the plan to reflect the new survey work undertaken.
Currently there are 646 protected structures on the five Registers of Protected Structures in County Monaghan, refer to Table 21 on following page, and the continued conservation of these buildings and their settings is of considerable importance in retaining the quality of the built environment.

Table 21: Record of Protected Structures – Monaghan Planning Authorities

Area	Privately Owned	Publicly Owned	Total
Monaghan County Council	291	34	**324**
Carrickmacross Town Council	74	1	**75**
Monaghan Town Council	132	19	**151**
Castleblayney Town Council	42	9	**51**
Clones Town Council	43	2	**45**
Total	**582**	**65**	**646**

6.11.3: Architectural Conservation Areas (ACAs)

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or contributes to the appreciation of a protected structure.

The main consequence of an ACA designation is the control of inappropriate development for the purpose of preserving and enhancing the character of the area concerned. A number of ACAs are currently designated in the towns of Monaghan, Carrickmacross and Clones, details of which are detailed in the table below.

Table 22: Existing Architectural Conservation Areas

Town	Description	Feature of Interest
Monaghan	Market Street including numbers 18-26	----------
Monaghan	Hill Street including numbers 12-20	----------
Monaghan	Mill Street including numbers 1, 2, 14, 15, 16, 17, 18,19,20	----------
Monaghan	North Road including numbers 17, 18, 21, 22	----------
Monaghan	Dublin Street including numbers 15, 31, 32, 33, 34, 35, 36, 37, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 58, 59, 63	----------
Monaghan	Park Street including numbers 6-24	----------
Monaghan	Glaslough Street including numbers 3, 4, 5, 12, 77, 84, 85, 86, 87, 94, 95, 96, 97, 98	----------
Monaghan	The Diamond	Important urban space and focal area, scale and massing of buildings produce a strong sense of enclosure.
Monaghan	Church Square	Important urban space and focal area. Fine spatial relationship of buildings to St. Patrick's Church and the Courthouse.
Monaghan	Belgium Park and Square	Stone Built Houses
Monaghan	Plantation Terrace	Plantation Road
Carrickmacross	Main Street	Important Urban Space
Carrickmacross	Courthouse Square	Fine Urban Space
Carrickmacross	Market Square	Facades, important Urban Space
Carrickmacross	St. Joseph's Terrace	Bath Estate Stone Cottages
Carrickmacross	Farney Street	Facades
Carrickmacross	Weymouth Cottages	Important street façade
Clones	McCurtain Street from Diamond to Ball Alley	Fine 19th Century Streetscape
Clones	Diamond	Facades
Clones	Ball Alley	Location of a number of archaeological monuments

It is also proposed to designate additional ACAs in the towns of Castleblayney and Ballybay and the villages of Glaslough, Inniskeen and Rockcorry during the life of the plan.

6.11.4: Archaeological Heritage

Archaeology can be considered as the material remains left by past societies and the evidence of their environment. The resource consists of material remains in the form of sites and monuments, artefacts and environmental evidence.

Monaghan County's rich archaeological heritage includes a collection of ring forts, cairns, crannogs, burial grounds, headstones as well as industrial archaeology including mills, the dismantled Great Northern Railway and the Ulster Canal.

6.11.5: Record of Monuments and Places (RMP)

Established by section 12 of the National Monuments (Amendment) Act 2004, the Record of Monuments and Places (RMP) is a statutory inventory of known archaeological sites and areas. There are over 1200 Recorded Monuments in County Monaghan. The RMP also includes Areas of Archaeological Potential (AAPs) also known as Zones of Archaeological Potential (ZAPs) which indicate extensive archaeological remains over a large area. Monaghan Town has a large area of archaeological potential at its core for example. Monaghan County is richly endowed with sites and monuments of archaeological importance with the strongest concentration in the south and west of the county. The sites are an important and range from substantial monuments to fragile traces of human activity and settlement.

Sites occur in two forms:

- Visible structures such as earthworks, stone monuments etc
- Subterranean features such as house foundations, burials, and buried earthen or stone features.

In the past the main threat to archaeological sites was from land clearance and agricultural activity but in recent years large scale development such as quarrying, road construction, industrial development and afforestation have posed a new threat to rural archaeology.

6.11.6: National Monuments

Some monuments on the RMP are considered to be of national importance due to their historical, architectural, traditional, artistic or archaeological interest and must be preserved. These are known as National Monuments. A detailed procedure must be followed in order to get Ministerial consent for any proposed works to these monuments. Detailed information on national monuments in County Monaghan can be obtained through the National Monuments Service. The table on the following page details National Monuments in state care or with preservation orders in the County.

Table 23: National Monuments in state care or with preservation orders

National Monument	Monument name	Description	Townland
111	Clones Round Tower	Round Tower	Crossmoyle, Clones
112	Clones High Cross	High Cross	Crossmoyle, Clones
111	Wee Abbey, Clones	Church	Crossmoyle, Clones.
382	Mannan Castle	Motte & Bailey	Donaghmoyne
208	Inishkeen Glebe Round Tower	Round Tower	Inniskeen
564	Mullyash	Cairn	Mullyash, Tavanaskea
367	Cairnbaine	Court Tomb	Tiredigan

6.11.7: Industrial Heritage

Industrial heritage relates to sites, structures, machinery and artefacts associated with our industrial past. Examples of industrial heritage in Monaghan are the remains of the Great Northern Railway routes and structures, and the Ulster Canal which traversed the county from Clones to Tyholland. Other examples are the mills of the county, relating to the Ulster Linen industry, and corn and spade mills. A number of industrial heritage surveys have been undertaken by the Council's Heritage Office as part of the Monaghan Heritage Plan.

The survey of mills found that there are at least 192 mill sites, consisting of large mill complexes or small local corn mills in the county. Many sites incorporated associated buildings and structures such as drying kilns and chimneys and houses. Of the 192 sites considered, 25 sites have been evaluated as being of local heritage significance, and 31 mills are assessed as being of regional importance.

The infrastructure of the railways was built to the highest standards, extolling fine architecture and using good quality materials. A railway legacy of built heritage is dotted throughout County Monaghan, contributing to the character of our landscape and townscapes. The old routes of the lines still connect places, and many are now important wildlife corridors.

There were 17 stops and 15 railway stations (10 of which are still standing) in County Monaghan. Structures including railway bridges (cut stone, brick, concrete, iron, access bridges), viaducts, signal boxes, goods-sheds, stations, stationmasters' houses, workers' cottages, and platforms still stand marking the route of the railway, in addition to some original furniture such as lamps and gates.

The Ulster Canal was constructed by the Ulster Canal Company between 1831 and 1841 to link Lough Neagh with Upper Lough Erne. Starting at Charlemont, on the River Blackwater in Co Armagh, it passes Caledon, Middletown, Monaghan and Clones en route to Wattle Bridge on a navigable section of the River Finn some 6km from the Erne. Its overall length is 74km (46 miles). Just over 35km (22miles) lies within Co Monaghan, representing 48% of its total length. The canal finally opened to commercial traffic in 1842. In all, it had cost £230,000, of which just over half (£120,000) was a government loan. Since 1999, responsibility for Ireland's inland

waterways, both north and south, has been in the hands of Waterways Ireland. Detailed feasibility studies have since been carried out and the Inland Waterways Association of Ireland has also been proactive in informing politicians and the general public of the social and economic benefits of the reopening of the Ulster Canal. These endeavours cumulated in the announcement at a North-South Ministerial Council Meeting in July 2007 that the Clones-Erne section of the canal would be restored. Waterways Ireland has been assigned responsibility for the design and implementation of the scheme. Waterways Ireland will also be responsible for maintaining the restored canal and for its development, primarily for recreational use.

6.11.8: Estates and Demesnes

Other important features of Monaghan's built heritage are the estate houses, gate lodges, farm buildings and designed landscapes found throughout the county. Many of these estates remain in the original family ownership such as Hilton Park, Clones; Lough Fea House, Carrickmacross and Castle Leslie, Glaslough. Others are in public ownership such as Rossmore Park, Monaghan and Blayney Castle (Lough Muckno) in Castleblayney. Even where the main house is no longer standing, remnants of these estates remain such as walled gardens, gate lodges, mausoleums, designed views and vistas. These are part of the character and add to the amenity of these sites, many of which are publicly accessible.

6.11.9: Historic Landscape Character

Archaeology also relates to landscape and three historic landscape character plans have been undertaken by the Council for the towns of Clones, Ballybay and Castleblayney. These studies describe the development of these settlements over time, identify significant historic character areas and propose management strategies to make the most of the towns' historic assets.

6.11.10: Landscape and Visual Impacts

The unique character of the Monaghan landscape is its intimate scale, comprising drumlins, interspersed with lakes, trees and woodlands. This landscape of small enclosed fields with foreshortened horizons is different and indeed unique from that of the more open landscape found in many other parts of Ireland. It is a landscape which has evolved over time, its landform being moulded by glaciation and the Landcover pattern being shaped largely by agricultural practices.

Table 24 on the following page details the landscapes designated in the current Monaghan County Development Plan 2007-2013.

Table 24: Existing Designated Landscapes

Type of Designation	Location
Areas of Primary Amenity Value	Sliabh Beagh and Bragan Mountains Areas Lough Muckno and Environs
Areas of Secondary Amenity Value	Emy Lough and Environs Blackwater River Valley Mountain Water River Valley Mullyash Mountain Ulster Canal and Environs Rossmore Forest Park and Environs Castleshane Woods and Environs Billy Fox Memorial Park and Environs Annaghnmakerrig Lake, Woodlands and Environs Dartry Demesne and Environs Dromore River and lake system including White Lake and Bairds Shore Lough Major and Environs Hollywood Lake Lisanisk Lake Lough Naglack Rahans Lake
Scenic Drives/Views/Prospects	Scenic views along Emy Lough Scenic views of open countryside from Bragan Mountain View of St. Macartens Cathedral Monaghan from Berry Brae View from Castleshane Brae View northwards at Tullybuck Scenic drive and views of open countryside from Mullyash Scenic drive along Lough Muckno Distant views of Lough Muckno and Slieve Gullion Views of Slieve Gullion at Taplagh, Broomfield Scenic views of Lough Egish Scenic drive at Beagh, Shantonagh and Corlat Views of Lough Bawn and Co. Cavan Scenic drive at Tattybrack

6.12: Inter-Relationship between Environmental Topics

The full range of likely environmental impacts will be addressed to include secondary, cumulative, synergistic, medium and long term, permanent and temporary, positive and negative.

Environmental issues cannot be considered in isolation from each other and so the inter-relationships between the various factors will be addressed in the Environmental Report. It is however, considered that the inter-relationships, as indicated in Table 25 on the following page, may be relevant.

Table 25: Potential Inter-Relationships between SEA Topics

Biodiversity, Flora and Fauna	✓								
Population/ Human Health	✓	✓							
Soil	✓	✓	✓						
Water	✓	✓	✓	✓					
Air	✓	✓	✓	X	✓				
Climate	✓	✓	✓	✓	✓	✓			
Material Assets	✓	✓	✓	✓	X	✓	✓		
Cultural Heritage	X	✓	X	✓	X	X	✓	✓	
Landscape	✓	✓	✓	✓	X	X	✓	✓	✓
	Biodiversity, Flora and Fauna	Population/ Human Health	Soil	Water	Air	Climate	Material Assets	Cultural Heritage	Landscape

✓ = Interrelationship Anticipated **X**= No relationship Anticipated

7.0: Significant Environmental Pressures

New development brings with it a need for supporting infrastructure. Key environmental issues that arise include water supply, treatment of waste water and transportation. An increase in population is likely to lead to an increase in car use which can in turn lead to a negative effect on air quality and human health.

The more significant environmental issues identified during the Scoping Period include settlement patterns, water quality, biodiversity, landscape and cultural heritage, built heritage, transportation, agriculture, tourism, afforestation, energy resources, greenhouse gas emissions, climate change, flood risk and waste management. Achieving a good quality of life for the people who live, work or visit the region is considered to be a key objective of the SEA process.

Securing economic development and social equity together with preserving and enhancing the urban and rural character of the County are closely associated with environmental issues.

To date air quality and noise pollution have not been raised as significant environmental issues, however they have been scoped-in, due to the potential indirect environmental impacts.

A list of the significant environmental issues which are considered necessary to be “scoped in” is set out in the table on the following page. The environmental impacts mentioned under the various topics listed in the table can often act across a number of topic areas. The impacts can vary in scale and extent some being short term and reversible others more long term and potentially permanent. It should also be noted that whereas individual impacts may be minor, the cumulative impacts, particularly when viewed over the longer term can be significant.

Table 26: Scoping of SEA Topics

SEA Topics	Scoped In	Indicative list of environmental impacts that need to be considered, either directly or indirectly, in the Environmental Report.
Biodiversity, Fauna and Flora	In	Impacts on protected areas: European Sites (SACs/SPAs) Impacts on National Protected Sites (NHAs and pNHAs) Impacts on flora and fauna and habitats including floodplains, wetlands, watercourses, peatlands and woodlands. Impacts of invasive species Interaction with Habitats Directive (Articles 6 and 10)
Population	In	Impacts of change of population profile. Impacts of change in settlement patterns and car use. Road Safety. Increased demand for waste water treatment systems and waste management facilities. Impacts on environmentally sensitive areas. Efficient use of infrastructural and community services.
Human Health	In	Impacts on water quality including drinking water. Air and noise pollution. Impacts of flooding.
Soil	In	Impacts of land use activities including urban and rural development for example wind farms, waste disposal, afforestation, recreation and agricultural activities.
Water	In	Impacts of urban and rural development and activities on water quality including drinking water. Impacts of urban and rural development on waste water and surface water disposal. Impacts of agricultural activity. Impacts of water recreational activities.
Air	In	Impacts of air pollution associated with transport emissions. Impacts of air pollution associated with industrial emissions. Impacts of air pollution associated with domestic emissions.
Climatic Factors	In	Impacts of greenhouse gas emissions. Impacts of flooding. Impacts of energy generation and consumption. Need for energy conservation.
Cultural heritage including Architectural and Archaeological	In	Impacts on items and features of heritage value including items of landscape, architectural, archaeological and historical importance.
Landscape	In	Impacts on visually sensitive areas including designated landscapes.
Interrelationship between the above topics	In	Cumulative impacts and interaction of above mentioned items. Impacts and interactions will vary in extent and nature.

7.1: Biodiversity, Flora and Fauna

Throughout Ireland there has been a decline in many native species through, for example habitat loss, development and agricultural practices. Human actions are directly and indirectly, responsible for much of the loss of biological diversity. The specific threats to biodiversity in Co. Monaghan mirror those in other parts of Ireland and indeed at the international scale. The following list details the main threats to biodiversity, flora and fauna in the County:

- County Monaghan has a very strong agricultural base, and primary and secondary agriculture still has an important role to play in the economy of the county. Agricultural intensification under the Common Agricultural Policy resulted in drainage of wetlands and loss of the species diversity of semi-natural grasslands by over application of fertilizers especially phosphorous. Nutrient runoff from farmland and slurry from intensive poultry farming enterprises into wetlands has resulted in changes in plant species composition and abundance, with the species with the most exacting habitat requirements often the most easily affected.
- Overgrazing of lands remove surface vegetation which leads to a loss of the characteristic plant communities of conservation importance. A reduction in vegetation cover can also result in soil erosion with subsequent silting up of watercourses and possible adverse impacts on fish spawning grounds.
- Some habitats such as semi-natural grasslands require traditional low intensity grazing if their conservation interest is not to be lost to encroaching scrub. Scrub can also result in excessive shade along rivers and streams resulting in loss of aquatic plants due to light exclusion.
- The practice of burning to improve vegetation for sheep grazing, has in past years caused damage to the blanket bog communities at some sites leading to the drying out of peat and an altered vegetation structure.
- The decline in the fish stocks of some of Monaghan's lakes is attributable to nutrient enrichment that results in excessive growth of 'weeds' which leads to oxygen depletion in the water and resultant fish kills.
- Poorly sited and designed septic tanks can release effluent into groundwater aquifers. Runoff of agricultural fertilisers, manure and slurry can also pollute groundwaters. The ecological integrity of groundwater fed habitats such as fens and springs depends on the supply of water of sufficient quality and quantity.
- Poorly designed and localised one-off housing development, have resulted in deterioration in the quality and quantity of such habitats as wetlands and the loss of hedgerows. Poorly designed and planned roads, quarries and landfill sites can also result in loss of habitat as well as cause a lowering of the water table in adjacent aquifers upon which wetlands such as fens and their associated species depend. It should be noted that the prospect of gold mining is a possibility in County Monaghan. Physical modifications of waterways can impact on biodiversity either through direct loss of habitat or indirectly by affect the flow regimes of the waterway itself with a knock-on effect on wetland habitats and species. Examples of modifications include drainage of land or culverting of streams to facilitate development.
- Shrubs such as Rhododendron and Cherry laurel *Prunus laurocerasus* have dense canopies that can shade out the native herb flora in semi-natural woodlands. These species are found in the woodlands of many of the oldest estates in Monaghan. Japanese Knotweed *Fallopia japonica* is another aggressive invasive non-native plant that is now commonly seen along roadside verges in Monaghan

- Wetlands in the county continue to the be affected by the discarding of unwanted construction rubble, topsoil, white goods and general household waste smothering the native vegetation communities or resulting in nutrient enrichment resulting in shifts in species composition and abundance. Municipal waste has also been used to raise the height of land as part of reclamation of wet ground. Contaminants can leach from such waste into wetlands potentially having short and long-term effects on the characteristic wetland communities.
- Tourism can have a negative impact on biodiversity. For example poorly planned and sited tourism infrastructure; stress on fragile ecosystems through poor visitor management, habitat degradation through outdoor activities like hiking, angling, cycling which are not managed properly, and introduction of alien species.
- Climate changes and in particular changes in participation and temperature could potentially result in changes in the species composition and diversity of vegetation communities, and result in water level changes at lakeshore sites.

7.2: Population and Human Health

Increases in population have the potential to have a knock on impact on biodiversity, water quality, water demand, landscape, cultural heritage, air quality and human health.

- Waste discharges from municipal waste water treatment plants can detrimentally affect water quality which can ultimately have an effect on human health.
- Certain agricultural and forestry related activites for example slurry spreading and afforestation can detrimentally affect water quality which therefore can ultimately have an effect on human health.
- The significant numbers of single dwellings in the countryside and rural housing clusters which are served by individual waste water treatment systems also pose a threat to water quality. This is a particular concern where housing is located within or close to environmentally sensitive areas and where ground conditions are poor.
- Increases in traffic and pedestrian movements can lead to increased risk in terms of road safety.
- The health of persons who occupy houses with high levels of radon present is a concern in certain parts of the south of the county.
- Noise pollution is not considered a major issue throughout the county.
- Developments which are permitted in flood risk areas have the potential to result in health and safety concerns for residents. These incidences may continue to increase as a result of the constantly changing climate.

7.3: Soil

- Changes in precipitation as a result of climate change may affect slope stability.
- Eroded soils which wash into rivers during heavy rainfall increase the nutrient content of said rivers which can damage the balance of nutrient poor, aquatic ecosystems by shifting their species composition, supporting more nutrient loving species. This can lead to eutrophication of rivers and lakes.

7.4: Water

- Public waste water treatment plants are at full capacity in some towns throughout the county which increases the risk of surface water pollution.
- Intensive agricultural practices including run off from excessive slurry spreading on poor soils and inadequate storage of effluent.
- Incidents of Illegal diesel laundering washing are apparent throughout the county and could have an affect on water quality if spillages occur.
- Pressures on surface and groundwater quality include climate change, wastewater from industrial discharges, soiled surface water, landfills, quarries, contaminated sites and agriculture.
- Wastewater from substandard wastewater units, discharge from dangerous substances, and illegal dumping also pose threats to surface and groundwater quality.
- Inputs of nutrients namely phosphorous and nitrogen at excessive concentrations can result in over-enrichment and eutrophication pose significant risks to water quality.
- Individual houses and housing clusters in the rural area and the overreliance on septic tanks, threaten water quality
- On site wastewater treatment systems can create significant local contamination problems
- Poorly maintained, improperly installed or overloaded septic systems can contaminate surface or groundwater where untreated sewage leaks out.
- The integration of the aims and objectives of the relevant River Basin District Management Plans into the forthcoming County Development Plan is key to securing good water quality standards within the county.

7.5: Climatic Factors and Air Quality

- The dispersed settlement pattern which is a feature of County Monaghan equates to a high car dependency. This can also give rise to increases in greenhouse gases as well as other environmental problems such as air pollution, traffic congestion, road safety, increased travel times and quality of life issues.
- Increases in flooding incidences are linked to climate change and conversely the warming of the earth's atmosphere as a result of climate change may reduce the amount of water in lakes, rivers and streams as a result of reduced precipitation and increased evaporation.
- Air quality within the county is not of significant concern at present.
- Hedgerows may have a role to play in taking greenhouse gases out of circulation through carbon storage, if they are allowed to expand in size. Certainly any loss of hedgerows exacerbates climate change to an extent.
- Increases in water temperature could change the numbers and types of bacteria and algae in lakes, as well as other forms of life.
- Extreme weather events present increased risks to contamination of water supply sources.
- Increases in traffic emissions are a major threat to air quality in urban areas.
- Climate change has the potential to impact on the management of the road network throughout the county for example increased supplies of grit/salt in may be required if winters continue to be harsh.

7.6: Material Assets

- Increases in residential, commercial and infrastructural works can place pressure on existing water sources with regard to quantity as well as on the treatment facilities used to treat both drinking water and wastewater.
- The setting and character of lakes, rivers and mountains can be adversely affected by increasing levels of development.
- Although vacancy rates in the county are relatively low (12% - 2006 Census), vacant properties (residential, commercial, industrial) represent a underutilised resource and in addition if let idle they can deteriorate and detract from the character of both rural and urban areas.

7.7: Cultural Heritage including Architecture and Archaeology

- Developments on or within close proximity to sites of heritage value can have the potential to have a negative impact on the integrity of the sites.
- Inappropriate urban design and layout of residential and commercial developments can have negative impacts on items of architectural and archaeological heritage.

7.8: Landscapes

- Pressures on landscape can include impacts on sensitive views resulting from the cumulative impacts arising from inappropriate siting and design of development.
- Inconsistency in the pattern, siting and design of buildings within the countryside has an impact on the visual amenity and rural character of the county.
- Pressures on the land within the county include one-off housing in the countryside, windfarm development, agricultural activities including changes in agricultural practices and abandonment of farming, major infrastructural works i.e. road works.
- Environmental scarring of the landscape as a result of mineral extraction. There are numerous rock quarries located throughout County Monaghan and in addition the prospect of gold mining within the County is also a high probability.

7.9: Summary of Main Environmental Pressures within County Monaghan

The table on the following page presents a summary of the main environmental pressures within the County. The items presented in the table are not exhaustive

Table 27: Summary of Environmental Pressures within the County

Topic	Environmental Issue/Pressures
Biodiversity, Fauna and Flora	Increases in population, their associated activities and settlement patterns increase pressures on biodiversity. Certain developments and activities associated with agricultural activities, forestry, urban developments, windfarms, quarries, tourism, peat extraction, infrastructural works including road works, water abstraction, waste water disposal that are located within or close to ecologically sensitive sites. Invasive non-native plants such as Rhododendron which is apparent on Sliabh Beagh as well as non native animals such as Fallow Deer. Both non native plant and animal species pose a threat to biodiversity. County Monaghan contains 1 SAC, 1 SPA, 1 NHA and 39 pNHAs – these sites are sensitive to certain development works and activities.
Population and Human Health	Increases in population, their activities and settlement patterns have the potential to place increased pressure on a variety of areas including water quality, landscape, cultural heritage and air. In particular increased pressure on water quality arising from pollution can have a significant impact on human health. Higher than normal levels of radon in buildings in the south of the county as well as issues surrounding road safety also have the potential to impact upon the human health of the county.
Soil	Certain development types and associated infrastructure including urban and rural development, windfarms, waste disposal, afforestation, recreation and agricultural activites can place significant pressure on the soils of the County. Climate change, in particular, changes in precipitation arising from global warming may also have a significant impact on slope stability which could in turn impact upon soils and water quality.
Water	Development and activities can often impact on water quality including groundwater and drinking water. Waste water disposal, surface water disposal, landfills, quarries, illegal dumping, agricultural activities, water recreational activities and afforestation can have significant impacts on water quality. Some of the most significant risks to water quality include excessive inputs of nutrients, namely phosphorous and nitrogen.
Air and Noise	With regard to air and noise, no significant impacts have been identified within the County. However emissions from traffic and industrial units are associated with air and noise pollution.
Climatic Factors	Increased greenhouse gas emissions have been linked with climate change resulting in increases in the intensity and frequency of flooding. Reliance on the car as a result of the dispersed settlement pattern and lack of adequate public transport facilities will also have a contribution on climatic factors through increases in greenhouse gases.

Material Assets	Material assets comprise a wide range of natural and man made assets which include infrastructural services, cultural heritage, quarries, water resources. Developments and activities can often impact on these assets, some of which have been referred to herein. Although vacancy rates in the County are not a major concern, they do represent an underutilised resource and if left idle can deteriorate and detract from the character of the surrounding area.
Cultural heritage, including architectural and archaeological	Pressures can arise from certain developments and activities on or near sites of heritage value. The visual amenities and character of urban and rural areas and items of architectural, archaeological and historical importance may be placed under pressure by such works. In terms of cultural heritage it is noted that there are circumstances where development works can often have a positive impact.
Landscape	Development and activities can impact on visually sensitive areas, for example designated landscapes.
Interrelationship between the above topics	Cumulative impacts and interaction of the above mentioned issues can give rise to increased pressures on the environment. The impacts and interactions will obviously vary in extent and nature. In particular issues with respect to water quality, climate change and one off housing in the countryside traverses a number of environmental topic areas. Population increases and changes in settlement patterns can impact on a wide range of the topics mentioned above.

The following is a summary of certain items where particular environmental pressures have been identified in the County:

- Proliferation of one off housing in the countryside.
- Urban sprawl especially in areas designated as “Rural Areas Under Strong Urban Influence”.
- Public waste water treatment plants are at full capacity in some of the towns within the County thus heightening the risk of surface water pollution.
- Intensive agricultural activities, for example run off from excessive slurry spreading on areas characterised by poor soils and inadequate storage of effluent.
- A number of diesel laundering premises located throughout the county.
- Incidences of illegal dumping of wastes.
- Draining/infilling of wetlands.
- Depletion of water resources.
- Cumulative impact of development on habitats for example loss of hedgerows, wetlands.
- Environmental scarring resulting from new roads.
- Environmental scarring resulting from mineral extraction.

8.0: Flood Risk Assessment

Over the past number of years there has been increasing awareness of the importance of factoring the risk to people, property, the overall economy and the environment from flooding into the planning system, and the role that good planning has in avoiding and reducing such risk that could otherwise arise in the future.

There has been a number of flooding instances in the county in recent years, however the extent of flooding in County Monaghan is low compared to some parts of the country.

There are areas within County Monaghan that are at risk from periodic flooding. The effects of climate change for example increases in rainfall, may exacerbate the risk of flooding, and may put areas at risk which have not flooded in the past. Adapting to the reality of climate change therefore requires a more vigilant approach to ensuring that risks of flooding into the future are integrated into the planning process including county development plans.

Flooding occurs when the capacity of a watercourse to convey water through an area is exceeded. Flooding from rivers is probably best known but prolonged and intense rainfall can also cause sewer flooding and flooding to arise from overland flow and ponding in hollows.

The man-made environment can exacerbate the consequences of flooding through creation of significant areas of impermeable surfaces, development on floodplains, or building in areas where existing drainage infrastructure is deficient or inadequate, which places property and people at risk. Flooding may also impact on the economy, environment, public health and well being.

The Floods Directive 2007/60/EC required Member States carry out a preliminary assessment to identify river basins and associated coastal areas at risk of flooding by 2011. In turn, flood risk maps are required to be drawn up by 2013, and in addition flood risk management plans focused on prevention, protection and preparedness must be established by 2015.

The DEHLG published Guidelines for Planning Authorities – The Planning System and Flood Risk Management, in November 2009. These guidelines require the planning system at national, regional and local levels to:

- Avoid development in areas at risk of flooding, particularly floodplains, unless there are proven wider sustainability grounds that justify appropriate development and where the flood risk can be reduced or managed to an acceptable level without increasing flood risk elsewhere;
- Adopt a sequential approach to flood risk management when assessing the location for new development based on avoidance, reduction and mitigation of flood risk; and
- Incorporate flood risk assessment into the process of making decisions on planning applications and planning appeals.

The aforementioned DEHLG Guidelines require that Development Plans should address flood risk by having the necessary flood risk assessments, including mapping of flood zones, in place at the critical decision making phases and the consideration of any subsequent amendments.

The Office of Public Works (OPW) is the lead agency for flood risk management and is developing indicative flood maps and Catchment Flood Risk Assessment and Management Mapping (CFRAM). These maps are due by 2013 with options by 2015. The flood risk will be assessed in terms of its likely potential impact upon identified 'Receptors' such as people, property, schools, hospitals, waster water treatment plants etc. In line with the DEHLG Guidelines, a Strategic Flood Risk Assessment (SFRA) is currently being prepared for the county. This will provide detailed information on the spatial distribution of flood risk so as to inform and enable adoption of a sequential approach and to identify where it will be necessary to apply the justification test detailed in the Guidelines.

In the absence of this work being completed, Monaghan Local Authorities have utilised the following indicators to assess flood risk:

- Historic Flood Maps www.floodmaps.ie
- OPW Benefiting Land Maps www.floodmaps.ie
- Site visits
- Verified local knowledge

9.0: Likely Evolution of the Environment in the Absence of the Implementation of the Monaghan County Development Plan 2013-2019 (Incorporating the Draft Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay).

The Draft Monaghan County Development Plan 2013-2019 (Incorporating the Draft Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) is the main public statement of planning policies for the entire County. It sets out the land use, amenity and development objectives and policies of the planning authorities' for a 6 year period. In addition the Development Plans will underpin the continued economic and social progress of the County as a whole. In particular, it should ensure the economic and social well being of rural communities by supporting vibrant and sustainable rural communities. Accordingly, environmental considerations play a central role in shaping the plan and this is manifested through the relationship between the Development Plans and the Strategic Environmental Assessment and the Appropriate Assessment.

In the absence of the Draft Monaghan County Development Plan 2013-2019 (Incorporating the Draft Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay), the "do-nothing scenario" the following outcomes may occur in the County:

- An over-arching clear strategic framework document for the proper planning and sustainable development of the county would not exist.
- An over-arching vision for the development of the area which takes account of the development needs of the economy and society in general and which improves the environment would not exist.
- In the absence of the development plan the quantity of land required, the best locations for such land, the acceptability of the various classes of land use in certain areas, and the intensity of developments permitted would not be identified. Land use zonings are considered important as they provide a degree of certainly to residents, developers etc. Zonings also ensure that enough and will be available to meet anticipated development requirements and that lands will be developed in a sequential and co-ordinated manner.
- In the absence of the development plan, the County would most certainly develop in a sporadic, unsustainable, dispersed manner which would fail to improve the quality of life of the residents, weaken the existing urban structure and make the region less attractive to invest in.
- There would not be a Core Strategy/Settlement Strategy which sets out a planning framework for the future development of the County. In turn this would mean there would be no focus on the key strategic areas for future population growth. Consequently this could lead to an exacerbation of the dispersed population of the county which would weaken the existing urban structure and potentially make the County less attractive to invest in.
- A clear framework for public and private sector investment in infrastructure and in development in the area would not exist.
- A lack of clear guidance would exist with regard to the assessment of planning applications leading to inconsistency in decision making.
- The identification of key infrastructure including key transport corridors, water supplies, waste water treatment facilities, development of telecommunications would not occur. This would have a knock on effect on the economic, social and cultural development of the County.

- The ecological, cultural, architectural, archaeological and natural heritage of the County would be protected at a strategic level only which, would not be sufficient.

It is therefore evident that with taking the above points into consideration, that to proceed in the absence of the implementation of the Monaghan County Development Plan 2013-2019 (Incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) would be contrary to the proper planning and sustainable development of the County.

10.0: Monitoring, Environmental Objectives, Indicators and Targets

The environmental indicators and targets presented below will be used to monitor the predicted environmental impacts of implementing the Plan.

Monitoring will be based around the objectives, indicators and targets outlined below and will commence at an early stage to help identify unforeseen adverse effects and the undertaking of appropriate remedial action.

The list of environmental objectives is indicated in table 28 below and is based upon Table 4B of the DoEHLG Guidelines (2004)

Table 28: Environmental Objectives, Indicators and Targets

Biodiversity, Flora and Fauna		
Environmental Objectives	Indicators	Targets
BIO1: Ensure compliance with the Habitats Directive by protecting all Natura 2000 sites and habitats of species within the County.	Number and nature of developments permitted in or within 15km of the Plan Area.	Maintenance of favourable conservation status of the Qualifying Interests of all Natura 2000 sites. Control of inappropriate development in and within 15km of Natura 2000 sites.
BIO2: Conserve and enhance the diversity of habitats and protected species and promote the sustainable management of these areas.	Conservation status of habitats and species as reported by National Parks and Wildlife Service.	Maintenance of favourable conservation status of the Qualifying Interests of all Natura 2000 sites. Compliance with Neagh Bann and North Western International River Basin Management Plans.
BIO3: Ensure compliance with Article 10 of the Habitats Directive with regard to ecological corridors and contiguous areas of habitats.	Hedgerow and riverside length.	Maintenance of contiguous hedgerows, planted areas, waterways wetlands and their associated habitats.
Population		
Environmental Objectives	Indicators	Targets
POP1: Facilitate a good quality of life for the County's residents based on high quality living and working environments.	Provision of employment. Provision of services. Provision of amenities.	Increase in employment opportunities. Increase and improvement of services. Increase and improvement of amenities.
POP 2: Facilitate more sustainable travel patterns.	Provision of sustainable / alternative modes of transport.	Increase and improve sustainable modes of transport in the County.

Human Health		
Environmental Objectives	Indicators	Targets
HH1: Protect Human Health from hazards/nuisances arising from traffic and incompatible land uses (e.g. quarrying, industrial activities).	Occurrence of a spatially concentrated deterioration in human health arising from environmental factors as identified by, for example EPA.	No spatial concentrations of health problems.
Soils and Geology		
Environmental Objectives	Indicators	Targets
SG1: Protect and maintain quality of soils.	EPA/ Teagasc National Soils Mapping Project.	Conservation of soils.
SG2: Protect and conserve geological sites.	Number and area of geological heritage sites as mapped by Geological Survey of Ireland.	Retain/increase the number of geological heritage sites in the County.
Water		
Environmental Objectives	Indicators	Targets
WR1: Protect the quality of surface and drinking water quality as sources of drinking water, assets for amenity and recreation and for ecosystems.	Water quality monitoring results by the EPA and local authority for: - surface water ecological and chemical status. - Ground water quality. - Drinking water quality. No. of Public Water Supplies on EPA Remedial Action List. Proportion of discharge licenses granted by the EPA that are compliant.	To achieve 'good status' in all bodies of surface waters by 2015 and avoid any deteriorations in the status of surface waters. Improvements in levels of compliance with drinking water quality standards and promotion to above national average compliance rate.
WR2: To manage areas that are currently at risk of flooding or are likely to pose a significant flood risk in the future.	Number of developments permitted on flood plains or land which has flooded / is likely to flood.	Compliance with The Planning System and Flood Risk Management Guidelines for Planning Authorities. Reduction in incidents of flood damage to properties.
WR3: Protect and improve County Monaghan's water resources in accordance with the Neagh Bann and North Western River Basin Management Plans.	Water quality monitoring results by the EPA and local authority for: - surface water ecological and chemical status. - Ground water quality. - Drinking water quality. No. of Public Water Supplies on EPA Remedial Action List.	Protect and restore areas identified in the Neagh Bann and North Western River Basin Management Plans and achieve 'good' status by 2015 in accordance with the objectives of the aforementioned plans.

	Proportion of discharge licenses granted by the EPA that are compliant	
Air and Climatic Factors		
Environmental Objectives	Indicators	Targets
CL1: Encourage a shift from fossil fuel dependant vehicles to more sustainable modes of transport.	Average daily motor vehicle flows. Air quality Percentage of population travelling to work or school by public transport. Investment in public transport.	Increases in the percentage of population travelling to work or school by public transport. Increased investment in cycle paths and footpaths.
CL2: Encourage a shift from fossil fuel dependent energy to more sustainable energy.	Number of developments permitted with renewable energy sources/supply	Increased number of developments with renewable energy sources/supply
Material Assets		
Environmental Objectives	Indicators	Targets
MA1: Maintain and improve the availability and quality of all community related infrastructure, services and facilities and ensure the prudent management of environmental resources.	Availability and quality of community related infrastructure, services and facilities and status of environmental resources.	
Cultural Heritage		
Environmental Objectives	Indicators	Targets
CH1: To protect and conserve the architectural and archaeological heritage of the County.	Number of entries to the Records of Monuments, Places and Structures. Number of structures added to the RPS in relation to the NIAH Survey. Number of Architectural Conservation Areas. Number of protected structures or archaeological monuments damaged due to development.	To increase the number of protected structures in line with Ministerial recommendations arising from NIAH surveys. Make additional Architectural Conservation Areas where appropriate. Protect entries to the Record of Monuments and Places. No damage occurring to structures or monuments due to development.
Landscape		
Environmental Objectives	Indicators	Targets
L1: To protect and conserve the quality, character and distinctiveness of landscapes and avoid significant adverse impacts on the landscape.	Area of landscape designated as Primary Amenity, Secondary Amenity, Visual Amenity.	No developments permitted which result in avoidable visual impacts on the landscape

11.0: Assessment of Aims, Policies and Objectives

This section will examine the potential effects of implementing the draft development plans on the environment. This is achieved through the examination of each policy and objective proposed by the draft development plans under the headings that indicate whether the implementation of the draft development plans is likely to improve, conflict or have a neutral effect on the environment.

Based on an understanding of the existing and emerging environmental conditions in the County, a number of tentative Strategic Environmental Objectives have been developed to assess the potential effects of the implementation of the draft development plans on the environment.

The SEOs are used as standards against which the policies and objectives of the draft development plans can be evaluated in order to help identify areas in which significant adverse impacts are likely to occur, if unmitigated against.

The SEOs will be applied to the relevant policies and objectives of the draft development plans and a matrix (Refer to table 31 on the following pages), will be formed giving a clear indication of the potential environmental effects of the draft development plans.

Table 29: Criteria for appraising the effect of the Draft Development Plans on the Strategic Environmental Criteria

Probable conflict with status of SEOs: Unlikely to be mitigated	**Potential conflict with status of SEOs**	**Uncertain interaction with status of SEOs**	**Neutral interaction with status of SEOs**	**No Likely interaction with status of SEOs**	**Likely to improve status of SEOs**

Table 30: Strategic Environmental Objectives (SEOs)

SEO Code	Strategic Environmental Objectives (SEOs)
BIO1	Ensure compliance with the Habitats Directive by protecting all Natura 2000 sites and habitats of species within the County.
BIO2	Conserve and enhance the diversity of habitats and protected species and promote the sustainable management of these areas.
BIO3	Ensure compliance with Article 10 of the Habitats Directive with regard to ecological corridors and contiguous areas of habitats.
POP1	Facilitate a good quality of life for the County's residents based on high quality living and working environments.
POP2	Facilitate more sustainable travel patterns.
HH1	Protect Human Health from hazards/nuisances arising from traffic and incompatible land uses (e.g. quarrying, industrial activities).
SL1	Protect and maintain quality of soils.
SL2	Protect and conserve geological sites.
WR1	Protect the quality of surface and groundwaters as sources of drinking water, assets for amenity and recreation and for ecosystems.
WR2	To manage areas which are currently at risk of flooding or are likely to pose a significant flood risk in the future.
WR3	Protect and improve County Monaghan's water resources in accordance with the Neagh Bann and North Western River Basin Management Plans.
CL1	Encourage a shift from fossil fuel dependant vehicles to more sustainable modes of transport.
CL2	Encourage a shift from fossil fuel dependent energy to more sustainable energy.
MA1	Maintain and improve the availability and quality of all community related infrastructure, services and facilities and ensure the prudent management of environmental resources.
CH1	To protect and conserve the cultural heritage of the County including architectural and archaeological heritage.
L1	To protect and conserve the quality, character and distinctiveness of landscapes and avoid significant adverse impacts on the landscape.

Table 31: Assessment of Policies and Objectives

Policies and Objectives	***Probable Conflict***	***Potential Conflict***	***Uncertain Interaction***	***Neutral Interaction***	***No likely Interaction***	***Likely to Improve Status***
CHAPTER 3 - SETTLEMENT/CORE STRATEGY						
All projects associated with residential development within Tier 4, Tier 5 and Tier 6 settlements shall be considered under policies AAP1-AAP4 contained within Chapter 4 Environment and Heritage of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Planning applications for residential development in Tier 4, 5 and 6 settlements, will be granted where the proposed development meets all of the following key guiding principles:- (i) The developer has provided evidence to the satisfaction of the planning authority that there is demand for the proposed residential development in the settlement taking account of the extent, nature and status of extant permissions for residential development, unfinished residential developments and vacant[1] residential properties in the settlement, and the historical development of the settlement (ii) The development contributes to the sequential development of land from the centre of the settlement outwards and/or represents an infilling[2] of the existing settlement footprint (iii) The development reflects the nature, scale and form of existing residential development in the settlement (iv) The development will represent sustainable and efficient use of existing infrastructure and services, or of proposed infrastructure and services for which funding is in place (v) The necessary infrastructure and services for the development are in place or can be provided at the expense of the developer (vi) The application comprises a maximum of 25% of the residential units required to satisfy the housing demand in the settlement for the period 2011-2019[3] (vii) The developer can satisfactorily demonstrate that the application does not comprise lands that are in the same ownership or have been subdivided or disposed of from another land parcel, upon which planning permission for				**POP1**	**BIO1, BIO2, BIO3, HH1, SL1, SL2, WR1, WR2, WR3, CL2, MA1, CH1,**	**POP2, CL1, L1**

residential development has already been granted and of which more than 25% of the residential units remain unoccupied or undeveloped[3] (viii) The development meets the requirements of the remaining relevant policies within the development plan						
All projects associated with rural housing in Rural Areas Under Strong Urban Influence shall be considered under policies AAP1-AAP4 contained within Chapter 4 Environment and Heritage of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3,**
The applicant is a landowner[4], or where the dwelling is for a member of his / her immediate family[5].		**POP2 ,SL1, WR1, WR3, CL1, L1**			**BIO1, BIO2, BIO3, HH1, SL2, WR2, CL2, MA1, CH1**	**POP1**
The dwelling is for an individual who has lived in the local[6] rural area[7] for a minimum period of 5 years prior to the date of submission of a planning application.		**POP2 ,SL1 WR1, WR3, CL1, L1**			**BIO1, BIO2, BIO3, HH1, SL2, WR2, CL2, MA1, CH1**	**POP1**
The dwelling is required to meet the needs of a person working in an established rural based agricultural, commercial, industrial or other enterprise in the local area, where the person derives his/her main income from that activity, or by a member of his / her immediate family. Such circumstances may also include other persons whose work is intrinsically linked to the local rural area (such as teachers in rural schools).		**POP2 ,SL1, WR1, WR3, CL1, L1**			**BIO1, BIO2, BIO3, HH1, SL2, WR2, CL2, MA1, CH1**	**POP1**
The dwelling is to facilitate a retiring farmer, where the applicant last worked principally as a farmer in the local area, or by a widow or widower of someone who last worked principally as a farmer in the local area.		**POP2 ,SL1, WR1, WR3, CL1, L1**			**BIO1, BIO2, BIO3, HH1, SL2, WR2, CL2, MA1, CH1**	**POP1,**
The dwelling is required to facilitate site specific and compelling special domestic or personal circumstances, where genuine hardship would result if planning permission were refused. In these circumstances the onus will be placed on the applicant to justify why other alternative solutions, such as a house extension, granny flat or mobile home, cannot be considered.		**POP2 ,SL1, WR1, WR3, CL1, L1**			**BIO1, BIO2, BIO3, HH1, SL2, WR2, CL2, MA1, CH1**	**POP1**
The dwelling is to replace an existing dwelling, where the dwelling to		**POP2 ,SL1,**			**BIO1, BIO2,**	**POP1,**

be replaced; was in use or last used as a dwelling; has not been changed to a dwelling from another use without planning permission; has not been vacant for a period in excess of 10 years prior to the date of submission of a planning application; shall exhibit all the essential characteristics of a habit able dwelling house and be reasonably intact.		**WR1, WR3, CL1, L1**			**BIO3, HH1, SL2, WR2, CL2, MA1, CH1**	
The sympathetic change of use of a protected structure or a non protected vernacular building (where the building is an important element in the landscape or of local architectural or historic merit) into residential use, where this secures its upkeep and survival, and the character and architectural or historic interest of the building would be preserved or enhanced. Proposals for a change of use should incorporate details of all intended alterations to the building and its curtilage to demonstrate their effect on its appearance, character and setting. Improvements to protected structures will comply with policies ABP1-ABP as set out out in Chapter 4, Environment and Heritage of the Monaghan County Development Plan 2013-2019.		**POP2 ,SL1, WR1, WR3, CL1**			**BIO1, BIO2, BIO3, HH1, SL2, WR2, CL2, MA1,**	**POP1, CH1, L1**
The dwelling is for an emigrant who is returning to the local area, where he / she had previously lived for a minimum period of 5 continuous years.		**POP2, SL1, WR1, WR3, CL1, L1**			**BIO1, BIO2, BIO3, HH1, SL2, WR2, CL2, MA1, CH1**	**POP1,**
All projects associated with rural housing in Stronger Rural Areas shall be considered under policies AAP1-AAP4 contained within Chapter 4 Environment and Heritage of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Applications for single dwellings in these areas will be accommodated subject to normal planning considerations.		**POP2, CL1, L1**			**HH1, SL1, SL2, WR1, WR2, WR3, CL2, MA1, CH1**	**BIO1, BIO2, BIO3, POP1**
All projects associated with rural housing in Structurally Weak Rural Areas shall be considered under policies AAP1-AAP4 contained within Chapter 4 Environment and Heritage of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1,**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**

					CH1, L1	
Applications for single dwellings in these areas will be accommodated subject to normal planning considerations		**POP2, CL1,L1**			**HH1, SL1, SL2, WR1, WR2, WR3, CL2, MA1, CH1**	**BIO1, BIO2, BIO3, POP1**
CHAPTER 4 – ENVIRONMENT AND HERITAGE						
Implement the objectives and actions detailed within the Draft County Monaghan Heritage Plan 2012-2017 and any subsequent versions.					**POP2, HH1, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR2, WR3, MA1, CH1, L1**
To undertake an audit of geological heritage sites within County Monaghan during the lifetime of this plan.					**POP2, HH1, CL1, CL2, WR2,**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR3, MA1, CH1, L1**
To protect geological heritage sites within the county from inappropriate development.					**POP2, HH1, CL1, CL2, WR2,**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR3, MA1, CH1, L1**
To protect geological NHAs / pNHAs as they become designated and notified to Monaghan County Council, during the lifetime of this plan.					**POP2, HH1, CL1, CL2, WR2**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR3, MA1, CH1, L1**
Notify the Geological Survey of Ireland in advance of any significant ground excavations.					**POP2, HH1, CL1, CL2, WR2**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR3, MA1, CH1, L1**
Sustain, conserve, manage and enhance the landscape diversity, character and quality of the County for the benefits of current and future generations					**POP2, HH1, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR2, WR3, MA1, CH1, L1**

Zone important landscape features and elevated lands within settlements as Landscape Protection/Conservation Areas, to ensure that developments do not detrimentally impact on the amenity of the landscape or on the natural setting of settlements.					**POP2, HH1, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR2, WR3, MA1, CH1, L1**
Ensure the preservation and uniqueness of the county's landscape by having regard to the character, value and sensitivity of landscape as identified in the County Monaghan Landscape Character Assessment, August 2008 (or any subsequent versions) when determining a planning application.					**POP2, HH1, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR2, WR3, MA1, CH1, L1**
Protect the landscapes and natural environments of the county by ensuring that any new developments in designated sensitive rural landscapes do not detrimentally impact on the character, integrity, distinctiveness or scenic value of the area.					**POP2, HH1, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR2, WR3, MA1, CH1, L1**
Development which fails to appropriately integrate into the landscape with due regard to visual impact, landscape amenity, the protection of skylines, amenities such as lakes, designated walkways, heritage sites and recreational and tourist facilities shall be resisted.					**POP2, HH1, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR2, WR3, MA1, CH1, L1**
Limit development in Areas of Primary Amenity Value to those where the applicant has proven to the satisfaction of the Planning Authority that the proposed development would not threaten the integrity of these areas.					**POP2, HH1, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR2, WR3, MA1, CH1, L1**
Development within primary amenity areas that would normally be considered 'exempt development', and which would in the opinion of the planning authority detrimentally impact on the visual amenity of the area, will be removed from that category of exempted development.					**POP2, HH1, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR2, WR3, MA1, CH1, L1**
Maintain and improve public access to amenity areas while protecting the flora, fauna, heritage and character of the amenity area.					**POP2, HH1, CL1, CL2, WR2**	**BIO1, BIO2, BIO3, POP1, SL1, SL2,**

						WR1, WR3, MA1, CH1, L1
Promote and encourage community initiatives in the provision of amenity facilities to improve access to amenity areas, where appropriate.		**BIO1, BIO2, BIO3, CH1, L1**			**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1,**
Limit development within Areas of Secondary Amenity Value to compatible amenity developments on unobtrusive sites.		**BIO1, BIO2, BIO3, SL1, SL2,CH1, L1**			**POP2, HH1, WR1, WR2, WR3,CL1, CL2**	**POP1, MA1,**
Tree planting and felling will be strictly controlled to ensure minimal disturbance of landscape and the environment.					**POP2, HH1, SL2, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, SL1, WR1, WR2, WR3, MA1, CH1, L1**
Protect the views from scenic routes listed in Appendix 2, Scenic Routes. Development will be strictly controlled along these routes and no development will be permitted that will detrimentally impact on the visual character or amenity of these views. Particular emphasis will be placed on the preservation of views of lakes, rivers, unspoilt landscape or views of historical, heritage and/or cultural interest.					**BIO1, BIO2, BIO3, POP2, HH1, CL1, CL2, WR1, WR2,WR3, SL1,SL2**	**POP1, MA1, CH1, L1**
Protect the scenic quality of lakes by prohibiting development which is located between a public road and a lake, where the development would interrupt a view of the lake, or detrimentally impact on the setting of that lake. Development may be permitted between a road and a lakeshore where the development is screened from the lake by existing topography or vegetation. An exception to this policy may include short term let holiday accommodation or recreational development where a specific need has been established. The design, scale and setting of development granted under this exception should reflect the site's sensitive location. Such prohibition will also apply to high open landscape over looking lakes and waterways, where such development would detrimentally impact on the setting of that lake or waterway *For the purpose of this policy a lake is considered to be a permanent (i.e.non seasonal) water feature in excess of 1 hectare.*					**BIO1, BIO2, BIO3, POP2, HH1, CL1, CL2, WR1, WR2, WR3, SL1, SL2**	**POP1, MA1, CH1, L1**

To protect, enhance and promote for current and future generations the rich biodiversity of County Monaghan.					**POP2, HH1, CL1, CL2, CH1**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR2, WR3, MA1, L1**
To designate County Biodiversity Sites within the lifetime of the Plan and to protect the ecological integrity of these sites.					**POP2, HH1, CL1, CL2, CH1**	**BIO1, BIO2, BIO3, POP1, SL1,SL2,WR1 WR2, WR3, MA1, L1**
Protect and enhance, plant and animal species and their habitats, which have been identified under the EU Habitats Directive, EU Birds Directive, the Wildlife Act and the Flora Protection Order.					**POP2, HH1 SL1, SL2, WR2, CL1, CL2, MA1, CH1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3, L1**
Promote the retention, management and development of wildlife features such as hedgerows, riparian corridors, wetlands and other semi natural features that are essential for the migration, dispersal and genetic exchange of wild species. In exceptional circumstances, where it has been demonstrated to the satisfaction of the Planning Authority that the removal of habitats of local biodiversity value cannot be avoided, equal quantities of habitat must be reinstated. Details of which must be agreed with the planning authority.					**POP2, HH1 SL1, SL2, CL1, CL2, MA1, CH1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3, L1**
Ensure that development proposals to do not lead to the spread of invasive species. Ensure that landscaping proposals do not include invasive species.					**POP2, HH1 SL1, SL2, WR2, CL1, CL2, MA1, CH1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3, L1**
Implement the actions of the Monaghan Biodiversity Action Plan 2009-2014 and any subsequent version.					**CL1, CL2**	**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, MA1, CH1, L1**
Ensure that the Council, in the performance of its functions, takes account of the Ramsar Conventions' principle of conservation and					**CL1, CL2**	**BIO1, BIO2, BIO3, POP1,**

wise use of wetlands as a contribution towards achieving sustainable development.						**POP2, HH1, SL1, SL2, WR1, WR2, WR3, MA1, CH1, L1**
Seek to increase existing coverage, in conjunction with new development and encourage the establishment of native species.					**WR1, WR2, WR3, CL1, CL2, CH1**	**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, MA1, L1**
Employ where appropriate, Tree Preservation Orders to protect important trees, groups of trees or woodlands of special amenity value.					**WR1, WR2, WR3, CL1, CL2, CH1**	**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1,SL2, MA1, L1**
Protect trees and hedgerows from development that would impact adversely upon them. Development proposals which necessitate the removal of extensive amounts of trees and hedgerows should be avoided and transplanting of existing trees and hedgerows should be employed where appropriate.					**WR1, WR2, WR3, CL1, CL2, CH1**	**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, MA1, L1**
Preserve trees and/or groups of trees that form significant features in the landscape or have particular importance in setting the landscape character of an area or which contribute to the biodiversity of the area (Appendix 3, Trees of Special Amenity Value)					**WR1, WR2, WR3, CL1, CL2, CH1**	**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, MA1, L1**
Ensure that existing mature trees, woodlands and hedgerows are, as far as practicable, preserved and incorporated into any new developments or where removal is unavoidable compensatory planting of at least equal amounts of native trees and shrubs should be undertaken.					**WR1, WR2, WR3, CL1, CL2, CH1**	**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, MA1, L1**
Where trees and/or hedgerows along a public road are set back/removed in order to provide sightlines for a new access, a new hedge containing native species will be planted behind sight lines.					**WR1, WR2, WR3, CL1, CL2, CH1**	**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, MA1, L1**
To implement the objectives of the Sliabh Beagh Conservation Management Plan.					**POP2, HH1, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR2,**

						WR3, MA1, CH1, L1
Strictly protect areas designated or proposed to be designated as Natura 2000 sites (listed in Appendix 4). Development within or adjacent to these areas will only be permitted where it has been clearly demonstrated to the satisfaction of the planning authority that such development will have no significant adverse effects on the conservation objectives of these sites in accordance with the Habitats Directive.					**POP2, HH1, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR2, WR3, MA1, CH1, L1**
Protect the NHA and pNHAs, listed in Appendix 4 by resisting development which would detrimentally impact on the conservation status of those sites. Development in these areas will only be permitted where it has been clearly demonstrated to the satisfaction of the Planning Authority that any such development will have no significant adverse effects.					**POP2, HH1, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR2, WR3, MA1, CH1, L1**
To protect existing wetlands from destruction, infilling, fragmentation and degradation.					**POP2, HH1, SL1, SL2, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3, MA1, CH1, L1**
Development that would destroy, fragment and degrade wetlands will be resisted.					**POP2, HH1, SL1, SL2, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3, MA1, CH1, L1**
Ensure that the Council in the performance of its functions takes account of the Habitats and Birds Directives.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Ensure that all plans and projects in the County, not directly connect with or necessary to the management of a Natura 2000 site, but likely to have a significant effect, either directly or indirectly, on a Natura 2000 site, either alone or in combination with other plans or projects, are subject to Appropriate Assessment Screening in accordance with Article 6 of the Habitats Directive.					**POP2, HH1, SL1, SL2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3**
The Planning Authority shall have regard to the DEHLG guidance Appropriate Assessment of Plans and Projects in Ireland (2009) and any subsequent versions, when assessing plans and projects					**POP2, HH1, SL1, SL2, CL1, CL2,**	**BIO1, BIO2, BIO3, POP1, WR1, WR2,**

likely to have significant effects on a Natura 2000 site.					**MA1, CH1, L1**	**WR3**
All planning applications for development within, adjacent to, or with the potential to affect a Natura 2000 site must be accompanied with a Natura Impact Statement in accordance with the Habitats Directive. Natura Impact Statements submitted in support of proposals for development must be carried out by appropriately qualified professionals with any necessary survey work taking place in appropriate seasons.					**POP2, HH1, SL1, SL2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3**
Consult the National Parks and Wildlife Service (NPWS), the Department of the Arts, Heritage and the Gaeltacht (DAHG), the Heritage Council and An Taisce when considering plans or projects which are likely to affect Natura 2000 sites.					**POP2, HH1, SL1, SL2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3**
All plans within, adjacent to, or with the potential to affect a Natura 2000 site must be accompanied with a Natura Impact Report in accordance with the Habitats Directive.					**POP2, HH1, SL1, SL2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3**
Protect and improve County Monaghan's water resources					**POP2, HH1, SL1, SL2, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3, MA1**
All first order streams containing areas of stony/gravel bed and higher order streams are considered vulnerable and require protection in terms of water quality and physical structure. Such streams shall be identified and or the connectivity to such streams shall be identified in the water protection plan referred to in Policy All discharges to such streams should be assessed with a view to minimisation of risk to waters.					**POP2, HH1, SL1, SL2, CL1, CL2, CH1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3, MA1, L1**
Provide information on environmental issues, promote engagement between developers and regulators, promote sustainable development and encourage a high standard of environmental protection. The precautionary principle will be applied where a significant risk to the environment exists.					**POP2, HH1, SL1, SL2, CL1, CL2, CH1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3, MA1, L1**
Protect rivers, streams and other water courses and maintain them in a state capable of providing and sustaining suitable habitats for flora and fauna, and where necessary designate riparian zone protection areas.					**POP2, HH1, SL1, SL2, CL1, CL2, CH1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3, MA1, L1**
Achieve 'good status' in waterbodies and prevent deterioration of existing water quality status in all waterbodies in accordance with					**POP2, HH1, SL1, SL2,**	**BIO1, BIO2, BIO3, POP1,**

the Water Framework Directive.					**WR2, CL1, CL2, CH1, L1**	**WR1, WR3, MA1**
In assessing applications for developments Monaghan County Council will consider the impact on the quality of surface waters and will have regard to targets and measures set out in the Neagh Bann and North Western International River Basin Management Plans and where appropriate the Blackwater, Glyde, Fane, Woodland and Erne East Water Management Unit Action Plans.					**POP2, HH1, SL1, SL2, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3, MA1**
In assessing applications for development, the planning authority shall ensure compliance with the European Communities Environmental Objectives (Surface Waters) Regulations, 2009 (S.I. No 272 of 2009) and the European Communities Environmental Objectives (Groundwater Regulations, 2010 (S.I. No. 9 of 2010)					**POP2, HH1, SL1, SL2, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3, MA1,**
Protect known and potential groundwater reserves in the county. In assessing applications for developments the Planning Authority will consider the impact on the quality of water reserves and will have regard to the recommended approach in the Groundwater Protection Scheme for County Monaghan. The employment of the methodology identified in the *Groundwater Protection Scheme for County Monaghan* available at *(www.gsi.ie)* and *Guidance on the Authorisation of Discharges to Groundwater (available at www.epa.ie)* will be required where appropriate.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3, MA1**
Require best practice in the design, construction and operation of expanding and new developments to ensure minimum effects on the aquatic environment. Sustainable Urban Drainage Systems, designed to ensure both water quality protection and flood minimisation should be included in developments for commercial, industrial, intensive agricultural, public and institutional premises with significant roof or hard surface areas and multiple residential developments.					**POP2, HH1, SL1, SL2, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3, MA1**
Require submission of a water protection plan (Appendix 13) and detailed site drainage plans with all planning applications. Maps of sensitive areas and waters and a Water Protection Plan Checklist will assist in the preparation of plans at application stage.					**POP2, HH1, SL1, SL2, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3, MA1**
Prevent further degradation of habitat by the promotion of riparian corridors and the prevention of any in stream works, culverting of waterways unless in accordance with Inland Fisheries Ireland (IFI) guidelines. The IFI should be consulted prior to the submission of any plans involving works close to waterways.					**POP2, HH1, SL1, SL2, CL1, CL2, CH1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3, MA1, L1**

No development shall be permitted within 200 metres of any lake that is the source of a water supply, where that development has the potential to pollute the lake.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3, MA1**
Ensure that industrial or intensive agricultural developments generating manure, organic fertilisers or sludge, that are dependent on the off-site recovery or disposal take account of sensitive area mapping including lands with impaired drainage/percolation properties and lands where rock outcrop and extreme vulnerability of groundwater is present. In consideration of the use of imported manure or sludge in sensitive areas, restrictions will apply in relation to water supply source catchments.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3, MA1**
Details of land spreading arrangements of manures or sludge arising from industrial or intensive agricultural development shall be submitted to the planning authority with all planning applications.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3, MA1**
Development within the vicinity of groundwater or surface water dependant Natura 2000 sites (Kilroosky Lough Cluster SAC) will not be permitted where there is potential for a likely significant impact upon the groundwater or surface water supply to the Natura 2000 site. Where appropriate, the applicant will be requested to demonstrate with hydrogeological evidence, that the proposed development will not adversely affect the quality or quantity of groundwater or surface water supply to the Natura 2000 sites.					**POP2, HH1, SL1, SL2, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3, MA1**
Development which would have an unacceptable impact on the water environment, including surface water and groundwater quality and quantity, river corridors and associated wetlands will not be permitted.					**POP2, HH1, SL1, SL2, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3, MA1**
Floodplains and riparian corridors will be maintained free from development to provide flood retention features within these areas.					**POP2, HH1, SL1, SL2, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3, MA1**
Develop a Green Infrastructure Strategy within County Monaghan during the life-time of the Development Plan, ensuring the protection of County Monaghan's Natura 2000 sites are central to this strategy. This Strategy shall be prepared in full compliance with the requirements of SEA and Habitats Directives.					**POP2, HH1, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR2, WR3, MA1, CH1, L1**
Seek a net gain in green infrastructure through the protection and					**POP2, HH1,**	**BIO1, BIO2,**

enhancement of existing assets, through the provision of new green infrastructure where appropriate, and in consultation with stakeholders, as an integral part of the planning process.					**CL1, CL2**	**BIO3, POP1, SL1, SL2, WR1, WR2, WR3, MA1, CH1, L1**
Provide attractive and safe routes linking key green space sites, parks and open spaces, cultural and heritage assets as an integral part of infrastructure provision where feasible and appropriate.					**POP2, HH1, WR2,CL1, CL2**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR3, MA1, CH1, L1**
Resist development that would damage, degrade, fragment or prejudice the County's strategic green infrastructure network.					**POP2, HH1, WR2, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR3, MA1, CH1, L1**
To secure the preservation of all sites and features of architectural and historical interest.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, WR1, WR2, WR3, CL1, CL2**	**POP1, SL2, MA1 CH1, L1**
To retain the historic cores of towns and villages including existing street layout, historic building lines and traditional plot widths within towns and villages.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
To promote the sympathetic reuse and adaption of structures having architectural heritage merit.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
To protect historic demesnes and designed landscapes within the county from degradation and fragmentation.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**

Seek the retention and appropriate use of vernacular heritage in Monaghan by resisting the replacement of good quality vernacular buildings with modern structures, and protecting vernacular buildings where they contribute to the character of an area or town, or where they are rare examples of a building type.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
All projects involving architectural and built heritage shall be considered under policies AAP1-AAP4 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
In securing the conservation and preservation of built heritage, the Planning Authority will have regard to the advice and recommendations of the Department of the Arts, Heritage and the Gaeltacht, both in respect of whether or not to grant planning permission and in respect of the conditions to which permission, if granted, should be subject.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
Protect and/or conserve, as appropriate, all structures included in the Record of Protected Structures set out in Appendix 5.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
Review the Record of Protected Structures on an ongoing basis with a view to adding structures of special interest as appropriate, including the recommendations made by the National Inventory of Architectural Heritage County survey.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
Promote and improve the understanding of the architectural heritage of County Monaghan by encouraging public access to the Record of Protected Structures, and providing signage / information for the most significant structures and Architectural Conservation Areas.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
Encourage the sympathetic and appropriate reuse, rehabilitation and retention of Protected Structures ensuring that they are conserved to a high standard, and the special interest, character and setting of the structures are preserved.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1,**	**POP1, MA1 CH1, L1**

					WR2, WR3, CL1, CL2	
Planning permission for the demolition of any protected structure shall not be granted except in exceptional circumstances, in accordance with Section 57(10)(b) of the Planning and Development Act 2000.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
Ensure that any development, modification, alteration or extension affecting a Protected Structure, its setting and/or any complex of adjoining buildings is sensitively designed and sited, is compatible with its character, and is appropriate in terms of the proposed scale, mass, height, density, layout, materials, impact on architectural or historic features, and its junction with the existing Protected Structure.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
Prevent loss of architectural heritage, by requiring an owner of a protected structure to carry out works if the Council considers that the structure is, or may become, endangered.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
Resist development which is likely to adversely affect the setting of, designed landscape features of, or designed views or vistas to or from a protected structure, where the setting is considered of importance.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
The Council aims to conserve the built fabric of the Ulster Canal, Great Northern Railway, historic mills and other industrial heritage structures throughout the county, and planning permission will be required for their removal or alteration.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
The Council will ensure conservation of the built fabric of the Ulster Canal, Great Northern Railway, historic mills and other industrial heritage structures by use of appropriate techniques and materials when repair works are being undertaken.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**

Preserve and where possible enhance the character and appearance of Architectural Conservation Areas.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
Protect the built heritage fabric of the county within the main urban areas and the larger rural centres through designation of appropriate Architectural Conservation Areas. It is proposed to designate Architectural Conservation Areas in the villages of Glaslough, Inniskeen, Rockcorry and Mullan during the life of this Plan					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
To designate and prepare Architectural Conservation Areas in accordance with the requirements of the Department of the Environment, Heritage and Local Governments, Architectural Heritage Protection Guidelines for Planning Authorities and any subsequent version.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
Establish, where appropriate, Special Planning Controls for Architectural Conservation Areas if it is considered that all or part of an Architectural Conservation Area is of significant importance to the character of the town in which it is situated.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
Resist development that would adversely affect the character and appearance of Architectural Conservation Areas.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
Protect the monuments and places listed in Appendix 6 (and any additions by the National Monuments Service) to ensure that the importance of the setting of the monument or site, and its interrelationship with other archaeological sites is not materially injured, and that no development will impinge directly on any monument or site or on any associated archaeological material.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
Co-operate with the Department of Arts, Heritage and the Gaeltacht and all other relevant bodies in providing maximum protection to any monument or place of archaeological importance not listed in					**BIO1, BIO2, BIO3, POP2, HH1, SL1,**	**POP1, MA1 CH1, L1**

Appendix 6 and discovered within the lifetime of this plan.					**SL2, WR1, WR2, WR3, CL1, CL2**	
Encourage the sensitive incorporation of significant archaeological finds into development schemes, where appropriate.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
Safeguard the value of archaeological sites listed in the Record of Monuments and Places in Appendix 6 by strictly controlling any development that may prove injurious to the historical, archaeological, scientific, setting and/or educational value of any monument or place.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
To ensure that development in the vicinity of a site of archaeological interest shall not be detrimental to the character of the archaeological site or its setting by reason of its location, scale, bulk, detailing or visual impact.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
When considering development in the vicinity of archaeological monuments, the planning authority will aim to achieve a satisfactory buffer area between the development and the monument in order to ensure the preservation and enhancement of the amenity associated with the monument. This should be achieved in consultation with the Department of the Arts, Heritage and Gaeltacht. Buffer areas should not be included within the required open space area of any development but should be in addition to such requirements.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
In securing the conservation and preservation of built heritage, the Planning Authority will have regard to the advice and recommendations of the Department of the Arts, Heritage and the Gaeltacht, both in respect of whether or not to grant planning permission and in respect of the conditions to which the development, if granted, should be subject.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
When considering development in the vicinity of all archaeological monuments, the Planning Authority will require the preparation and submission on an of an archaeological					**BIO1, BIO2, BIO3, POP2, HH1, SL1,**	**POP1, MA1 CH1, L1**

assessment, detailing the potential impact of any development on both upstanding and buried structures and deposits. The report shall also include a visual assessment to ensure adequate consideration of any potential visual impact.					**SL2, WR1, WR2, WR3, CL1, CL2**	
Require archaeological investigations at pre-approval stage where development is proposed on areas of archaeological potential.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
Consider archaeological value when considering proposals for public service schemes, electricity, sewage, telecommunications, water supply and proposed road schemes where these impinge on or are in close proximity to Recorded Monuments and Places and/or Areas of Urban Archaeology.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
Have regard to Historic Landscape Character Assessments in assessing planning applications.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
The Planning Authority will seek to protect the amenity of individuals, dwellings, businesses, community facilities and other existing development, when assessing proposals for development that are likely to generate significant levels of noise.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
Encourage a more energy efficient approach to the design and servicing of buildings for residential, commercial, industrial and other uses, including public buildings.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1 CH1, L1**
Promote the retention of trees, hedgerows and other vegetation, and encourage forestation and tree planting as a means of air purification and filtering.					**BIO1, POP2, HH1, SL2, WR1, WR2, WR3, CL1, CL2, CH1**	**BIO2, BIO3, POP1, SL1, MA1, L1**

Support the expansion and development of public transport systems and non motorised modes of transport to improve air quality.					**BIO1, BIO2, BIO3, SL1, SL2, WR1, WR2, WR3, CL2, MA1, CH1, L1**	**POP1, POP2, HH1, CL1**
To facilitate measures which seek to reduce emissions of greenhouse gases for example through the integration of land use and transportation.					**BIO1, BIO2, BIO3, SL1, SL2, WR1, WR2, WR3, CL2, MA1, CH1, L1**	**POP1, POP2, HH1, CL1**
In conjunction with the EPA, ensure that all existing and proposed developments are operated in a manner that does not permit them to contribute to any deterioration in air quality.					**BIO1, BIO2, BIO3, SL1, SL2,WR1, WR2, WR3, CL2, MA1, CH1, L1**	**POP1, POP2, HH1, CL1**
The Planning Authority shall seek to protect the amenity of individuals, dwellings, businesses, community facilities and other existing development, together with the safety of road users, when assessing proposals that have the potential to create light pollution / nuisance.					**BIO1, BIO2, BIO3, POP2, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1, HH1**
CHAPTER 5 - ECONOMIC ACTIVITY						
Ensure that all plans and projects relating to rural revitalisation initiatives are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Encourage the balanced development of the County.		**BIO1, BIO2, BIO3, SL1, WR1, WR3, CL1, L1**			**HH1, SL2, WR2, CL2, CH1**	**POP1, POP2, MA1**
Ensure that all plans and projects relating to agriculture are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1,**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**

					CH1, L1	
Encourage the continued use of agricultural farm holdings and buildings.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL2, WR1, WR3, WR2, CL1, CL2, MA1, CH1**	**SL1, L1**
Protect high quality agricultural land within the county.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL2, WR1, WR3, WR2, CL1, CL2, MA1, CH1**	**SL1, L1**
Protect soil, groundwater, wildlife habitats, conservation areas, rural amenities and scenic views from adverse environmental impacts as a result of all agricultural practices.					**POP2, HH1, SL2, WR2, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, SL1, WR1, WR3, MA1, CH1, L1**
Address the infrastructural deficit so as to serve the needs of agriculture, in co- operation with the appropriate agencies.		**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR2, WR3, MA1, CH1, L1**			**POP2, HH1, CL1, CL2**	
Realise the potential of tourism and agri-tourism as a means of contributing to farm diversification.		**BIO1, BIO2, BIO3, SL1, SL2, WR1, WR2, WR3, MA1, CH1, L1**			**POP2, HH1, CL1, CL2**	**POP1**
Support the development of value added agricultural based activities and agri- food enterprises.		**BIO1, BIO2, BIO3, SL1, SL2, WR1, WR2, WR3, MA1, CH1, L1**			**POP1, POP2, HH1, CL1, CL2**	
Ensure that all plans and projects relating to forestry are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1,**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**

					CL2, MA1, CH1, L1	
Realise the potential of forestry on rural economies through the promotion of appropriate related industries and rural tourism.		**SL1, SL2, WR1, WR2, WR3, CH1, L1**	**BIO1, BIO2, BIO3, MA1**		**POP2, HH1, CL1, CL2,**	**POP1**
Protect natural waters, wildlife habitats, conservation areas, heritage areas, archaeological sites and artefacts within forest sites and nature designations from pollution or injury.					**POP2, HH1, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR2, WR3, MA1, CH1, L1**
Promote mixed species forestry and selective felling rather than clear felling.					**POP2, HH1, SL2, WR1, CL1, CL2, CH1**	**BIO1, BIO2, BIO3, POP1, SL1 WR2, WR3, MA1, L1**
To have regard to the National Climate Change Strategy 2007-2012 and any subsequent strategies.					**BIO3, HH1, SL1, SL2, WR1, WR3, CH1, L1**	**BIO1, BIO2, POP1, POP2, WR2, CL1, CL2, MA1**
To facilitate measures which seek to establish a low carbon economy and society by 2020.					**BIO1, BIO2, BIO3, HH1, SL1, SL2, WR1, WR3, CH1, L1**	**POP1, POP2, WR2, CL1, CL2, MA1**
To facilitate measures which seek to reduce emissions of greenhouse gases.					**BIO1, BIO2, BIO3, HH1, SL1, SL2, WR1, WR3, CH1, L1**	**POP1, POP2, WR2, CL1, CL2, MA1**
To adopt sustainable planning strategies through integrating land use and transportation and by facilitating mixed use developments as a means of reducing greenhouse emissions.		**HH1**			**BIO1, BIO2, BIO3, SL1, SL2, WR1, WR2, WR3, CH1, L1**	**POP1, POP2, CL1, CL2, MA1**
Ensure that all plans and projects relating to energy and renewable resources development are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1,**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**

					CH1, L1	
Promote and support an optimal mix of renewable energy generation within the county to assist in meeting the targets set out in the National Renewable Energy Action Plan					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, MA1, CH1, L1**	**CL2**
Promote and encourage the use of renewable energy sources in appropriate locations, where this can be done in an environmentally sensitive manner			**BIO1, BIO2, BIO3, HH1, CH1, L1**		**POP1, POP2, SL1, SL2, WR1, WR2, WR3, CL1, MA1**	**CL2**
Promote a 'plan-led' approach by identifying areas where there is significant wind energy potential, having regard to the Landscape Character Assessment for County Monaghan, through a landscape sensitivity analysis during the life of this plan.			**BIO1, BIO2, BIO3, HH1, SL2, CH1, L1**		**POP1, POP2, SL1, WR1, WR2, WR3, CL1, MA1**	**CL2**
Promote the growth and use of renewable energy sources from vegetation/biomass and support the implementation of the Bioenergy Action Plan for Ireland		**BIO1, BIO2, BIO3, HH1, SL1, SL2, WR1, WR3, CH1, L1**			**POP1, POP2, WR2, CL1, MA1**	**CL2**
Encourage the sustainable development of micro renewable electrical generation technology such as wind turbines, photo voltaic cells, micro combined heat and power plants.		**BIO1, BIO2, BIO3, HH1, SL1, SL2, WR1, WR3, CH1, L1**			**POP1, POP2, WR2, CL1, MA1**	**CL2**
Promote energy efficient buildings, using materials sourced from renewable resources in support of the implementation of those aspects of the Building Energy Directive relative to development management					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CH1, MA1, L1**	**POP1, CL2**
Encourage efforts to reduce energy usage across all sectors in support of the implementation of the National Energy Efficiency Action Plan 2007-2020.					**BIO1 BIO2 BIO3 HH1 SL1, SL2 WR1, WR2, WR3 CH1, L1**	**POP1 POP2 CL1, CL2, MA1**

Encourage the provision of alternative fuels in all new service stations/petrol forecourts in County Monaghan to assist in meeting the targets set out in the National Renewable Energy Action Plan					**BIO1 BIO2 BIO3 HH1 SL1, SL2 WR1, WR2, WR3 CH1, L1**	**POP1 POP2 CL1, CL2, MA1**
Facilitate electricity and gas infrastructure improvements/installations which will not result in adverse impacts on the natural or built heritage of the county.					**POP2 HH1 SL1 WR1, WR2, WR3,CL1, CL2, MA1**	**BIO1, BIO2, BIO3, POP1, SL2,CH1, L1**
Promote the extension of the gas network throughout the County.		**BIO1, BIO2, BIO3, SL2, CL2, CH1, L1**			**POP1POP2 HH1 SL1, WR1, WR2, WR3 CL1 MA1**	
Consider the identification of a strategic corridor in the county for major energy infrastructure		**BIO1, BIO2, BIO3,SL2, CL2, CH1, L1**			**POP1POP2 HH1 SL1, WR1, WR2, WR3 CL1 MA1**	
Ensure that all plans and projects relating to industry are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3,**
Ensure that sufficient and suitable land is reserved for new enterprise development at key locations throughout the county		**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CH1, L1**			**CL2, MA1**	**POP1**
Promote new industrial development in other centres with existing infrastructural facilities, services, good communications, or where they can be provided at a reasonable cost.		**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CH1, L1**			**CL2, MA1**	**POP1**
Encourage the growth and/or expansion of existing locally based small scale industry through the provision of suitably serviced sites.		**BIO1, BIO2, BIO3, POP2,**			**CL2, MA1**	**POP1**

		HH1, SL1, SL2, WR1, WR2, WR3, CL1, CH1, L1				
Co-operate with IDA Ireland, Enterprise Ireland, Forbairt, Forfás, Intertrade Ireland, the County Enterprise Board, community groups and other relevant bodies to ensure a co-ordinated approach to the provision of necessary infrastructure and services to support industrial development.		**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CH1, L1**			**CL2, MA1**	**POP1**
Ensure that a high standard of design, layout and amenity is provided and maintained in all new industrial developments.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1, L1**
Promote Lough Egish as a centre for industrial development.		**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CH1, L1**			**CL2 MA1**	**POP1**
Support an expanded education and research sector in County Monaghan.		**POP2, CL1**			**BIO1, BIO2, BIO3 CL2 HH1 SL1, SL2, WR1, WR2, WR3 CH1, L1**	**POP1, MA1**
Continue to support and facilitate cross-border co-operation and trade between County Monaghan and Northern Ireland.		**POP2, CL1**			**BIO1, BIO2, BIO3 CL2 HH1 SL1, SL2, WR1, WR2, WR3 CH1, L1**	**POP1, MA1**
Ensure that suitably serviced sites are accommodated in appropriate locations.		**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1,**			**CL2, MA1**	**POP1**

		WR2, WR3, CL1, CH1, L1				
Promote the protection and conservation of the existing environment in industrial areas					**POP2, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, HH1, SL1, SL2, WR1, WR2, WR3, MA1, CH1, L1**
Ensure that all plans and projects relating to extractive industry are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3,**
Identify the location of all major mineral deposits in the county (with the assistance of the Geological Survey of Ireland) and safeguard these resources for future extraction.		**BIO1, BIO2, BIO3, HH1, SL1, SL2, WR1, WR3, CH1, L1**			**POP1, POP2 WR2, CL1, CL2, MA1**	
Promote development involving the extraction of mineral reserves and their associated processes, where the Planning Authority is satisfied that they will be carried out in a sustainable manner without adversely impacting on the environment or on other land uses in the County.		**BIO1, BIO2, BIO3, HH1, SL1, SL2, WR1, WR3, CH1, L1**			**POP1, POP2 WR2, CL1, CL2, MA1**	
Ensure that all plans and projects relating to retail development are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
To strengthen and protect the existing retail hierarchy of towns and villages within County Monaghan and to support the multi-purpose role of town centres as social, commercial and cultural attractions.					**BIO1, BIO2, BIO3, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, POP2, MA1**
To improve accessibility to, and from, existing centres					**BIO1, BIO2, BIO3, HH1, SL1, SL2, WR1, WR2, WR3, CL2,**	**POP1, POP2, CL1, MA1**

					CH1, L1	
To promote excellence in urban design including a general upgrade in the built environment and shop facades.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1, MA1**	**POP1**
To improve the variety, range and quality of retail outlets within town and village centres.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1, MA1**	**POP1**
To encourage alternative uses for vacant or derelict buildings.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, L1 MA1**	**POP1, CH1**
Establish effective management and promotion of the county towns.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1, MA1**	**POP1**
Review the Retail Development Strategy for County Monaghan during the plan period 2013 – 2019					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1, MA1**	**POP1**
Support the establishment of Shop Front Improvement Schemes to enhance the historic character and traditional street scene of the town(s) and create shop fronts which are more attractive for					**BIO1, BIO2, BIO3, POP2, HH1, SL1,**	**POP1, CH1**

residents, visitors, shoppers and businesses.					**SL2, WR1, WR2, WR3, CL1, CL2, L1, MA1**	
Support the establishment of a Business Incentive Scheme to encourage the use of vacant premises in towns which will encourage diversity of retail opportunities within a designated area					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, L1, MA1**	**POP1, CH1**
Ensure that all plans and projects relating to tourism are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Continue to assist and support agencies involved in tourism development and promotion		**BIO1, BIO2, BIO3, SL2, CH1, L1**			**POP1, POP2, HH1, SL1, WR1, WR2, WR3, CL1, CL2, MA1**	
Encourage and support increased co-ordination, cohesion and linkages between Monaghan County Council and Failte Ireland Midlands East					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Support the implementation of the Tourism & Amenities Actions as outlined in the Economic Strategy & Implementation Plan for Co Monaghan 2010 – 2014 and any subsequent strategy		**BIO1, BIO2, BIO3, SL1, SL2, WR1, WR2, WR3, CH1, L1**			**POP1, POP2, HH1, CL1, CL2, MA1**	
Optimise the current opportunities to develop rural tourism attractions/facilities provided by the National Rural Development Programme and EU funding programmes		**BIO1, BIO2, BIO3, SL1, SL2, WR1, WR2, WR3, CH1, L1**			**POP1, POP2, HH1, CL1, CL2, MA1**	

Drive the production of a 5–year action-led Tourism Development Plan for the county, led by Monaghan Tourism and based upon the County Enterprise Board Strategy's tourism component. Focus tourism development efforts on developing a small number of key projects such as Lough Muckno Leisure Park, Ulster Canal, enhanced watersports development projects		**BIO1, BIO2, BIO3, SL1, SL2, WR1, WR2, WR3, CH1, L1**			**POP1, POP2, HH1, CL1, CL2, MA1**	
Encourage clustering and packaging of products to increase linkages within and reduce leakage from, the local economy. e.g. linkages between accommodation providers and activity/attraction providers		**BIO1, BIO2, BIO3, SL2, CH1, L1**			**POP1, POP2, HH1, CL1, CL2, MA1**	
Capitalise on the natural resources of the area by working to protect and promote identified angling centres in the county, by facilitating the sustainable development of angling facilities at appropriate locations in the county, and by promoting the county as a centre of excellence for angling		**BIO1, BIO2, BIO3, SL1, SL2, WR1, WR2, WR3, CH1, L1**			**POP1, POP2, HH1, CL1, CL2, MA1**	
Encourage the improvement of access, signage/interpretation and tourist information facilities		**BIO1, BIO2, BIO3, SL1, SL2, WR1, WR2, WR3, CH1, L1**			**POP1, POP2, HH1, CL1, CL2, MA1**	
Establish Clones as a destination for cruisers upon completion of the reinstatement of the Ulster Canal		**BIO1, BIO2, BIO3, SL1, SL2, WR1, WR2, WR3, CH1, L1**			**POP1, POP2, HH1, CL1, CL2, MA1**	
Establish Lough Muckno as a major international venue for angling competitions & festivals		**BIO1, BIO2, BIO3, SL1, SL2, WR1, WR2, WR3, CH1, L1**			**POP1, POP2, HH1, CL1, CL2, MA1**	
Encourage the development of joint marketing activities with neighbouring counties, especially cross-border contacts					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Continue to actively promote Co Monaghan using both existing and					**BIO1, BIO2,**	

newly developing technologies					**BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Encourage and support festivals as a method of attracting visitors					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Support the incubation of new tourism, recreation and activity businesses where gaps occur and within clusters/hubs		**BIO1, BIO2, BIO3, SL1, SL2, WR1, WR2, WR3, CH1, L1**			**POP1, POP2, HH1, CL1, CL2, MA1**	
Investigate and support best-practice environmental management including energy efficiency, waste management, procurement and recycling in accommodation providers and tourism enterprises in the County, through the use of accreditation and eco-labelling.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL2, WR1, WR2, WR3, CL1, MA1 CH1, L1**	**SL1, CL2**
Promote County Monaghan and its angling centres, robustly and innovatively as 'catch and release' fisheries. Attention is drawn to the lakes, Lough Muckno, Lough Major, the Dromore River System, Lough Na Glack, Lisanisk Lake, Peters Lake and Rossmore Forest Park Lakes					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Evaluate public transport provision and where appropriate provide support for alternatives to the use of private cars to access visitor attractions.					**BIO1, BIO2, BIO3, POP1, HH1, SL1, SL2, WR1,**	**POP2, CL1**

					WR2, WR3, CL2, MA1, CH1, L1	
CHAPTER 6 - INFRASTRUCTURE AND SERVICES						
Ensure that all plans and projects relating to the development of transportation are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Promote the integration of land use and transport, by encouraging and consolidating development in the existing network of towns and villages.		**HH1**			**BIO1, BIO2, BIO3, SL1, SL2, WR1, WR2, WR3, CL2, CH1, L1**	**POP1, POP2, CL1, MA1**
Promote development that reduces dependence on private vehicle transport in accordance with the principles set out in the Department of Transport's *Smarter Travel*					**BIO1, BIO2, BIO3, POP1, HH1, SL1, SL2, WR1, WR2, WR3, CL2, MA1, CH1, L1**	**POP2, CL1**
Promote high quality, flexible and responsive local transport services in urban and rural communities.					**BIO1, BIO2, BIO3, POP1, HH1, SL1, SL2, WR1, WR2, WR3, CL2, MA1, CH1, L1**	**POP2, CL1**
Promote and facilitate the use of cycling and walking as alternative sustainable modes of transport.					**BIO1, BIO2, BIO3, POP1, HH1, SL1, SL2, WR1, WR2, WR3, CL2, MA1, CH1, L1**	**POP2, CL1**
Promote the provision of facilities for use by electric vehicles in accessible locations throughout the county.					**BIO1, BIO2, BIO3, POP1, HH1, SL1, SL2, WR1,**	**POP2, CL1**

					WR2, WR3, CL2, MA1, CH1, L1	
Promote and support the Department of Transport's Road Safety Strategy Programmes in partnership with the National Roads Authority, National Safety Council and An Garda Siochana.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Secure a safe and efficient road network.		**BIO1, BIO2, BIO3, POP2, HH1, SL2, CL1, CH1, L1**			**POP1, SL1, WR1, WR2, WR3, CL2, MA1**	
Promote and facilitate where possible the use of rail transport.					**BIO1, BIO2, BIO3, POP1, HH1, SL1, SL2, WR1, WR2, WR3, CL2, MA1, CH1, L1**	**POP2, CL1**
Promote the protection and conservation of the existing environment.						**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**
Prepare a Land Use Transportation Plan for the County.					**BIO1, BIO2, BIO3, HH1, SL1, SL2, WR1, WR2, WR3, CL2, MA1, CH1, L1**	**POP1, POP2, CL1**
Ensure that all plans and projects relating public transportation initiatives are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County					**POP2, HH1, SL1, SL2, WR2, CL1,**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**

Development Plan 2013-2019.					**CL2, MA1, CH1, L1**	
Promote the creation of new transport routes by public and private operators throughout the county					**BIO1, BIO2, BIO3, POP1, HH1, SL1, SL2, WR1, WR2, WR3, CL2, CH1, L1**	**POP2, CL1, MA1**
Ensure that all plans and projects relating to the development of the roads network in the county are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Provide for the safe and efficient movement of vehicles and pedestrians within the county.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**MA1**
Protect emerging or preferred routes in relation to future road schemes and land requirements for future road upgrades.		**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CH1, L1**			**POP1, CL2, MA1**	
Facilitate programmed improvements to the road network.		**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CH1, L1**			**CL2, MA1**	**POP1**
Maintain all roads within the county to the appropriate standards.		**BIO1, BIO2, BIO3, POP2, SL1, SL2, WR1, WR2, WR3, CL1**			**HH1, CL2, MA1, CH1, L1**	**POP1**
Improve junction standards where necessary and appropriate.		**BIO1, BIO2, BIO3, POP2,**			**POP1, CL2, MA1**	

		HH1, SL1, SL2, WR1, WR2, WR3, CL1, CH1, L1				
Provide for cycle lanes and footpaths along the roads network where appropriate.		**BIO1, BIO2, BIO3, SL2, CH1, L1**			**POP1, HH1, SL1, CL2, WR1, WR2, WR3**	**POP2, CL1, MA1**
Have regard to the National Roads Authority best practice guidelines in respect of the treatment of bats, badgers, otters, trees, hedgerows, scrub, wetlands, watercourses, architectural heritage, archaeological heritage and landscaping when carrying out works to the roads network.					**POP2, HH1, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR2, WR3, MA1, CH1, L1**
Improve traffic flows on National Roads by achieving an average inter urban journey speed of at least 80 kph.		**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CH1, L1**			**POP1, CL2, MA1**	
Facilitate programmed improvements to the National Road network, as outlined above, in partnership with the National Roads Authority.		**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CH1, L1**			**POP1, CL2, MA1**	
Maintain all national roads within the county to the highest standards, in partnership with the National Roads Authority.		**POP2, CL1**			**BIO1, BIO2, BIO3, HH1, SL1, SL2, WR1, WR2, WR3, CL2, MA1, CH1, L1**	**POP1**
Facilitate the improvement and development of the strategic routes through County Monaghan as indicated in the Border Regional Authority Planning Guidelines 2010-2022.		**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CH1, L1**			**CL2, MA1**	**POP1**
Ensure that the N2 Clontibret to Border realignment corridor is		**BIO1, BIO2,**			**CL2, MA1**	**POP1**

protected from development that may comprise this portion of the N2 realignment.		**BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CH1, L1**				
Provide or facilitate the provision of a limited number of service areas along the N2 to provide for the needs of the private and commercial road user subject to normal planning considerations and the undertakings of the National Roads Authority Policy Statement on the provision of Service and Rest Areas.		**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CH1, L1**			**CL2, MA1**	**POP1**
Prohibit the creation of any new access onto any portion of realigned national route where the original national road has been reclassified or downgraded.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Ensure that the traffic carrying capacity and the strategic nature of these routes is not adversely affected.		**CL1**			**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL2, MA1, CH1, L1**	**POP1**
Carry out improvement works including specific works on bridges, signage, road markings, footpaths, public lighting and traffic management facilities to improve road safety and traffic management.		**CH1**			**BIO1, BIO2, BIO3, POP1, POP2, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, L1**	**HH1**
Carry out improvement works including specific works on bridges, signage, road markings, footpaths, public lighting and traffic management facilities to improve road safety and traffic management.		**CH1**			**BIO1, BIO2, BIO3, POP1, POP2, SL1, SL2, WR1, WR2, WR3, CL1, CL2,**	**HH1**

					MA1, L1	
Facilitate the improvement of non-public accommodation roads under the Local Improvement Scheme Programme funded by state grants and contributions from benefiting landowners.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Carry out improvement works including specific works on bridges, signage, road markings, footpaths, public lighting and traffic management facilities to improve road safety and traffic management.		**CH1**			**BIO1, BIO2, BIO3, POP1, POP2, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, L1**	**HH1**
Ensure that all plans and projects relating to the development of urban and development roads are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Relieve traffic congestion and facilitate the development of new roads, in partnership with benefiting landowners and developers, to improve traffic management and access in and around urban centres.		**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CH1, L1**			**CL2, MA1**	**POP1**
Maintain and develop the road networks in and adjacent to urban areas in accordance with the proposals indicated on the zoning maps attached to the draft development plans for the five major towns, and as required during the life of this plan.		**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CH1, L1**			**CL2, MA1**	**POP1**
Develop, in partnership with benefiting landowners and developers, new, safe access points to serviceable lands.			**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CH1, L1**			**CL2, MA1**

Identify and develop safe cycle lanes within the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay where possible during the lifetime of the plan.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL2, MA1, CH1, L1**	**POP1, CL1**
Ensure that all plans and projects relating to the development of water services are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Complete the projects outlined in the Water Services Investment Programme and Assessment of Needs Report 2010-2012, subject to the availability of funding.		**BIO1, BIO2, BIO3, HH1, SL1, SL2, WR1, WR2, WR3, CH1, L1**			**POP2, CL1, CL2**	**POP1, MA1**
Improve the quality and capacity of water supply throughout the county in partnership with the all stakeholders.		**HH1, SL1, WR1, WR2, WR3, MA1, CH1, L1**			**POP2, SL2,CL1, CL2**	**BIO1, BIO2, BIO3, POP1**
Protect the source and raw water quality of all public and private water supply schemes throughout the county.					**POP2, HH1, SL1, SL2, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3, MA1**
Reduce water wastage and unaccounted for water through water conservation measures and improvements to existing infrastructure, including both the public and private sector.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, CL1, CL2, CH1, L1**	**POP1, WR1, WR2, WR3, MA1**
Provide an adequate supply of piped water for fire fighting.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Protect existing aquatic habitats in the case of surface waters.					**POP1, POP2, HH1, SL1,**	**BIO1, BIO2, BIO3, WR1,**

					SL2, WR2, CL1, CL2, MA1, CH1, L1	**WR3**
Co-operate with the Federation of Group Water Schemes to improve the quality and capacity of water supply to areas served by group water schemes.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3, MA1**
Ensure that all plans and projects relating to the development of water services are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Ensure waste water from all sources is collected, treated, purified and discharged to the natural environment, in a clean, non polluting manner, in accordance with EU legislation and to acceptable environmental standards.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3, MA1,**
Facilitate those properties serviced by poorly performing on site effluent disposal systems to connect to the public sewer, by extending the sewer to service these areas within the constraints of reasonable distance and funding availability.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3, MA1**
Fulfil the obligations of the Discharge Licensing granted conditions issued by the EPA under the WWD Regulations 2007, in respect of every waste water treatment plant in the county.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3, MA1**
Facilitate the development of towns and villages throughout the county, directly or in partnership with local development, by improving and extending wastewater infrastructure where determined necessary.		**BIO1, BIO2, BIO3, POP2, SL1, SL2, WR1, WR2, WR3**			**CL1, CL2, CH1, L1,**	**POP1, HH1, MA1**
Complete the proposals outlined in the Water Services Investment Programme and Assessment of Needs Report 2010-2012, subject to funding. Where new or upgrades to waste water treatment plants are proposed, these shall fully comply with the Water Framework Directive and the Urban Waste Water Directive.		**BIO1, BIO2, BIO3, HH1, SL1, SL2, WR1, WR2, WR3, CH1, L1**			**POP2, CL1, CL2**	**POP1, MA1**
Manage receiving waters in accordance with EU Water Frame work Directive (WFD) to protect/enhance all waters (surface and ground), achieve "good status" for all waters by December 2015, and manage water bodies based on river basins (or catchments)					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**

Promote the use of SUDS (sustainable urban drainage systems) in all new developments to arrest surplus storm water into temporary holding tanks prior to release to natural water course. All such storm water from car parks or other oil spillage onto hard standings, shall be partially treated through oil/petrol interceptor on site.					**POP2, HH1, SL1, SL2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3**
Promote the appropriate development and use of Integrated Constructed Wetlands within the County.					**POP2, HH1, SL1, SL2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3**
Dispose of sludges produced in the water and waste water process according to sludge disposal regulations and in an environmentally and sustainable manner.					**POP1, POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, WR1, WR3**
Development proposing to connect to the public wastewater treatment systems shall be limited or restricted in those areas where capacity is insufficient to accommodate the demands of the development and where funding is unavailable to increase the capacity of the relevant facility.					**POP2, HH1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, SL1, WR1, WR3**
Development shall not normally be permitted within 100 metres of the boundary of any waste water treatment works, where that development is sensitive to smell nuisance and the amenity of it is likely to be detrimentally impacted on by the operation or expansion of the plant. Where the 100 metre cordon has already been compromised by existing or permitted smell sensitive development, the Planning Authority may look favourably on a new development which is similar to that which exists or is permitted, and where in its opinion, the amenity of the development will not be detrimentally impacted on by the plant. In exceptional circumstances, this figure may be reduced where it is proven to the satisfaction of the Planning Authority, through comprehensive smell nuisance modelling, carried out by a competent professional, that the amenity of the development will not be detrimentally impacted upon either at the time of the application or following expansion of the relevant works.					**BIO1, BIO2, BIO3, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, POP2, HH1, MA1**
Ensure that all plans and projects relating to flood risk management are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development					**POP2, HH1, SL1, SL2, WR2, CL1,**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**

Plan 2013-2019. Such plans and policies should also have regard to the Water Framework Directive and associated water sensitive habitats and species.					**CL2, MA1, CH1, L1**	
Implement the DEHLG "The Planning System and Flood Risk Management Guidelines" and apply the sequential approach and justification test detailed in the document when considering development proposals.			**POP1, POP2, HH1, SL1, SL2, CL1, CL2, MA1, CH1, L1**		**BIO1, BIO2, BIO3**	**WR1, WR2, WR3**
Prepare a Strategic Flood Risk Assessment (SFRA) for the County, taking account of climate change so that risk is avoided where possible.					**POP2, HH1, SL2, CL1, CL2, CH1**	**BIO1, BIO2, BIO3, POP1, SL1, WR1, WR2, WR3, MA1, L1**
Recognise, secure and promote the natural role of floodplains as a form of flood defence and an important environment and social resource.					**POP2, HH1, SL2, CL1, CL2, CH1**	**BIO1, BIO2, BIO3, POP1, SL1, WR1, WR2, WR3, MA1, L1**
Promote an integrated sustainable approach to the management of development and flood risk.					**POP2, HH1, SL2, CL1, CL2, CH1**	**BIO1, BIO2, BIO3, POP1, SL1, WR1, WR2, WR3, MA1, L1**
Protect and enhance the county's floodplains and wetland as vital green infrastructure which provides space for storage and conveyance of floodwater, enabling flood risk to be more effectively managed and reducing the need to provide flood defences in the future.					**POP2, HH1, SL2, CL1, CL2, CH1**	**BIO1, BIO2, BIO3, POP1, SL1, WR1, WR2, WR3, MA1, L1**
Prohibit development which would be directly exposed to flooding or which would exacerbate flooding in areas outside of the site of the proposed development itself.					**POP2, HH1, SL2, CL1, CL2, CH1**	**BIO1, BIO2, BIO3, POP1, SL1, WR1, WR2, WR3, MA1, L1**
All run off from new developments in towns/villages shall be restricted to the pre development levels (green field) by storm water attenuation on site and use of SUDS (sustainable urban drainage systems), as a measure to assist in flood avoidance.					**POP2, HH1, SL2, CL1, CL2, CH1**	**BIO1, BIO2, BIO3, POP1, SL1, WR1, WR2, WR3, MA1, L1**
Ensure that all plans and projects relating to waste management					**POP2, HH1,**	**BIO1, BIO2,**

are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO3, POP1, WR1, WR3**
Continue to implement the North East Region Waste Management Plan (NERWMP)					**BIO1, BIO2, BIO3, POP2, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1, HH1**
Develop waste minimisation programmes and recycling and sustainable waste disposal facilities in partnership with neighbouring local authorities and private and voluntary sectors in accordance with the Waste Management Plan.					**BIO1, BIO2, BIO3, POP2, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1, HH1**
Manage the Council's waste and recycling facilities so as to achieve value for money and in a sustainable manner.					**BIO1, BIO2, BIO3, POP2, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1, HH1**
Promote Environmental Awareness within all sectors of the Community.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Promote Sustainable Development and Agenda 21.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**

Continue to work with the relevant sectors to enable intensive agricultural activities to operate and develop while employing best environmental practices.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Continue to develop the Council's environmental and enforcement programme.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Encourage 'best environmental practices' and the use of bio technologies in industry, businesses and Local Authorities.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Implement and enforce environmental legislation.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Implement the Litter Management Plan 2010-2012.					**BIO1, BIO2, BIO3, POP2, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1, HH1**
Apply the 'Polluter Pays' Principle, proximity principle, precautionary principle of shared responsibility in all waste management initiatives.					**BIO1, BIO2, BIO3, POP2, SL1, SL2, WR1, WR2,**	**POP1, HH1**

					WR3, CL1, CL2, MA1, CH1, L1	
Adopt and use the Groundwater Protection Scheme as a planning tool.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3, MA1**
Require all new developments to provide waste management facilities commensurate with their nature and scale.					**BIO1, BIO2, BIO3, POP2, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1, HH1**
Ensure that all plans and projects relating to the development of telecommunications are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3,**
Facilitate the delivery of a high capacity Information Communication Technology (ICT) infrastructure throughout the County.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, WR, CL12, CL2, MA1,**	**POP1**
Balance the benefits of telecommunications masts against associated dis-amenities, having regard to government guidelines and national policy.					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1,**	**BIO1, BIO2, BIO3, POP1, CH1,L1**
Encourage the sharing of support structures for telecommunication infrastructures.					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1,**	**BIO1, BIO2, BIO3, POP1, CH1,L1**
Consider the installation of telecommunications ducting when carrying out public infrastructure works.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, WR, CL12, CL2, MA1,**	**POP1**
Protect areas of particular natural sensitivity or interest in the vicinity of establishments covered by this Directive, through					**POP2, SL1, SL2, WR1,**	**BIO1, BIO2, BIO3, POP1,**

appropriate safety distances or other appropriate measures where necessary.					**WR2, WR3, CL1, CL2, MA1,**	**HH1,CH1,L1**
Facilitate the implementation of the “Seveso II and III” major accidents directives in respect of the siting of new establishments, modifications to existing establishments and major infrastructure projects including any proposed gas pipeline, rail links and major roads.					**BIO1, BIO2, BIO3, POP2, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1, HH1**
Consult the Health and Safety Authority (HSA), where appropriate, when considering proposals for new development.					**BIO1, BIO2, BIO3, POP2, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1, HH1**
The Council will have regard to the provision of the Fire Services Act 1981.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Ensure that all plans and projects relating to the development of fire service facilities are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Provide a new Fire Station in Castleblayney and Ballybay to facilitate accommodation of fire service vehicles and fire personnel welfare provisions in appropriate locations.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, WR2, CL1, CL2**	**POP1, MA1**
Provide a new Compartment Fire Behaviour training facility in the Mid Monaghan area to deliver appropriate training to fire-personnel within Monaghan and surrounding Fire Authorities.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, WR2, CL1, CL2**	**POP1, MA1**
Provide a new extension to Carrickmacross Fire Station for the accommodation of a Regional Command Unit vehicle.		**BIO1, BIO2, BIO3, SL2,**			**POP2, HH1, SL1, WR2,**	**POP1, MA1**

		WR1, WR3, CH1, L1			**CL1, CL2**	
Ensure that all plans and projects relating to the development of civil defence facilities are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Provide support and facilities to operate the various Civil Defence activities.			**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, WR2, CL1, CL2**
Provide a new Civil Defence Headquarters in Monaghan town for the accommodation of vehicles, ancillary equipment and training facilities.			**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, WR2, CL1, CL2**
Upgrade rescue resources to cater for severe weather and flooding events in the most appropriate locations throughout the county.			**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, WR2, CL1, CL2**
CHAPTER 7 - DEVELOPMENT OF COMMUNITY INFRASTRUCTURE						
Ensure that all plans and projects relating to community infrastructure are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Continue to support the arts activities and artists through their creative process in the county by co- operating with the Arts Council, community arts groups and other relevant local, national and international bodies.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Encourage cross border community cultural initiatives.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1,CL2,CH, L1**	**POP1, MA1**

Ensure that all leisure and community facilities including crèches and play schools are located where there will be safe and easy access, with adequate car parking facilities, lighting and access and where they would not be detrimental to the privacy and amenity of any neighbouring residential properties.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, WR2, CL1 CL2**	**POP1, MA1**
Promote the use of existing buildings for community purposes particularly where the present use is redundant.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1, CH1, L1**
Promote the multiple use of school facilities for community purposes in so far as such uses are compatible with the primary purpose of the facilities.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Co-operate with education authorities in the siting of school facilities and ensure that locations are easily accessible from all parts of a school's catchment area.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Ensure that sufficient lands are available for educational infrastructure and a third level institution.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Ensure that library facilities are available to all people in the County.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**

Ensure that all courthouses in Monaghan are maintained in a good state of repair.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1, CH1, L1**
Provide sufficient and well maintained facilities for motor taxation incorporating access for disabled persons.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Facilitate the development of allotments and community gardens at suitable locations throughout the County.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, WR2, CL1, CL2,**	**POP1, MA1**
To co-operate with statutory and other bodies responsible for the installation of infrastructural services as necessary for the implementation of this plan, and to see that those services shall be located where they will have least impact on the environment.					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**BIO1, BIO2, BIO3, POP1 MA1, CH1, L1**
Ensure that all plans and projects relating to arts and culture are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Develop programmes, alone or in partnership with others, where appropriate, to support the development of the arts.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Support people's experience of the arts, to advocate the unique value of the arts in society, and to recognise both promise and achievement in the making of art.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3,**	**POP1, MA1**

					CL1, CL2, CH1, L1	
Encourage cross border cultural initiatives.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Support arts and entertainment activities in the county by co-operating with the Arts Council, arts groups in the county and other bodies.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Encourage the provision of facilities for the arts including theatres throughout the county.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, WR2, CL1, CL2**	**POP1, MA1**
Support the provision of facilities for arts in partnership with other bodies, arts organisations and local communities.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Ensure that all plans and projects relating to the provision of childcare facilities are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
To encourage the provision of childcare facilities in appropriate locations, including residential areas, town centres, district and neighbourhood centre and in areas of employment. Such facilities will normally provide open space play areas, good accessibility and off street parking and will be subject to normal proper planning and development considerations.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, WR2, CL1, CL2**	**POP1, MA1**
Childcare facilities will be permitted in rural areas within 2 km of		**BIO1, BIO2,**			**POP2, HH1,**	**POP1, MA1**

existing community/social facilities such as a community hall, school, sporting facilities etc, where a demand has been established and where no alternative is available locally, subject to good planning practice. Childcare facilities may also be permitted outside the 2 km radius where a local need has been clearly identified and is approved by the County Childcare Committee.		**BIO3, SL2, WR1, WR3, CH1, L1**			**SL1, WR2, CL1, CL2**	
Ensure that all plans and projects relating to the provision of recreation and amenity are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Co-operate with all agencies in promoting and developing the recreational potential of the county and carry out appropriate development as and when resources permit.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Where possible, the Local Authority may combine with developers and local communities in the provision and improvement of recreational facilities.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Protect the amenity of scenic and environmentally sensitive areas and promote the knowledge and appreciation of the natural amenities of the County.					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**	**BIO1, BIO2, BIO3, POP1, CH1, L1**
Facilitate the provision of adequate amenity and recreational open space and facilities for all groups of the population at a convenient distance from their homes and places of work.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, WR2, CL1, CL2**	**POP1, MA1**
Support local sports and community groups in the development of facilities.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3,**	**POP1, MA1**

					CL1, CL2, CH1, L1	
Promote the provision of public playgrounds and parks in all settlement centres and ensure compliance with the County Council's Play Policy.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, WR2, CL1, CL2**	**POP1, MA1**
Facilitate and encourage the provision of youth centres or amenity centres for young people.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, WR2, CL1, CL2**	**POP1, MA1**
Promote and provide, where possible access to rivers and lakes for recreational and amenity uses and facilitate where appropriate, the development of ancillary facilities which would not detract from the setting of the recreational or amenity value of the area.		**BIO1, BIO2, BIO3, SL2, WR1, WR3,**			**POP2, HH1, SL1, WR2, CL1, CL2, CH1**	**POP1, MA1, L1**
Maintain and conserve existing rights of way within the County.					**BIO1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2,**	**BIO2, BIO3, POP1, MA1, CH1, L1**
Identify on maps and by list those public rights of way giving access to mountains, lakeshores, riverbanks, canals or other place of natural beauty or recreational activity during the lifetime of the development plan where resources are available to do so.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**L1**
Confine games/recreational activity, which would give rise to loss of amenity including elevated levels of noise, to locations, which would not create disturbance to residents or have a negative impact on the conservation status of protected structures.					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, MA1, CH1, L1**
Require developers to include the provision of sports and recreation infrastructure in new residential schemes. Natural features such as rivers, streams, trees and tree groups as well as landscaping plans and maintenance arrangements should be incorporated into new developments.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, WR1, WR3 MA1, CH1, L1**
Identify locations for recreation facilities suitable for older persons, in appropriate locations, during the lifetime of the plan.					**BIO1, BIO2, BIO3, POP2,**	**POP1, MA1**

					HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1	
Ensure that all plans and projects relating to the provision of cycling and walking facilities are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Support, promote and facilitate walking and cycling as alternative modes of transport in appropriate locations throughout the county.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Develop a walking and cycling strategy for the County during the lifetime of the plan.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Support, promote and encourage the development and maintenance of looped walks, and long and medium distance walking and cycling routes (including long and medium distance trails) throughout the county in line with the Government's Smarter Travel Policy, particularly those which have cultural or historic association, which provide linkages with trails to existing established national, and local and cross border walking/cycling routes.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Protect established walking routes from development which would adversely impact upon them.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**

Identify safe and convenient cycle routes in urban areas and between the main towns and villages in the county, and provide signage and ancillary facilities at appropriate locations to promote their use, during the lifetime of the plan.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Any development providing jobs, shopping, leisure and or services, including education and community uses should take into account the needs of cyclists and pedestrians. Where appropriate, provision of the following will be required: Safe and convenient pedestrian and cycle access, and accessible pedestrian crossing policy developed under the Disability Act.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1,**
Any development providing jobs, shopping, leisure and or services, including education and community uses should take into account the needs of cyclists and pedestrians. Where appropriate, provision of the following will be required: Safe, convenient and secure cycle parking and ancillary/associated facilities.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Any development providing jobs, shopping, leisure and or services, including education and community uses should take into account the needs of cyclists and pedestrians. Where appropriate, provision of the following will be required: Safe and convenient pedestrian and cycle links to existing or programmed networks (including existing applications) where they adjoin the development site using the accessible pedestrian crossing policy developed under the Disability Act.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Ensure that all plans and projects relating to the provision of traveller accommodation are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Monaghan Local Authorities within the resources available to it, will aim to provide suitable accommodation in accordance with the Assessment of Needs carried out in March 2002.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3,**	**POP1, MA1**

					CL1, CL2, CH1, L1	
Monaghan Local Authorities will aim to improve existing accommodation and provide new accommodation, particularly in Carrickmacross and Castleblayney.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Identify locations where a local action plan is required to tackle urban/rural decline and adopting a community involvement approach in accordance with *The Monaghan Model – A Guide to Best Practice in Community Consultation.*					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Facilitate and promote parity of access to transport services in order that the socially excluded may gain access to employment and services.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Monitor and implement the Housing Strategy, contained within Chapter 16 of the Monaghan County Development Plan 2013-2019, and ensure that as far as possible access for people with a disability is provided.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Identify and develop in areas of need, schemes for environmental improvement in cooperation with the local community and in local authority housing estates.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Increase access to suitable and appropriate accommodation for all in the county of a type suited to their requirements.					**BIO1, BIO2, BIO3, POP2,**	**POP1, MA1**

					HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1	
Continue to raise awareness of the needs of people with disability in the county through media, social networking and other campaigns.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Continue to deliver on the objectives of Making Monaghan Accessible- response to the Disability Act 2005.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Ensure accessible policies that have been developed continue to be implemented and accessibility remains a priority within the decision making processes of the local authority.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Strive to ensure that library services are fully accessible to all throughout the county.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Engage in a meaningful way with the public when planning and developing new services.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2,**	**POP1, MA1**

					CH1, L1	
Develop formal links with other service providers and community organisations and where appropriate deliver joint services.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Ensure that projects relating to the provision of nursing homes nursing home/retirement villages are subject to policies AAP1-AAP4 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
For reasons of sustainability, accessibility, social inclusion and availability of services, nursing homes and nursing home/retirement villages should be located within or adjacent to towns and villages.					**BIO1, BIO2, BIO3, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, POP2, MA1,**
Ensure that all plans and projects relating to the provision of schools and education facilities are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Identify suitable sites for educational facilities that are integrated in a sustainable manner into settlements and communities, and that are capable of being accessible by public transport modes and safe alternative modes of transport such as cycling and walking.					**BIO1, BIO2, BIO3, , HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, POP2, MA1**
Work in close association with all relevant agencies to ensure that educational provision is matched to future skills and needs within County Monaghan.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
All projects relating to the provision of schools and educational facilities shall be considered under policies AAP1-AAP4 contained					**POP2, HH1, SL1, SL2,**	**BIO1, BIO2, BIO3, POP1,**

within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**WR2, CL1, CL2, MA1, CH1, L1**	**WR1, WR3**
CHAPTER 8 – STRATEGIC OBJECTIVES FOR SETTLEMENTS						
Develop the town and its immediate environs as a hub in accordance with the policies of the National Spatial Strategy and the Regional Planning Guidelines, with aim of achieving a population of 9,000 by 2020, by co-operating with the region's gateway and adjoining development centres and by servicing the county.		**BIO1, BIO2, BIO3, WR2, CH1**		**SL1, SL2, WR1, WR3 CL1, CL2**	**HH1, L1**	**POP1, POP2 MA1**
Develop the town's infrastructure, economic, employment and cultural base to support the anticipated population growth identified in the National Spatial Strategy and the Regional Planning Guidelines.		**BIO1, BIO2, BIO3, WR2, CH1**		**SL1, SL2, WR1, WR3 CL1, CL2**	**HH1, L1**	**POP1, POP2 MA1**
Protect and enhance the unique heritage, character and streetscape of the town.				**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**		**POP1, CH1, L1**
Create a clear strategic framework for the sustainable development of the towns and their hinterlands through zoning and servicing of lands in a manner consistent with the Core Strategy as set out in Chapter 3, Settlement/Core Strategy, Monaghan County Development Plan 2013-2019.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**		**HH1, SL1, CL1, CL2**		**POP1, POP2, WR2, MA1**
Provide a basis for public and private sector investment in infrastructure, services and development, offering clear guidance to both sectors in framing development proposals, in partnership with the community.			**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**			**POP1**
Facilitate the provision of adequate services and facilities in the areas of education, health, transport and public administration, and encourage the co-location of these services.		**BIO1, BIO2, BIO3, SL2 WR1, WR3, CH1, L1**		**HH1, SL1, WR2, CL1, CL2**		**POP1, POP2, MA1**
Attract investment and new employment opportunities to the towns, while supporting existing sustainable enterprises.		**BIO1, BIO2, BIO3, SL2,**	**HH1**	**POP2, SL1, WR2, CL1,**		**POP1**

		WR1, WR3, CH1, L1		**CL2, MA1,**		
Promote the towns as a residential, employment, retail and service centres.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**		**HH1, SL1, WR2, CL1, CL2**		**POP1, POP2, MA1**
Promote the towns as industrial and commercial centres.		**BIO1, BIO2, BIO3, SL2, WR1 WR3 CH1, L1**		**HH1, SL1, WR2, CL1, CL2**		**POP1, POP2, MA1**
Protect and enhance the heritage, character and streetscape of the towns.				**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**		**POP1, CH1, L1**
Ensure the towns are attractive places to live and work in.				**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**		**POP1, MA1, CH1, L1**
Provide a wide range of amenity, sporting and cultural facilities including public spaces and parks.		**BIO1, BIO2, BIO3, SL2, WR1, WR3**		**POP2, HH1, SL1, WR2, CL1, CL2**		**POP1, MA1, CH1, L1**
Establish a framework for more detailed specific local plans and projects within the towns.			**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**			
Ensure that all plans and projects relating to the development of all settlements in County Monaghan are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**

Designate development limits around urban areas in order to manage development in a sustainable manner and restrict urban and village sprawl and the possible merging of distinctive settlement areas.		**BIO1, BIO2, BIO3, SL2, WR1, WR3**		**POP2, HH1, SL1, WR2, CL1, CL2, MA1, CH1, L1**		**POP1**
Promote the development of all settlements, with an appropriate range of facilities and services including social infrastructure, retail units, commercial offices and local enterprise in accordance with the settlement hierarchy outlined in Chapter 3, Settlement/Core Strategy, Monaghan County development Plan 2013-2019.		**BIO1, BIO2, BIO3, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, SL2, WR2, CL1, CL2**	**POP1, MA1**
Promote sustainable compact development forms, including more comprehensive backlands development of the towns and villages, where appropriate and promote the efficient use of available public infrastructure and services.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**		**HH1, SL1, WR2, CL2, MA1**		**POP1, POP2, CL1**
Facilitate and/or provide the infrastructure and services necessary to accommodate anticipated population growth in each settlement.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**		**POP2, HH1 SL1 WR2 CL1, CL2,**		**POP1, MA1**
Protect important landscape features within or on the edge of settlements by prohibiting development within designated Landscape Protection/Conservation (LPC) areas unless where it is proven to the satisfaction of the Planning Authority that the proposed development would not detrimentally impact on the amenity of the LPC areas or the wider setting or character of the settlements.				**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**		**BIO1, BIO2, BIO3, POP1, CH1, L1**
Maintain vibrant rural areas by encouraging the sustainable development in these settlements in accordance with the provisions of the DEHLG Sustainable Rural Housing Guidelines.			**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**			**POP1**
Ensure strong road connections between settlements and promote public transport strategies that could facilitate services in the lower tier settlements.		**BIO1, BIO2, BIO3, SL2, CH1, L1**		**HH1, SL1, WR1, WR2, WR3, CL2, MA1**		**POP1, POP2, CL1**
Encourage towns and villages to develop specialist niche activities or roles that could help distinguish them and thereby promote their development.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2,**	

					WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1	
Ensure that new development within settlements shall be appropriate in terms of use, siting, scale, layout, design, materials and character.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, L1**	**POP1, CH1**
Promote the refurbishment and regeneration of the centre of towns and villages.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, L1**	**POP1, CH1**
Encourage appropriate development on infill sites, derelict sites, vacant plots, brownfield sites and backlands.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Ensure that all plans and projects relating to urban residential developments are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3,**
To promote the towns as residential centres and encourage the development of new residential accommodation on zoned housing lands.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**		**HH1, SL1, WR2, CL1, CL2**		**POP1, POP2, MA1**
To ensure there is sufficient zoned, serviceable land to meet the future housing needs of the towns as set out in the Chapter 3, Settlement/Core Strategy, Monaghan County Development Plan 2013-2019.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**		**HH1, SL1, WR2, CL1, CL2, MA1**		**POP1, POP2**
To provide directly or in partnership with the voluntary or private					**BIO1, BIO2,**	**POP1**

sector sufficient social and affordable housing to meet the needs of the area.					**BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
To encourage social integration and a mixture of tenures in all housing developments.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
To encourage the refurbishment and reuse of derelict buildings and development on derelict lands and infill sites in the towns.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
To comply with the Housing Strategy for County Monaghan 2013 and any subsequent amending strategy.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
To require developers of residential lands along existing and proposed roads to provide and employ appropriate buffers to protect the residential amenity of proposed dwellings, and to protect the visual amenity of the setting of the town. The design, scale, forms and detailing of the buffer shall be dependant on the likely impact of the road or the development on amenity.					**POP2, HH1, SL1, WR1, WR2, WR3, CL1, CL2, MA1**	**BIO1, BIO2, BIO3, POP1 SL2, CH1, L1**
Acquire sufficient lands to meet the needs of the Councils' Housing Construction Programmes.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2,**	**POP1**

					MA1, CH1, L1	
Ensure that all plans and projects relating to the development of town centres are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3,**
Promote and develop the town centres as the principle location for retail, office, leisure, entertainment, cultural and service uses and encourage the refurbishment, renewal and re-use of existing buildings and derelict sites within it.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**HH1, SL1 WR2, CL1, CL2**	**POP1, POP2, MA1**
Protect the vitality and viability of town centres by promoting a diversity of uses, with a presumption in favour of development that would make a positive contribution to ensuring that the town centres continue to provide a focus for shopping.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3 CL1, CL2, MA1, CH1, L1**	**POP1**
Promote the vitality and viability of the town centres by prohibiting, except in exceptional circumstances, the location of town centre uses such as financial institutions, offices, etc outside the designated town centres.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Use statutory legislative powers to discourage and prevent dereliction and encourage regeneration and development in the town.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Ensure that sufficient parking is available for town centre uses.		**BIO1, BIO2, BIO3, WR1, WR3, CH1, L1**			**POP1, POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1**	
Continue to provide public investment directly and in partnership with the voluntary or private sector, to support the vibrancy of the town.					**BIO1, BIO2, BIO3, POP2, HH1, SL1,**	**POP1**

					SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1	
Encourage the principle of 'living over the shop' within the town centres.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Encourage and facilitate the under grounding of utility cables in the town centres**.**		**BIO1, BIO2, BIO3 SL2 WR1 WR3 CH1, L1**			**POP1 POP2, HH1 SL1, WR2 CL1, CL2, MA1**	
Continue to encourage and accommodate the regeneration of backlands in the towns, where appropriate, including the construction of new urban streets to provide access to inaccessible lands.		**BIO1, BIO2, BIO3 SL2, WR1 WR3 CH1, L1**			**POP2, HH1, SL1 WR2 CL1, CL2 MA1**	**POP1**
Ensure that all plans and projects relating to retail development are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3,**
Protect the vitality and viability of the town centres as the principal shopping area by encouraging development that would maintain and consolidate the retail core (as defined by the town centre boundary) of the towns.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Prohibit the location of retail development outside the town centres unless where it is compliant with the policies as laid out in the Retail Development Strategy for County Monaghan (and any subsequent strategy), and the draft Retail Planning Guidelines for Planning Authorities (DOEHLG) (and any subsequent guidelines)					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	

Encourage the provision of a wider range of convenience and comparison goods and size of retail units in the town centres.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Extend the retail base of the towns.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, WR2, CL1, CL2**	**POP1, MA1**
Ensure that all plans and projects relating to industry and employment are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3,**
Ensure that sufficient and suitable land is reserved for new industrial development at appropriate locations, where there are existing infrastructural facilities, services and good communications, or where they can be provided at a reasonable cost.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**		**HH1, SL1, WR2, CL1, CL2, MA1**		**POP1, POP2**
Facilitate the growth and/or expansion of existing industrial enterprises where appropriate, subject to development management guidelines as set out in Chapter 15, Development Management Guidelines, Monaghan County Development Plan 2013-2019. Such developments should not unduly impact on the residential amenity of existing residential properties.		**BIO1, BIO2, BIO3, HH1, SL2, WR1, WR3, CH1, L1**			**POP2, SL1, WR2, CL1, CL2, MA1**	**POP1**
Encourage and promote the development of Industry within the towns over the plan period.		**BIO1, BIO2, BIO3, HH1, SL2, WR1, WR3, CH1, L1**			**POP2, SL1, WR2, CL1, CL2, MA1**	**POP1**
Co-operate with IDA Ireland, Enterprise Ireland, Forbairt, Forfas, the County Enterprise Boards, community groups and other relevant bodies to ensure a co-ordinated approach to the provision of necessary infrastructure and services to support industrial development.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Ensure that a high standard of design, layout and amenity is provided and maintained in all new industrial developments.					**BIO1, BIO2, BIO3, POP2,**	**POP1**

					HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1	
Continue to support and facilitate cross-border co-operation and trade between County Monaghan and the North of Ireland.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Ensure that all plans and projects relating to roads and parking are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3,**
Construct new roads and improve the existing road network in, around and through the towns, to open up development lands and improve traffic safety.		**BIO1, BIO2, BIO3, POP2, SL2, WR1, WR3, CL1, CH1, L1**			**HH1, SL1, WR2, CL2, MA1**	**POP1**
Reduce traffic congestion and improve access and traffic flow throughout the towns.		**BIO1, BIO2, BIO3, POP2, SL2, WR1, WR3, CL1, CH1, L1**			**HH1, SL1, WR2, CL2, MA1**	**POP1**
Construct and maintain pedestrian and traffic safety measures and implement traffic control measures, where required, throughout the towns.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, WR2 CL1, CL2, MA1**	**POP1**
Regulate and manage car-parking facilities throughout the towns in accordance with Chapter 15, Development Management Guidelines, Monaghan County Development Plan 2013–2019 and ensure that adequate off street car parking and servicing space is provided in all new developments.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, WR2, CL1, CL2, MA1**	**POP1**
Strengthen and reconstruct all deficient sections of road pavement and footpath and provide additional pavements and footpaths in residential areas when resources become available.		**BIO1, BIO2, BIO3, SL,2 WR1, WR3,**			**POP2, HH1, SL1, WR2, CL1, CL2,**	**POP1**

		CH1, L1			**MA1**	
Co-operate with developers in the provision of access points, roads, footpaths and services where it is deemed necessary.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, WR2, CL1, CL2, MA1**	**POP1**
Ensure that, where appropriate, adequate space is provided in all new developments for off-street car parking and require adequate provision of loading space within the curtilage of new developments.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Control and restrict any new direct access points onto National Routes within the general speed limit areas in accordance with the policies contained within Chapter 15, Development Management Guidelines, Monaghan County Development Plan 2013-2019.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**	**L1**
Ensure that all plans and projects relating to the protection of natural heritage are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Prohibit development that would detrimentally impact on the value or designation of areas of natural amenity in the towns.					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1,**	**BIO1, BIO2, BIO3, POP1, L1**
Protect individual trees, groups of trees and woodland areas because of their nature conservation value or their contribution to amenity of the town and require the retention of existing mature trees and hedgerows in all new developments except in exceptional circumstances.					**POP2, HH1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1,**	**BIO1, BIO2, BIO3, POP1, SL1, L1**
Prohibit development in Landscape Protection/Conservation Areas unless in exceptional circumstances, where it has been clearly proven to the Planning Authority that the works would not be					**POP2, HH1, SL2, WR1, WR2, WR3,**	**BIO1, BIO2, BIO3, POP1, SL1, L1**

contrary to the zoning objective as outlined in Section 8.4 in Chapter 8, Development Management Guidelines, Monaghan County development Plan 2013-2019.					**CL1, CL2, MA1, CH1,**	
Have regard to nature conservation issues when considering proposals for development which may detrimentally impact on habitats, species or features worthy of protection.					**POP2, HH1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1,**	**BIO1, BIO2, BIO3, POP1, SL1, L1**
Ensure that all plans and projects relating to built heritage are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Protect and preserve the Protected Monuments and Structures located within the towns.					**BIO1, BIO2, BIO3 POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, L1**	**POP1, CH1**
Protect existing Architectural Conservation Areas by ensuring that all developments within them comply with the policies laid out in Chapter 4, Environment and Heritage, Monaghan County Development Plan 2013–2019 and the DOEHLG Architectural Heritage Protection Guidelines. In these areas repair and refurbishment of existing buildings will be favoured over demolition and new build.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, L1**	**POP1, CH1**
To protect the architectural quality of the towns by investigating the potential of designating additional Architectural Conservation Area(s) (ACAs) in accordance with DEHLG 'Architectural Heritage Protection', during the plan period.					**BIO1, BIO2, BIO3 POP2, HH1, SL1, SL2, WR1, WR2, WR3 CL1, CL2 MA1 L1**	**POP1 CH1**
Protect and conserve the streetscape character, architectural quality and heritage of the towns.					**BIO1, BIO2, BIO3 POP2, HH1, SL1, WR1, WR2, WR3 CL1,**	**POP1, SL2, CH1**

					CL2 MA1 L1	
Encourage new developments to refurbish existing buildings and back lands to eliminate dereliction and reinforce the town centre where possible.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Ensure that new developments enhance, respect and compliment the form and scale of the existing town streetscape and architecture.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, L1**	**POP1, CH1**
Preserve features which contribute to the townscape and character of the town – Archways facades, stonework, iron railings etc.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, L1**	**POP1, CH1**
Ensure that all plans and projects relating to recreation, amenity and open space are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Prohibit development on zoned recreation/open space lands unless where it is clearly demonstrated that it is of compatible amenity value and that there will be no adverse effect on the environment.					**POP2, HH1 SL1, WR1, WR2, WR3, CL1, CL2**	**BIO1, BIO2, BIO3, POP1, SL2, MA1, CH1, L1**
Provide sufficient recreation/open space and amenity areas within the towns for their populations and prevent the loss of existing or private open space unless alternative facilities are provided in a suitable location elsewhere.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, WR2, CL1, CL2**	**POP1, MA1**
Support the development of social, recreational, sporting and community facilities in appropriate locations.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, WR2, CL1, CL2**	**POP1, MA1**

Co-operate with relevant educational authorities in developing additional facilities in the towns with the view of improving the availability of education.		**BIO1, BIO2, BIO3, SL2, WR1, WR3 CH1, L1**			**POP2, HH1, SL1, WR2, CL1, CL2**	**POP1, MA1**
Maintain existing rights of way and investigate the creation of additional public rights of way either, by agreement or by use of compulsory powers.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Recreational facilities such as a Cinema or Bowling Alley shall be located within the town centre. Alterative out of town centre sites shall only be considered acceptable where it is clearly demonstrated to the satisfaction of the Planning Authority that there are no town centres or edge of centre sites that are suitable, viable or available. (Sequential approach).		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, WR2, CL1, CL2**	**POP1, MA1**
Ensure that all plans and projects relating to tourism development are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Promote and facilitate the development of County Monaghan as a tourism centre in co operation with the public and private sector.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2 HH1, SL1, WR2, CL1, CL2, MA1**	**POP1**
Accommodate sustainable tourism related projects related to natural assets of the towns.		**BIO1, BIO2, BIO3, WR1, WR3**			**POP2, HH1, SL1, WR2, CL1, CL2, MA1**	**POP1, SL2, CH1, L1**
Encourage and accommodate the reopening of the Ulster Canal.		**BIO1, BIO2, BIO3, WR1, WR3, L1**			**POP2 HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1**	**POP1**
Promote and develop improved cross border networks to encourage tourism and business to operate in both Northern Ireland and the Republic of Ireland.					**BIO1, BIO2, BIO3, POP2, HH1, SL1,**	**POP1**

					SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1	
Develop facilities to provide accessible tourist information throughout the towns and their environs within the plan period.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Develop a website to provide local information to a wide audience.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Improve information boards throughout the towns and their environs.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
CHAPTER 9 – MONAGHAN TOWN DEVELOPMENT PLAN						
Ensure that all plans and projects relating to Monaghan Town Centre are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Carry out environmental improvement schemes at Church Square, Dawson Street, Park Street, Glaslough Street, Dublin Street, Hill Street, and Mill Street.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2,**	**POP1**

					MA1, CH1, L1	
Ensure that all development proposals in the vicinity of Dublin Street/Roosky have regard to the Local Area Action Plan for lands to the North East of Dublin Street.					**BIO1, BIO2, BIO3,POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Ensure that all plans and projects relating to retail development within Monaghan Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Extend the town's retail base in accordance with the town's designation as a hub town under the National Spatial Strategy, the Retail Planning Guidelines and the County Monaghan Retail Strategy.		**BIO1, BIO2, BIO3,WR1, WR2, WR3, L1, CH1**			**POP2, HH1, SL1, SL2, CL1, CL2, MA1**	**POP1,**
Ensure that all plans and projects relating to industry and employment development within Monaghan Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Promote Monaghan as the key industrial and employment centre of the county in line with its role as designated in the National Spatial Strategy.		**BIO1, BIO2, BIO3,WR1, WR2, WR3, L1, CH1**			**POP2, HH1, SL1, SL2, CL1, CL2, MA1**	**POP1**
Ensure that all plans and projects relating to natural and built heritage within Monaghan Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
To protect natural amenities such as Peter's Lake, Rossmore Park, Wright's Wood from intrusive development that would detrimentally impact on them or their designation.					**POP2, HH1, SL1, SL2, WR2, WR3, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, WR1, MA1, POP1**
To protect and enhance the character of the Architectural Conservation Areas within the town.					**BIO1, BIO2, BIO3, , POP2,**	**POP1, CH1**

					HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, L1	
Ensure that all plans and projects relating to recreation and amenity development within Monaghan Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Ensure Peter's Lake and its environs are a key amenity area both for urban dwellers and the general public.					**POP2, HH1, SL1, SL2, WR2, WR3, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, WR1, MA1, POP1**
To provide sufficient open space and amenity areas within and adjacent to the town.		**BIO1, BIO2, BIO3, WR1, WR2, WR3, CH1, L1**			**POP2, HH1, SL1, SL2, CL1, CL2, MA1**	**POP1**
Ensure that all plans and projects relating to tourism development within Monaghan Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Encourage and accommodate the reopening of the Ulster Canal and provide for the construction of a marina on the lands identified as TC1 on Map MDP1.		**BIO1, BIO2, BIO3, WR1, WR2, WR3**	**CL1, CL2, L1**		**POP1, POP2, HH1, SL1, SL2**	**CH1, MA1**
CHAPTER 10 – CARRICKMACROSS TOWN DEVELOPMENT PLAN						
Ensure that all plans and projects relating to natural heritage within Carrickmacross Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Protect and conserve the Proules River and Lough Na Glack and its environs from inappropriate development.					**POP2, HH1, SL1, SL2, WR2, WR3, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, WR1, MA1, POP1**
Prohibit development within the environs of Lough Naglack, unless					**POP2, HH1,**	**BIO1, BIO2,**

in exceptional circumstances, where it has been proven to the satisfaction of the Planning Authority that the integrity of the Lough and its surrounding landscape will not be threatened.					**SL1, SL2, WR2, WR3, CL1, CL2, CH1, L1**	**BIO3, WR1, MA1, POP1**
Ensure that all plans and projects relating to town centre development within Carrickmacross Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Prepare and implement Local Area Action Plans (LAAP) for lands identified on map CKDP1, between Main Street and Mullinary Street, and lands between Chapel Lane and O'Neill Street.					**BIO1, BIO2, BIO3,POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Carry out environmental improvement schemes on O'Neill Street and Farney Street.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Support the existing town centre use along Main Street while developing an expanded town centre on the Convent Lands.		**BIO1, BIO2, BIO3,WR1, WR2, WR3, L1, CH1**			**POP2, HH1, SL1, SL2, CL1, CL2, MA1**	**POP1**
Ensure that all plans and projects relating to residential development within Carrickmacross Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Require developers of residential lands along the by-pass to provide and employ appropriate buffers to protect the residential amenity of proposed dwellings, and to protect the visual amenity of the setting of the town. The design, scale, form and detailing of the buffer shall be dependant on the likely impact of the road or the development on amenity.		**BIO1, BIO2, BIO3,WR1, WR2, WR3, L1, CH1**			**POP2, HH1, SL1, SL2, CL1, CL2, MA1**	**POP1**

Acquire sufficient lands to meet the needs of the Council's Housing Construction Programme.		**BIO1, BIO2, BIO3,WR1, WR2, WR3, L1, CH1**			**POP2, HH1, SL1, SL2, CL1, CL2, MA1**	**POP1**
Ensure that all plans and projects relating to industry, enterprise and employment within Carrickmacross Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Promote Carrickmacross as the key industrial centre in the south of the County.		**BIO1, BIO2, BIO3,WR1, WR2, WR3, L1, CH1**			**POP2, HH1, SL1, SL2, CL1, CL2, MA1**	**POP1**
Ensure that all plans and projects relating to recreation, amenity and open space within Carrickmacross Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Develop lands at the Ardee Road as the primary location for active recreational development in the town.		**BIO1, BIO2, BIO3, WR1, WR2, WR3, CH1, L1**			**POP2, HH1, SL1, SL2, CL1, CL2, MA1**	**POP1**
Develop and expand the town park at Lisanisk Lake.		**BIO1, BIO2, BIO3, WR1, WR2, WR3, CH1, L1**			**POP2, HH1, SL1, SL2, CL1, CL2, MA1**	**POP1**
Protect Bath Avenue from intrusive development.					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, MA1, POP1**
Ensure that all plans and projects relating to tourism development within Carrickmacross Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Promote and facilitate the development of Carrickmacross as a tourism centre in co operation with the public and private sector.		**BIO1, BIO2, BIO3, WR1, WR2, WR3**	**L1**		**POP1, POP2, HH1, SL1, SL2, CL1,**	**CH1, MA1**

					CL2	
Accommodate sustainable tourism related projects in and around Lough Naglack which are compatible with objective CK 3 of this plan.		**WR1, WR2, WR3**	**L1**		**BIO1, BIO2, BIO3, POP2, CL1, CL2, HH1, SL1, SL2**	**POP1, CH1, MA1**
CHAPTER 11 – CASTLEBLAYNEY TOWN DEVELOPMENT PLAN						
Ensure that all plans and projects relating to natural and built heritage within Castleblayney Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Encourage and facilitate the restoration and refurbishment of the Courthouse during the plan period.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, L1**	**POP1, CH1**
Prohibit development within the environs of Lough Muckno, unless in exceptional circumstances, where it has been proven to the satisfaction of the Planning Authority that the integrity of the Lough and its surrounding landscape will not be threatened.					**POP2, HH1, SL1, SL2, WR2, WR3, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, WR1, MA1, POP1**
Protect and conserve the River Fane and Gas Lake and its environs from inappropriate development.					**POP2, HH1, SL1, SL2, WR2, WR3, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, WR1, MA1, POP1**
Ensure that all plans and projects relating to industry within Castleblayney Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Promote Castleblayney as a key industrial centre and encourage the provision of hi-tech industries.		**BIO1, BIO2, BIO3,WR1, WR2, WR3, L1, CH1**			**POP2, HH1, SL1, SL2, CL1, CL2, MA1**	**POP1**
Ensure that all plans and projects relating to roads infrastructure					**POP2, HH1,**	**BIO1, BIO2,**

within Castleblayney Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO3, POP1, WR1, WR3**
A 15 metre corridor should be maintained between the zoned lands and the fence line either side of the Castleblayney by pass to protect the road for any future upgrade works.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
Ensure that all plans and projects relating to recreation and open space within Castleblayney Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Develop a town park at Drumillard within the life of the plan.		**BIO1, BIO2, BIO3, WR1, WR2, WR3, CH1, L1**			**POP2, HH1, SL1, SL2, CL1, CL2, MA1**	**POP1**
Ensure that all plans and projects relating to tourism development within Castleblayney Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Promote Lough Muckno and its environs as the premier tourist attraction in the town.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1**	**POP1, MA1, L1**
Accommodate sustainable tourism related projects in an around Lough Muckno which are compatible with Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.		**BIO1, BIO2, BIO3, WR1, WR2, WR3, CH1, L1**			**POP2, HH1, SL1, SL2, CL1, CL2, MA1**	**POP1**
CHAPTER 12 – CLONES TOWN DEVELOPMENT PLAN						
Ensure that all plans and projects relating to natural and built heritage within Clones Town are subject to policies AAP1-AAP5					**POP2, HH1, SL1, SL2,**	**BIO1, BIO2, BIO3, POP1,**

contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**WR2, CL1, CL2, MA1, CH1, L1**	**WR1, WR3**
Development within the vicinity of groundwater or surface water dependant Natura 2000 sites (Kilroosky Lough Cluster SAC) will not be permitted where there is potential for a likely significant impact upon the groundwater or surface water supply to the Natura 2000 site. Where appropriate, the applicant will be requested to demonstrate with hydrogeological evidence that the proposed development will not adversely affect the quality or quantity of groundwater or surface water supply to the Natura 2000 sites.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Protect and preserve the Protected Monuments and Structures located within the Town Council area, particularly Clones Fort, the Round Tower and Abbey and the High Cross on the Diamond, in accordance with the Council's statutory duties.					**POP2, HH1, SL1, SL2, WR2, WR3, CL1, CL2, L1**	**BIO1, BIO2, BIO3, WR1, MA1, POP1, CH1**
Protect and conserve the streetscape character, architectural quality, and heritage of the Diamond, MacCurtain Street, Cara Street and Fermanagh Street.					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, L1**	**BIO1, BIO2, BIO3, MA1, POP1, CH1**
Encourage new developments which refurbish existing buildings and back lands in order to eliminate dereliction and reinforce the town centre. In particular the Council will encourage infill development and refurbishment of Fermanagh Street, '98 Avenue, O'Duffy Terrace and Annalore Street.					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, L1**	**BIO1, BIO2, BIO3, MA1, POP1, CH1**
Ensure that all plans and projects relating to town centre development within Clones Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Regenerate the town centre as a residential, retail and services centre, with particular emphasis on Fermanagh Street and the Diamond and encourage the refurbishment, renewal and re-use of existing buildings and derelict sites.		**BIO1, BIO2, BIO3,WR1, WR2, WR3, L1, CH1**			**POP2, HH1, SL1, SL2, CL1, CL2, MA1**	**POP1**
Allow for the provision and expansion of a central multi purpose health centre in the town centre as a priority to meet the needs of the community.		**BIO1, BIO2, BIO3,WR1, WR2, WR3, L1, CH1**			**POP2, HH1, SL1, SL2, CL1, CL2, MA1**	**POP1**
Ensure that all plans and projects relating to industry and					**POP2, HH1,**	**BIO1, BIO2,**

employment within Clones Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO3, POP1, WR1, WR3**
Support an expanded education and research sector in Clones.		**BIO1, BIO2, BIO3,WR1, WR2, WR3, L1, CH1**			**POP2, HH1, SL1, SL2, CL1, CL2, MA1**	**POP1**
Ensure that all plans and projects relating to recreation and open space within Clones Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Develop a linear park along the route of the Ulster Canal.		**BIO1, BIO2, BIO3, WR1, WR2, WR3,**	**L1**		**POP2, HH1, SL1, SL2, CL1, CL2,**	**POP1, CH1, MA1,**
Redevelop and upgrade the remainder of Barry McGuigan Park and the Town Park.		**BIO1, BIO2, BIO3, WR1, WR2, WR3, CH1, L1**			**POP2, HH1, SL1, SL2, CL1, CL2, MA1**	**POP1**
Ensure that all plans and projects relating to tourism within Clones Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Encourage and accommodate the reopening of the Ulster Canal and the provision of a marina at an appropriate location within the town as it provides a vehicle for regeneration.		**BIO1, BIO2, BIO3, WR1, WR2, WR3**	**L1**		**POP2, HH1, SL1, SL2, CL1, CL2**	**POP1, CH1, MA1**
Encourage the provision of a hotel and other tourism accommodation on appropriate zoned lands in the Clones.		**BIO1, BIO2, BIO3, WR1, WR2, WR3**	**L1**		**POP2, HH1, SL1, SL2, CL1, CL2**	**POP1, CH1, MA1**
Upgrade and develop angling facilities in Clones and the Erne East Area in co- operation with the Fisheries Board and other relevant water bodies.		**BIO1, BIO2, BIO3, WR1, WR2, WR3**	**L1**		**POP2, HH1, SL1, SL2, CL1, CL2**	**POP1, CH1, MA1**
Develop a new image for the town through promoting its heritage assets such as the Round Tower, High Cross, the Ulster Canal and its sporting tradition as the home of Ulster GAA.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2,**	**CH1**

					WR3, CL1, CL2, MA1, L1	
CHAPTER 13 – BALLYBAY TOWN DEVELOPMENT PLAN						
Ensure that all plans and projects relating to natural and built heritage within Ballybay Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3**
Protect and conserve the streetscape character, and heritage of the town with particular emphasis on the Square and Main Street.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, L1**	**POP1, CH1**
Encourage the Restoration of Ballybay Courthouse during the Plan period 2013-2019.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, L1**	**POP1, CH1**
Protect Lough Major and the Dromore River System and its environs by prohibiting development within their environs, unless in exceptional circumstances, where it has been proven to the satisfaction of the Planning Authority that the integrity of the Lough and System, and its surrounding landscape will not be threatened.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3, MA1,**
Ensure that all plans and projects relating to town centre development within Ballybay Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3**
Regenerate the town centre as a residential, retail and services centre and encourage the refurbishment, renewal and re-use of existing buildings and derelict sites.		**BIO1, BIO2, BIO3,WR1, WR2, WR3, L1, CH1**			**POP2, HH1, SL1, SL2, CL1, CL2, MA1**	**POP1**
Ensure that all plans and projects relating to recreation and open space within Ballybay Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3**
Support the development of social, recreational, sporting and		**BIO1, BIO2,**			**POP2, HH1,**	**POP1**

community facilities in Ballybay in appropriate locations.		**BIO3,WR1, WR2, WR3, L1, CH1**			**SL1, SL2, CL1, CL2, MA1**	
Maintain existing rights of way and investigate the creation of additional public rights of way either, by agreement or by use of compulsory powers. To create and enhance walkways around the town with particular emphasis on the lands around Lough Major.		**BIO1, BIO2, BIO3, WR1, WR2, WR3**	**L1**		**POP2, HH1, SL1, SL2, CL1, CL2**	**POP1, CH1, MA1**
Develop and enhance the town park in Ballybay during the plan period.		**BIO1, BIO2, BIO3, WR1, WR2, WR3, CH1, L1**			**POP2, HH1, SL1, SL2, CL1, CL2, MA1**	**POP1**
Ensure that all plans and projects relating to tourism within Clones Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR2, WR3**
Promote Lough Major and the Dromore River System as the premier tourist attractions in the area.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1**	**POP1, MA1, L1**
Accommodate sustainable tourism related projects in and around Lough Major and the Dromore River System which are compatible with objectives and policies for the protection of natural heritage set out in Chapter 4, Environment and Heritage of the Monaghan County Development Plan 2013-2019.		**WR1, WR2, WR3**	**L1**		**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, CL1, CL2**	**CH1, MA1**
Upgrade and develop angling facilities in Ballybay in co-operation with the Fisheries Board and all other relevant water bodies.		**BIO1, BIO2, BIO3, WR1, WR2, WR3**	**L1**		**POP2, HH1, SL1, SL2, CL1, CL2**	**POP1, CH1, MA1**
Develop a new image for the town through promoting its heritage assets such as Lough Major and the new heritage centre located along the Dromore River.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, L1**	**POP1, CH1**
CHAPTER 14 – VILLAGE DEVELOPMENT PLANS						
Ensure that all plans and projects relating to development within					**POP2, HH1,**	**BIO1, BIO2,**

Tier 4 and Tier 5 settlements are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO3, POP1, WR1, WR3**
CHAPTER 15 – DEVELOPMENT MANAGEMENT GUIDELINES						
All projects relating to new development within the towns and villages of County Monaghan shall be considered under policies AAP1-AAP4 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
The proposed use of any new development should be compatible with the site's location and adjoining uses. An initial assessment should consequently be carried out to establish the principal uses in the surrounding area, the appropriateness of a diversity of uses and the desirability of introducing a proposed development which may alter the balance of uses.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
New development should provide high standards of amenity both in terms of the environment which the development creates and in terms of the effect it has on neighbouring properties. New development should enhance the amenity of towns and villages.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
The appearance of new buildings can play a major part in the overall character and quality of an area. Design also shapes the image of a settlement and is consequently extremely important. There is no simple definition of what constitutes good design. A new building should however respond to sites characteristics and that of its immediate area, and make a positive contribution to the urban environment.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
New development on the edges on towns and villages which mars the distinction between the open countryside and the built up edge of the settlement shall be restricted.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	

Insensitive development which disrupts the scale and rhythm of the streetscape/townscape will be discouraged. Development should reflect existing plot widths and heights. Replacement of existing two or three storey buildings by a single storey building will generally not be permitted.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
New development should maintain the established building line and should minimise visual and physical disruption of the streetscape. In this context the development of filling stations with forecourts and canopies will be discouraged where these require the set back of the established building line.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
The majority of roofs should pitch back from the street. Ridge heights may vary and can introduce variety. The use of blue black roof tiles or slates is desirable in villages and towns, especially in Architectural Conservation Areas.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, L1**	**CH1**
Window patterns should have a vertical emphasis and respect the traditional proportions of a building. Existing door and window openings should be retained where possible on original facades. New development should avoid the use of long blank surfaces and long horizontal runs of shop fascias. Elevational modelling should be used to achieve traditional window proportions and appearance of narrow plot width. Attention should be given to the quality of detailing at pedestrian level.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
The Council recommends the use of materials of a similar texture or colour as traditional materials. Use of inappropriate materials in an unrestrained manner can detract from the quality of an area. Existing stone facades should be retained. Plastering of stone facades is not acceptable and would constitute a material alteration of the character of the building. Replacement windows should be of similar style, design and material as the original windows.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	

Development on the top of drumlins or on elevated or exposed lands shall be restricted to protect locally important views and landmarks.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**L1**
All new development in towns and villages should be satisfactorily serviced.					**BIO1, BIO2, BIO3, POP2, SL1, SL2 WR2, CL1, CL2, MA1, CH1, L1**	**POP1, HH1, WR1, WR3**
Contemporary designs will be encouraged where they make a positive contribution to the setting of a town or village.					**BIO1, BIO2, BIO3, ,POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Where necessary, applications for development should be accompanied by landscaping proposals as detailed in policy LSP3.					**BIO1, BIO2, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**BIO3, POP1, L1**
Promote the protection and conservation of the existing habitats within Towns and Villages.					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2,CH1, L1**	**BIO1, BIO2, BIO3, POP1, MA1**
Where possible, all traditional shop fronts should be retained to protect the character of a settlement.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2,**	**POP1 CH1**

					MA1, L1	
Traditional shop fronts within Architectural Conservation Areas must be retained and reinstated.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, L1**	**POP1, CH1**
Replacement shop fronts in Architectural Conservation Areas should be designed and detailed so that the ground floor relates satisfactorily to the elevational design of the upper parts of the building.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, L1**	**POP1, CH1**
The design of a new shop front should not detract from the character of the rest of the building. A sympathetic well-designed modern proposal will usually be preferable to an ill-proportioned imitation of a traditional shop front.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Advertising and signage on all shop fronts will comply with policies ASP 1 – ASP 9.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Internally illuminated plastic fascia will be discouraged. External illuminated lighting may be permitted where this will not detrimentally impact on the amenity of the building or streetscape.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, L1**	**POP1 CH1**
Where deemed necessary by the planning authority, roller shutters should be perforated, in a colour to compliment the façade, and					**BIO1, BIO2, BIO3, POP2,**	**POP1**

contained within the shop front and behind the fascia.					**HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
External steel roller shutters will not be permitted.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Canopies will only be permitted where they will not adversely affect protected structures, Architectural Conservation Areas or the character of the streetscape.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, L1**	**POP1 CH1**
All projects relating to advertisements and signage shall be considered under policies AAP1-AAP4 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Advertising signs will not be permitted in areas where they are likely to cause a visual distraction to motorists, obscure or compete with road signs, interfere with sight lines, or detract attention at a junction.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1 L1**
The erection of advertising signs and free standing hoardings along National Routes, will not be permitted.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1,L1**
Signs will not generally be permitted in rural or residential areas, on					**BIO1, BIO2,**	**POP1 L1 CH1**

or near buildings of historic importance/architectural merit, in amenity areas or where they would interfere with protected views.					**BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**	
Signs that are attached to buildings are preferable to free standing hoardings, especially outside the curtilage of the site. The use of box type signs and projecting signs should be avoided. Back lighting of individual letters is preferred to spotlighting or internal illumination.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Advertising signs should be sympathetic in design and colour both to their surroundings and to the building on which they are displayed.					**BIO1, BIO2, BIO3, ,POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, L1**	**POP1, CH1**
The size and scale of advertising signs should not conflict with existing structures in the vicinity. Signs should not interfere with windows or other features of a facade or project above the eaves or roofline.					**BIO1, BIO2, BIO3, ,POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, L1**	**POP1, CH1**
Signs should be integrated into the streetscape and should not be visually intrusive.					**BIO1, BIO2, BIO3, ,POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, L1**	**POP1, CH1**
Signage above the first floor sill level will be resisted to avoid clutter.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2,**	

					WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1	
All external lighting shall be cowled and directed away from the public roadway.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Limited spot lighting of landmark buildings will be permitted.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
The use of Irish language on shop fronts shall be encouraged.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Proposals for advertising or signage which would result in an unacceptable visual impact when taken in combination with other permitted or existing advertising or signage will not normally be permitted.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
The Council consider that finger post signs may be acceptable as an alternative to advertising signs where such advertising signs may detract from amenity or create a traffic hazard.					**BIO1, BIO2, BIO3, POP1, POP2, HH1,**	

					SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1	
The use of finger post signs will be restricted to giving advance notice of tourist attractions, accommodation and other suitable businesses.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Finger post signs shall not be used for product advertising.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Signs will only be permitted where premises are located away from the main traffic routes in rural areas.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Signs should, if possible, be located at the nearest junction.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Finger post signs will not be permitted where they give rise to confusion for road users or if they endanger traffic safety.					**BIO1, BIO2, BIO3, POP1,**	

					POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1	
Finger post signs will not be permitted where they detract from areas of amenity or interfere with views and prospects.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**L1**
All projects relating to the provision of housing developments within County Monaghan shall be considered under policies AAP1-AAP4 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
All planning applications for housing developments shall have regard to the standards set out in the DEHLG publication *Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities* (May 2009), the DEHLG publication *Urban Design Manual – A Best Practice* (May 2009) and the DEHLG publication *Sustainable Urban Housing: Design Standards for New Apartments* (September 2007).					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
All housing developments shall be constructed in accordance with DEHLG *Recommendations for Site Development Works for Housing Areas* (1998), *Monaghan County Council Water Services Technical Guidance Document* (2008) (or other such publications as specified by Monaghan Local Authorities), and the *National Roads Authority Specification for Road Works* (March 2000).					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**POP1, WR1, WR3**
All planning applications for housing developments shall comply with the Roads and Access Standards set out in Chapter 15, Development Management Guidelines, Monaghan County Development Plan 2013-2019.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**

In addition to the requirements of the DEHLG publications *Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities, Urban Design Manual – A Best Practice*, and *Sustainable Urban Housing: Design Standards for New Apartments* all proposals for residential development shall; Respect the character of the surrounding area and the amenities of neighbouring properties.					**BIO1, BIO2, BIO3 POP2 HH1 SL1, SL2 WR1 WR2 WR3 CL1, CL2 MA1 CH1**	**POP1, L1**
In addition to the requirements of the DEHLG publications *Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities, Urban Design Manual – A Best Practice*, and *Sustainable Urban Housing: Design Standards for New Apartments* all proposals for residential development shall; Reflect the best local traditions in terms of design, form, mass and finishes.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1, L1**
In addition to the requirements of the DEHLG publications *Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities, Urban Design Manual – A Best Practice*, and *Sustainable Urban Housing: Design Standards for New Apartments* all proposals for residential development shall; Provide appropriate recreational facilities such as open spaces, formal play areas, playing pitches, all weather surfaces, changing facilities etc. The nature and scale of recreational provision should be reflective of the scale of the residential development proposed and should comply with table 15.1 The identified thresholds are approximate, and the Planning Authority may require the provision of areas / facilities where the number of dwellings proposed in a development falls marginally below the threshold. Generally recreational areas / facilities should be provided directly by the developer. However where the planning authority is satisfied that open space / facilities are already available for residents, or where the proposed development is so small that their provision would not be reasonable or useful, the Council may impose conditions accepting the payment for the improvement of existing recreational facilities and/or the provision					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**

of alternative recreational facilities, in lieu of direct provision. Where a developer has previously, or proposes in the near future, to carry out separate developments in the vicinity of the proposed development the Planning Authority shall determine the need for recreational facilities based on the total number of units in all of the developments combined. This shall also apply where the developer is working in concert with others.						
In addition to the requirements of the DEHLG publications *Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities, Urban Design Manual – A Best Practice*, and *Sustainable Urban Housing: Design Standards for New Apartments* all proposals for residential development shall; Provide appropriately designed crèche facilities in all developments of approximately 75 No units or more (the crèche shall be provided in accordance with the requirements of the DEHLG Childcare Facilities Guidelines for Planning Authorities, 2001). Where a developer is proposing a development of less than 75 No units, and where he / she is, has previously, or proposes in the future to carry (an)other separate development(s) in the vicinity, the Planning Authority shall determine the need for a crèche based on the total number of units in all of the developments combined. This shall also apply where the developer is working in concert with others.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
In addition to the requirements of the DEHLG publications *Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities, Urban Design Manual – A Best Practice*, and *Sustainable Urban Housing: Design Standards for New Apartments* all proposals for residential development shall; Ensure adequate provision of local neighbourhood facilities.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
In addition to the requirements of the DEHLG publications *Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities, Urban Design Manual – A Best Practice*, and *Sustainable Urban Housing: Design Standards for New Apartments* all proposals for residential development shall; Retain existing natural features such as trees and hedgerows, as part of the development, unless where the applicant demonstrates that it is in the interests of public health and safety to remove them					**BIO1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**BIO2, BIO3, POP1, L1**

or provides compelling evidence that their removal is in the interests of providing a better quality residential environment.						
In addition to the requirements of the DEHLG publications *Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities, Urban Design Manual – A Best Practice*, and *Sustainable Urban Housing: Design Standards for New Apartments* all proposals for residential development shall; Incorporate a network of safe and convenient pedestrian and cycle routes which links the housing to open spaces and communal facilities within the development, and where reasonably possible, those located outside the site boundaries.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
In addition to the requirements of the DEHLG publications *Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities, Urban Design Manual – A Best Practice*, and *Sustainable Urban Housing: Design Standards for New Apartments* all proposals for residential development shall; Be designed to deter crime and promote personal safety.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
In addition to the requirements of the DEHLG publications *Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities, Urban Design Manual – A Best Practice*, and *Sustainable Urban Housing: Design Standards for New Apartments* all proposals for residential development shall; Be satisfactorily serviced. Services shall be located underground and in easily accessible locations for future maintenance. Public lighting shall be provided by the developer in accordance with the specifications of the Monaghan Local Authorities Taking in Charge Procedures (2010) at the time of commencement of the development.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
In addition to the requirements of the DEHLG publications *Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities, Urban Design Manual – A Best Practice*, and *Sustainable Urban Housing: Design Standards for New Apartments* all proposals for residential development shall; Make adequate and appropriately sited provision for the parking and turning of vehicles, including utility vehicles and fire tenders.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**

All planning applications for housing developments should be accompanied by landscaping proposals as detailed in policy LSP 3 of the Monaghan County Development Plan 2013-2019.					**BIO1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**BIO2, BIO3, POP1, L1**
Development that would result in the loss of existing open space provision within residential areas will only be permitted where: The open space can be enhanced through the redevelopment of a small part of the site Alternative provision of equivalent benefit is made elsewhere **-** There would be an overall community gain from the development and the particular loss of open space will have no significant unacceptable affect on local open space provision or the amenity and character of the area.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, CH1, L1**	**POP1, MA1**
It is an objective of the Council to ensure that all plans and projects relating to rural housing design are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3,**
It is an objective of the Council to prepare and implement a Design Guide for Rural Housing in County Monaghan.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1,**	**POP1, CH1, L1**
All projects relating to the rural housing within County Monaghan shall be considered under policies AAP1-AAP4 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
The site and/or location of the dwelling within the site should be selected to maximise the benefits of shelter and sunshine.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2,**	**POP1, L1**

					MA1, CH1	
The building should relate to the landscape rather than the sky. Visually prominent locations such as hilltops, and elevated exposed sites should therefore be avoided.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1, L1**
The building should not break any ridgeline or shore line.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1,**	**POP1, L1**
The Site should use clearly identifiable and established boundaries, such as trees, buildings, slopes or other natural features, which separate the site from the surrounding countryside, and offer a suitable degree of enclosure.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1, L1**
Development should follow the contours of the site and should sit naturally into it. The building should integrate into rather than be imposed on the landscape, extensive excavation and/or removal of natural vegetation should therefore be avoided.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1, L1**
In the case of a replacement dwelling, the new dwelling shall be located within the curtilage of the dwelling to be replaced, except where it is demonstrated to the satisfaction of the planning authority that siting of the replacement dwelling outside the curtilage is necessary for amenity, heritage, landscape or access reasons.					**BIO1, BIO2, BIO3, POP1 POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**L1**
The size, scale and mass of the building should reflect the traditional form of buildings in the area. Large monolithic designs sit					**BIO1, BIO2, BIO3, POP1,**	**L1**

uneasily in the rural landscape and should be avoided. In the case of a replacement dwelling, the new dwelling should not have a visual impact significantly greater than the dwelling to be replaced.					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	
Simple forms look best in the landscape and should be employed. Alien or urban features such as non linear plan forms and mansard roofs, should be avoided.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**L1**
Fenestration should have a vertical emphasis. Where it is proposed to employ large horizontal windows, picture windows or patio doors, these should be located on elevations not visible from the public domain.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**L1**
"Off the peg" catalogue house designs that take no cognisance of specific site conditions or regional characteristics, are difficult to integrate sensitively into the landscape, generally appear alien in the countryside, and thus should be avoided.					**BIO1, BIO2, BIO3,POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**L1**
Materials used should relate to those of adjoining development and other buildings visually linked to the development. The use of combinations of materials, excessive ornamentation, or non traditional materials should be avoided. Where mixed finishes are proposed, a maximum of two different finishes will be acceptable.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**L1**
The Planning Authority will encourage the use of environmentally					**BIO1, BIO2,**	

friendly materials, produced from renewable resources. Concrete, stone, plaster and timber from renewable forests are acceptable and sustainable.					**BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Garages should be located behind the building line of the proposed dwelling, and should be reflective of it in terms of design and finishes. The scale of the garage should reflect its proposed use. Where the proposed garage is in excess of 80 sq metres, the onus will be placed on the applicant to justify what reasonable domestic use would necessitate the size of the garage proposed. Car ports which are visible from the public domain will not be permitted.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
The Council will resist the intensive development of dwellings in unserviced areas where they would detrimentally alter the rural character of the area.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**L1**
A residential unit(s) shall not be permitted within 100 metres of an agricultural building(s),[10] except where the owner and occupier of the agricultural building(s) has provided written consent to the Planning Authority to the construction of the residential unit(s) within 100 metres of his/her agricultural building(s). In such cases the written consent shall be signed by both parties and witnessed by a solicitor or other similar person. It should be noted that where planning permission is granted for a residential unit within 100 metres of an agricultural building(s) under the above and is located outside the defined settlement limits, a condition restricting occupancy to the applicant, members of their immediate family[11] and their heirs shall be attached to any grant of permission. Where the agricultural use of the building(s) has been clearly					**BIO1, BIO2, BIO3, POP2, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1, HH1**

abandoned, the above policy shall not apply. There will be a presumption by the Planning Authority that the use of an agricultural building(s) has not been abandoned unless proven contrary. It should be noted that the onus to prove that the agricultural use has been abandoned shall rest with the applicant.						
The Council will resist development that would create or extend ribbon development.					**BIO1, BIO2, BIO3, ,POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1, L1**
A relaxation of ribbon development policy on regional and local roads will be considered where planning permission is sought on the grounds of meeting the housing needs of a landowner,[12] or a member of his/her immediate family[13] where no other suitable site is available on the entire landholding (family homestead).[14] The Planning Authority will apply an occupancy condition for a period of 7 years in such cases					**BIO1, BIO2, BIO3, , POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1, L1**
Where four or more houses plus a derelict dwelling or a derelict non-domestic building (that is mushrooms, poultry, and agricultural buildings) exist within a 250m frontage on one side of a public road, and have done for a period of at least 10 years, a dwelling house on the site of the derelict building will be permitted for a family member, subject to the entire derelict building being demolished. The Planning Authority will apply an occupancy condition for a period of 7 years in such cases.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1, L1**
The infilling of gaps between houses will not normally be permitted. Exceptionally however, where there is a small gap, sufficient to accommodate a single dwelling only, in an otherwise substantially and continuously built up frontage, planning permission may be granted.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1, L1**
Existing trees and hedgerows soften the visual impact of any new development, give shelter and maturity to the site, and should be retained. Development proposals which necessitate the removal of extensive amounts of trees and hedgerows will be resisted.					**BIO1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2,**	**BIO2, BIO3, POP1, L1**

					MA1, CH1	
Proposed planting should use native fast growing species such as ash, oak, hazel, blackthorn, holly, etc in preference to imported species such as Leylandii and Castlewellan Gold.					**BIO1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**BIO2, BIO3, POP1, L1**
Careful consideration should be given to roadside boundary treatments and access. The disruption of existing boundary features should be avoided. Trees, hedgerows, stone walls and earthen embankments are an attractive part of the rural scene and should be retained. Where these have to be removed to provide the required sight distance, they should be reinstated behind the sight lines. The removal of excessive amounts of roadside vegetation should be avoided. Transplanting of existing trees and hedgerows should be employed where appropriate.					**BIO1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**BIO2, BIO3, POP1, L1**
All planning applications for development should be accompanied by detailed proposals for site works and landscaping. These details should as a minimum include the following information; the number, species, location, height at planting, height at maturity, age to maturity and an implementation timescale for all proposed planting; a survey of all existing vegetation on site indicating their species, height and condition, together with detailed information on the number of plants to be removed / lopped / topped etc					**BIO1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**BIO2, BIO3, POP1, L1**
The use of inappropriate or ornate boundary treatments, gates and piers which incorporate concrete balustrades, brickwork, blockwork, or other unsympathetic materials should be avoided					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1, L1**
Access should be taken from existing lanes where practical.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1, L1**
New accesses should be positioned to minimise loss of					**BIO1, POP2,**	**BIO2, BIO3,**

hedgerow/trees.					**HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1, L1**
New access lanes/roads should run alongside existing hedgerows/boundaries and should follow the natural contours of the site. Sweeping driveways should be avoided					**BIO1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**BIO2, BIO3, POP1, L1**
Be accompanied by a Site Characterisation Form (available from the Planning Section of the Council) which has been properly completed by a suitably qualified person.					**BIO1, BIO2, BIO3, POP2, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**POP1, HH1, WR1, WR3**
Be in accordance with the requirements of the EPA Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (2009) or any subsequent Code of Practice which supersedes it.					**BIO1, BIO2, BIO3, POP2, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**POP1, HH1, WR1, WR3**
Where remedial works are necessary to ensure compliance with the requirements of policies ETP 1 and ETP 2, and where these do not in themselves necessitate planning permission, the works shall be done prior to the carrying out of the T and P test(s), and before the submission of the formal planning application for the proposal					**BIO1, BIO2, BIO3, POP2, SL1, SL2, , WR2, CL1, CL2, MA1, CH1, L1**	**POP1, HH1, WR1, WR3**
Include treatment systems that are National Standards Authority of Ireland Agrément certified and include a minimum site area of 0.2 hectares.					**BIO1, BIO2, BIO3, POP2, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**POP1, HH1, WR1, WR3**
Be certified by a competent and suitably qualified person that installation has been carried out in accordance with the manufacturers or Planning Authority's specification.					**BIO1, BIO2, BIO3, POP2, SL1, SL2, WR2, CL1,**	**POP1, HH1, WR1, WR3**

					CL2, MA1, CH1, L1	
All projects relating to the provision of mobile homes shall be considered under policies AAP1-AAP4 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3,**
Planning permission will only be granted for temporary accommodation up to a maximum period of five years where a permanent dwelling is being constructed on the site, or to facilitate site specific and compelling special domestic or personal circumstances, and where genuine hardship would result if planning permission for the temporary accommodation were refused.		**BIO1, BIO2, BIO3 WR1 WR3**			**POP2, HH1 SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**POP1**
Proposals for temporary accommodation shall make use of a permitted or existing access and should comply with the requirements of Policies RDP 2 – RDP 6, Policies RDP 8 – RDP 12, Policies RDP 17 – RDP 20, Policies LSP1 – LSP 5, Policies RAP 1 – RAP 3, and Policies ETP 1 – ETP 5.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**L1**
All projects for renovations and extensions to existing dwellings shall be considered under policies AAP1-AAP4 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
All new works should reflect the character, form, materials and design of the existing dwelling.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1, L1**
Extensions should normally be subordinate in size to the existing dwelling and be located to rear or side.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2,**	**POP1, L1**

					MA1, CH1	
Extensions should not overshadow or overlook neighbouring properties or result in over development of the site					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1, L1**
House extensions to provide accommodation for elderly or dependant relatives should be attached to the existing property via an internal link					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1, L1**
Proposals for garages domestic stores and car ports for existing dwelling shall comply with Policy RDP14.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1, L1**
Development which has an overbearing or dominant visual impact on residential properties in the vicinity of the development shall be resisted.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1, L1**
All projects relating to agriculture, horticulture and forestry developments shall be considered under policies AAP1-AAP4 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Give favourable consideration to agricultural, horticultural and forestry development where the development:- **i.** is necessary for the running of the enterprise **ii.** is appropriate in terms of scale, location, design and nature **iii.** does not seriously impact on the visual amenity of the area					**BIO1, BIO2, BIO3, POP2, SL1, SL2, WR2, CL1, CL2, MA1,**	**POP1, HH1, WR1, WR3, L1**

or on the natural or man made environment **iv.** is located within or adjacent to existing farm buildings, unless where the applicant has clearly demonstrated that the building must be located elsewhere for essential operational or other reasons **v.** is sited so to as to benefit from any screening provided by topography or existing landscaping **vi.** is not located within 100 metres of any residential property not located on the holding, unless with the express written consent of the owner of that property **vii.** will not result in an unacceptable loss of residential amenity by reason of noise, smell, pollution, general disturbance etc. **viii.** will not result in a traffic hazard **ix.** will not result in a pollution threat to sources of potable water, water courses, aquifers or ground water.					**CH1**	
Facilitate the process of farm diversification and intensification by giving favourable consideration to appropriate new and existing, rural based farm enterprises.		**BIO1, BIO2, BIO3, HH1, SL2, WR1, WR3, CH1, L1**			**POP2, SL1, WR2, CL1, CL2, MA1**	**POP1**
Facilitate, where appropriate, specialist farming practices, e.g. Poultry rearing, mushroom growing, stud farms etc.		**BIO1, BIO2, BIO3, HH1, SL2, WR1, WR3, CH1, L1**			**POP2, SL1, WR2, CL1, CL2, MA1**	**POP1**
Support farm-based tourism such as on-farm visitor accommodation and supplementary activities including health farms, heritage and natural trails, eco/green tourism, open/pet farms and horse/ pony trekking.		**BIO1, BIO2, BIO3, HH1, SL2 WR1, WR3, CH1,L1**			**POP2, SL1, WR2, CL1, CL2, MA1**	**POP1**
Facilitate afforestation in appropriate locations, in co-operation with the Forest Service and Coillte, and in accordance with the principles of Sustainable Forest Management and code of best practice.		**BIO1, BIO2, BIO3, SL2, WR1, WR3 CH1, L1**			**POP1, POP2, HH1, SL1, WR2, CL1, CL2, MA1**	
Resist afforestation which would detrimentally impact on landscapes of importance or would otherwise be detrimental to matters of acknowledged public importance, including the use of public rights of way.					**BIO1, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**BIO2, BIO3, L1**
Resist excessive afforestation that would negatively impact on the					**BIO1, POP1,**	**BIO2, BIO3,**

rural environment					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**L1**
Ensure agricultural developments dispose of agricultural waste in a safe, efficient and sustainable manner having regard to the environment and in full compliance with the Good Agricultural Practices for the Protection of Waters Regulations (S.I 101 of 2009).					**BIO1, BIO2, BIO3, POP2, SL1, SL2, WR2, CL1, CL2, MA1, CH1,L1**	**POP1, HH1 WR1, WR3**
Applications for forestry related development within or adjacent to Sliabh Beagh SPA will only be permitted which it is demonstrated to the satisfaction of the planning authority that the development will not have any adverse impacts upon the qualifying feature of the SPA, the Hen Harrier or the integrity of the site. Investigations must be in accordance with NPWS guidance on Hen Harrier survey methods and carried out by a suitably qualified person.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
All projects for commercial developments in the countryside shall be considered under policies AAP1-AAP4 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Proposals for commercial developments such as offices, retail, and services will not normally be permitted in the countryside outside settlements, except where it has been demonstrated to the satisfaction of the planning authority that it is necessary that the development be located in the countryside. Development proposals shall meet all the following criteria:- • It would not generate traffic of a type or amount inappropriate for rural roads or require improvements which would damage the character of rural roads in the area • It provides adequate access, car parking and manoeuvring areas • It respects the scale and nature of activity in the locality • It will not harm the character or appearance of the countryside					**BIO1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**	**POP1, BIO2, BIO3, CH1, L1**

• It makes use of existing buildings or proposes buildings of good design which blend into the landscape through its design, siting, landscaping and use of materials						
New buildings for commercial developments in the countryside should comply with the requirements of Policies RDP 3 - RDP 6, Policies RDP 12 - RDP 13, Policies LSP 1- LSP 5, Policies RAP 1 – RAP 3, and Policies ETP 1 – ETP 5 and shall comply with access, servicing and parking requirements as set out in Chapter 15, Development Management Guidelines, Monaghan County Development Plan.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1, L1**
Permission shall normally be granted for the expansion of existing commercial uses where the development complies with the criteria laid out in policies CDP 2 and CDP 3.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1, L1**
All projects for renewable energy development shall be considered under policies AAP1-AAP4 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Facilitate wind energy development having regard to relevant legislation and guidance set out in the DEHLG's *Wind Energy Development Guidelines*, 2006 or any guidance which supersedes it.					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**BIO1, BIO2, BIO3, POP1, L1**
Proposals for wind turbines or wind farms within or adjacent to Sliabh Beagh SPA will only be permitted where it has been demonstrated to the satisfaction of the planning authority that the development will not have any adverse impacts on the qualifying feature of the SPA, the Hen Harrier, or the integrity of the site. Investigations must be in accordance with National Parks Wildlife Service guidance on Hen Harrier survey methods and carried out by a suitably qualified person during the appropriate survey season.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Facilitate the sustainable development of renewable electricity generation technology such as combined heat and power plants, photo voltaic cells, and hydroelectricity in appropriate locations,					**POP2, HH1, SL1, SL2, WR1, WR2,**	**BIO1, BIO2, BIO3, POP1, CH1, L1**

where this can be done in an environmentally sensitive manner.					**WR3, CL1, CL2, MA1**	
All projects for telecommunications development shall be considered under policies AAP1-AAP4 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Proposals telecommunications infrastructure within or adjacent to Sliabh Beagh SPA will only be permitted where it has been demonstrated to the satisfaction of the planning authority that the development will not have any adverse impacts on the qualifying feature of the SPA, the Hen Harrier, or the integrity of the site. Investigations must be in accordance with NPWS guidance on Hen Harrier survey methods and carried out by a suitably qualified person during the appropriate survey season.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Facilitate the delivery of a high capacity ICT infrastructure throughout the County.		**BIO1, BIO2, BIO3, CH1, L1**			**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**	**POP1, MA1**
Balance the benefits of telecommunications masts against associated dis-amenities, having regard to government guidelines and national policy.					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**	**BIO1, BIO2, BIO3, POP1, CH1, L1**
Encourage the sharing of support structures for telecommunication infrastructures.					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**	**BIO1, BIO2, BIO3, POP1, CH1, L1**
All proposals for telecommunication apparatus shall be assessed against the policies laid out in the DEHLG's *Telecommunications Antennae and Support Structures*, *Guidelines for Planning Authorities* (1996).					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**	**BIO1, BIO2, BIO3, POP1, CH1, L1**
Masts or other apparatus shall not generally be permitted in areas of Primary or Secondary Amenity, Special Protection Areas, Special Areas of Conservation in Architectural Conservation Areas or on or near Protected Structures.					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1,**	**BIO1, BIO2, BIO3, POP1, CH1, L1**

					CL2, MA1	
Masts or other apparatus shall be designed and located so as to limit any visual impact. They should where possible be located so as to benefit from the screening afforded by existing tree belts, topography or buildings. On more obtrusive sites the Council may require alternative designs of mast to be employed, unless where its use is prohibited by reasonable technical reasons					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**	**POP1, CH1, L1**
Where considered appropriate, masts and antennae should be coloured or painted so as to be less visually intrusive.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**	**POP1, CH1, L1**
To prevent the retention of obsolete equipment and to monitor the condition of the installation in the interest of visual amenity, planning permission will, in appropriate cases, be granted for a maximum period of 5 years.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**	**POP1, CH1, L1**
All projects concerning the development of electricity and gas infrastructure shall be considered under policies AAP1-AAP4 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Facilitate electricity and gas infrastructure improvements/installations which will not result in adverse impacts on the natural or built heritage of the county.			**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2**			**BIO1, BIO2, BIO3, POP1, MA1, CH1,L1**
The undergrounding of electricity transmission lines shall be considered in the first, as part of a detailed consideration and evaluation of all options available in delivering and providing this type of infrastructure.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1,L1**			**POP2, SL1, WR2, CL1, CL2, MA1**	**POP1, HH1**
All projects for industrial development shall be considered under policies AAP1-AAP4 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1,**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**

					CL2, MA1, CH1, L1	
Industrial development should generally be located in or adjacent to settlements where infrastructure has been provided and in line with the principles of sustainable development.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1,L1**			**POP2 HH1, SL1, WR2, CL1, CL2, MA1**	**POP1**
Permission shall normally be granted for new industrial uses or the expansion of existing industrial uses within settlements where the development complies with the following criteria:- • It is of a high specification and is compatible with the character of the surrounding area and adjacent land uses, especially housing • It provides adequate access, car parking and manoeuvring areas • It respects the scale and nature of activity in the locality • It will not harm the character or setting of the settlement or the amenity of local residents • Provision is made, where appropriate, for external storage which is adequately screened from the public road/domain and adjoining residential properties • The proposal must deal satisfactorily with all emissions, including effluent, noise, odour, light etc.		**BIO1, BIO2, BIO3**			**POP2, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**	**POP1, HH1, CH1,L1**
Permission will be granted for small scale indigenous industrial development in the rural area outside settlements, where there are no alternative sites within the boundaries of a nearby settlement or an established employment area, which are available, and which can be reasonably and practically developed. In addition to meeting the criteria set out in Policy INP3, rural industrial development proposals shall meet all the following criteria. • It proposes buildings of good design which blend into the landscape through its design, siting, landscaping and use of materials • It would not generate traffic of a type or amount inappropriate for rural roads or require improvements which would damage the character of rural roads in the area • It will not harm the character or appearance of the countryside		**BIO1, BIO2, BIO3**			**POP2, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**	**POP1, HH1, CH1, L1**

Facilitate the expansion and development of existing rural based industrial and manufacturing businesses subject to the criteria set out in Policy INP3. Such development should not unduly impact on the residential amenity of existing properties		**BIO1, BIO2, BIO3, WR1, WR3, CH1, L1**		**SL1, SL2**	**POP2, WR2, CL1, CL2, MA1**	**POP1, HH1**
To protect the continued operation and intensification of established industry in rural areas outside the town boundaries from the encroachment of incompatible uses such as new residential developments, which may prejudice the on-going operation and viability of these industries		**BIO1, BIO2, BIO3, WR1, WR3, CH1, L1**		**SL1, SL2**	**POP2, WR2, CL1, CL2, MA1**	**POP1, HH1**
Industrial development shall not generally be permitted in areas of Primary or Secondary Amenity, Special Protection Areas, Special Areas of Conservation, in Natural Heritage Areas, in Architectural Conservation Areas or on or near Protected Structures or Monuments.					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**	**BIO1, BIO2, BIO3, POP1, CH1,L1**
Industrial development which seriously impacts on the visual amenity of the area or on the natural or man made environment shall be resisted.					**BIO1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**	**BIO2, BIO3, POP1, CH1, L1**
Proposals for industrial development adjacent to incompatible uses such as housing may be permitted where a 10–20 metre wide landscape buffer, which may include screening and or acoustic barriers is provided between the industrial development and the incompatible uses. The nature, scale and form of the buffer will vary, but will be dependant on the likely impacts that the industrial development may have on adjoining use					**BIO1, POP2, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**	**BIO2, BIO3, POP1, HH1, CH1, L1**
All buildings should be of a scale, design and finish appropriate to its location, should comply with the requirements of Policies RDP 2-6, RDP 8, RDP 12, RDP 13, LSP 1-5 and Policies ETP 1–ETP 5 and shall comply with access requirements as set out in Chapter 15 of the Monaghan County Development Plan					**BIO1, BIO2, BIO3, , POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1, L1**
All projects for extractive industry developments shall be considered under policies AAP1-AAP4 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3,**

All proposals for extractive industry development must be considered in accordance with EU guidance on Undertaking Non Energy Extractive Activities in Accordance with Natura 2000 Requirements, July 2010					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**	**BIO1, BIO2, BIO3, POP1, CH1, L1**
All proposals for quarrying shall be assessed against the policies laid out in the DEHLG's *Quarries and Ancillary Activities – Guidelines for Planning Authorities,* (2004).					**POP2, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**	**BIO1, BIO2, BIO3, POP1, HH1, CH1, L1**
Extractive industry development shall not generally be permitted in Special Protection Areas, Special Areas of Conservation, areas of Primary or Secondary Amenity, in Natural Heritage Areas, in Architectural Conservation Areas or on or near Protected Structures or Monuments, unless where the Council is of the opinion that the need for the resource out weighs the environmental impact, having regard to the scarcity or otherwise of the mineral resource. In all circumstances the Council will balance the case for a particular quarrying operation against the need to protect the environment					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**	**BIO1, BIO2, BIO3, POP1, CH1,L1**
Proposals involving hydraulic fracturing shall only be permitted where it has been demonstrated to the satisfaction of the planning authority that it will not have an adverse impact upon the environment.					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**	**BIO1, BIO2, BIO3, POP1, CH1,L1**
Restrict other development in the neighbourhood of existing extractive sites or sites which have significant resource potential, where such developments would limit the future exploitation.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Restrict extractive industry development which would detrimentally impact on the natural or built environment or would otherwise be detrimental to matters of acknowledged public importance, including the use of public rights of way.					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**	**BIO1, BIO2, BIO3, POP1, CH1,L1**
Restrict extraction in close proximity to existing developments where potential sources of nuisance are considered to be					**BIO1, BIO2, BIO3, POP2,**	**POP1, HH1**

incompatible.					**SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
All applications for extractive industry proposals must be accompanied by an integrated phased development and restoration plan for after care/reuse of the site**.**					**POP2, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1**	**BIO1, BIO2, BIO3, POP1, HH1, CH1, L1**
All projects for retail developments shall be considered under policies AAP1-AAP4 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Comply with the provisions of the Retail Development Strategy for County Monaghan 2003, the draft Retail Strategy for County Monaghan 2012-2019, and any subsequent retail strategy when assessing proposals for retail developments.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1,L1**	
To maintain and consolidate existing retail cores by strictly enforcing the 'sequential approach' test to proposed retail development.					**POP1, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1**	**BIO1, BIO2, BIO3, POP2, WR1, WR3, L1**
To ensure that the location of new retail developments within the County, including supermarkets, petrol filling stations and fuel depots, is appropriate and sustainable.					**POP1, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1**	**BIO1, BIO2, BIO3, POP2, WR1, WR3, L1**
To ensure scale and type of retail provision is appropriate for different levels of the retail hierarchy.					**POP1, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1**	**BIO1, BIO2, BIO3, POP2, WR1, WR3, L1**
To require retail development proposals within towns and villages		**BIO1, BIO2,**			**POP2, HH1,**	**POP1,CH1,**

to make a positive contribution to the general townscape.		**BIO3, WR1, WR3**			**SL1, SL2, WR2, CL1, CL2,**	**MA1, L1**
All projects for tourism developments shall be considered under policies AAP1-AAP4 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Where appropriate, ensure that tourism proposals do not create a negative impact on the biodiversity, soil, water, cultural heritage or landscape of County Monaghan.					**POP2, HH1, CL1, CL2, MA1**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR2, WR3, CH1, L1**
Resist development that would adversely affect the natural resources upon which tourism is based					**POP2, HH1, CL1, CL2, MA1**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR2, WR3, CH1, L1**
Support agri-tourism in the form of on-farm visitor accommodation and supplementary activities such as health farms, heritage and nature trails, off road routes for walking and cycling, pony trekking and boating; ensuring that all built elements are appropriately designed and satisfactorily assimilated into the landscape (AG5).					**POP2, HH1, CL1, CL2, MA1**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR2, WR3, CH1, L1**
Facilitate infrastructure for water related activities such as canoeing/kayaking, boating, angling, and canal cruising. Such developments must be consistent with the natural and recreational value of the water body and any heritage designation					**POP2, HH1, CL1, CL2, MA1**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR2, WR3, CH1, L1**
Facilitate infrastructure for marine related activities such as boating, angling, and canal cruising. Such developments must be consistent with the natural and recreational value of the water body and any heritage designation.					**POP2, HH1, CL1, CL2, MA1**	**BIO1, BIO2, BIO3, POP1, SL1, SL2, WR1, WR2, WR3, CH1, L1**
Give favourable consideration to proposals for hotels, guesthouses and short term let self catering accommodation in defined settlements and in appropriate rural locations[16] where the development would meet a clearly identified site specific tourism need.		**BIO1, BIO2, BIO3, SL2, WR1, WR3, CH1, L1**			**POP2, HH1, SL1, , WR2, CL1, CL2**	**POP1, MA1**

Where permission has been granted for short term let self catering accommodation in the rural area outside the defined limits of a settlement, the nature, design and layout of the development should be reflective of their tourism use. In all cases the Planning Authority shall require the applicant / developer to enter into a legal agreement prohibiting the use of the accommodation as permanent places of residence. Conversion of the accommodation to permanent places of residence will be prohibited					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1, L1**
Promote and give favourable consideration to the sensitive redevelopment of derelict and vacant properties for tourism use.		**BIO1, BIO2, BIO3, WR1, WR3**			**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1**	**POP1, CH1, L1**
Where a new dwelling is proposed for a farmer[15] working on a farm, or by a member of his / her immediate family, and where there are no alternative sites on the farm reasonably accessible from a minor road					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Where a new dwelling is proposed to replace an existing dwelling which was in use or last used as a dwelling house; has not been changed to a dwelling house from another use without planning permission; has not been vacant for a period in excess of 10 years prior to the date of submission of a planning application; shall exhibit the essential characteristics of a dwelling house and be reasonably intact. The new dwelling shall be accessed via the existing access which served the dwelling to be replaced, unless where its relocation would remove a traffic hazard.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Where a residence is required to facilitate site specific and compelling special domestic or personal circumstances, and where genuine hardship would result if planning permission were refused. In these circumstances the onus will be placed on the applicant to justify why other temporary solutions such as a mobile home, an extension to existing property or conversion of an existing out building within the curtilage cannot be considered. Planning permission will only be granted for a permanent structure, such as a dwelling, where the compelling circumstances are likely to be long term (i.e. in excess of 7 years)					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	

Where a new dwelling is required to serve the site specific essential needs of an existing rural based agricultural, commercial or industrial enterprise where access cannot be obtained from a minor road. The onus will be placed on the applicant to clearly demonstrate the site specific need which makes it essential for a dwelling to be located at the existing enterprise. In these circumstances the dwelling should be located adjacent / within the perimeter of the existing premises.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Where the development proposed is of an industrial or commercial nature, is tied to a fixed resource, and is of significant economic benefit to the county or state, and where access cannot be obtained from a minor road.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Where a new access is proposed to eliminate an existing traffic hazard through the replacement of an existing sub standard access, and where there is no additional development proposed.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Limited extensions to an existing authorised use.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
The Council will severely restrict the creation of new accesses or the intensification of use of an existing access in speed transition zones onto National Roads between the 50 km/hr and 60 km/hr limits.					**BIO1, BIO2, BIO3, POP1, POP2, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**HH1,**

Where development is proposed in close proximity to existing or planned national roads, the applicant will be required to address potential negative impacts arising from national roads such as noise, air, and light pollution through mitigating impacts such as appropriate design of buildings, landscaping features and site layout.					**BIO1, BIO2, BIO3, POP2, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1, HH1**
New developments shall provide adequate provision within the site for servicing of the proposal and for the parking and manoeuvring of vehicles associated with it. New development proposals shall include parking and servicing arrangements in accordance with the minimum parking standards as set out in Table 15.2, Chapter 15, Development Management Guidelines, Monaghan County Development Plan 2013-2019.		**BIO1, BIO2, BIO3, L1, WR1, WR3**			**POP2, HH1, SL1, SL2, WR2, CL1, CL2, CH1**	**POP1, MA1**
Where developments incorporate more than one land use that are functioning simultaneously (e.g. a public house with a restaurant) the combined figures applicable to both will apply. Conversely where a mixed use development is proposed where it can be reasonably shown that the different uses operate at different times, the Council may apply flexibility in the calculation of the parking requirement.		**BIO1, BIO2, BIO3, L1, WR1, WR3**			**POP2, HH1, SL1, SL2, WR2, CL1, CL2, CH1**	**POP1, MA1**
Where the applicant cannot provide dedicated parking spaces, or can only provide the required number in part, the Council may accept a financial contribution in respect of the shortfall in the number of spaces. This will however be at the discretion of the Council, and is likely only to apply to town centre locations where the Council has provided, or intends to provide additional public car parking spaces.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1,L1**	
Where in-curtilage parking is proposed in residential developments on driveways, which by virtue of their length can accommodate two or more cars parked end to end, no more than two of these spaces shall be counted towards the parking requirement.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
In residential developments, garages shall only be counted towards parking provision where they are large enough to accommodate					**BIO1, BIO2, BIO3, POP1,**	

both cars and an area for general storage. Alternatively, an area for general storage may be provided elsewhere within the curtilage of the dwelling.					**POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
In exceptional circumstances, the Council may at their discretion accept a reduced parking requirement, where the applicant has clearly demonstrated that this would not impact on traffic safety, and where it is considered to be in the interests of the proper planning and sustainable development of the area.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Parking provision shall be located within or immediately adjacent to the site of the proposed development		**BIO1, BIO2, BIO3, L1, WR1, WR3**			**POP2, HH1, SL1, SL2, WR2, CL1, CL2, CH1**	**POP1, MA1**
Planting and landscaping of all car parks shall be required.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1**	**POP1, L1**
In addition to the requirements of table 15.2, all developments shall provide 1 no. additional parking space for people with disabilities, for every 25 no. spaces provided (in all instances this requirement should be rounded up). Each disabled space shall have minimum dimensions of 5.0 x 3.5 metres					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Where a retail/commercial or other development is proposed which requires the development of car parking facilities, provision will also be made for the secure parking of bicycles					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**

CHAPTER 16 – HOUSING STRATEGY						
All projects involving the provision of housing shall be considered under policies AAP1-AAP4 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1, CH1, L1**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**
Focus principle supply efforts via the Rental Accommodation Scheme (RAS) and the Social Housing Leasing Initiative.					**BIO1, BIO2, BIO3, , POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Utilise the Local Authority housing stock to its maximum potential regarding the occupation of casual and long term vacancies.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Optimise budget provision and other possible funding to maintain and/or upgrade housing stock to appropriate standards.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Promote and develop the concept of lifetime adaptable homes and continue to support this principle through the provision of grant aid for eligible elderly and disabled persons.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Continue to develop partnerships with the Voluntary Housing Sector, utilising to the fullest extent its capabilities in social housing acquisition and management, especially regarding applicants with disabilities.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1,**	**POP1**

					WR2, WR3, CL1, CL2, MA1, CH1, L1	
Make advice readily available, via information stations at Local Authority offices, to the public in relation to the range of housing assistance and tenancy options that are, and that become, available. This service shall ensure applicants are aware of the range of options available and the most appropriate option to suit their particular situation. This course of action is considered to be essential in terms of supply meeting demand in the most efficient manner possible re the use of resources.					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**
Review the existing social housing land bank.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Continue to advance potential public projects for Social Housing, from design, through planning, through to tender document stage, to ensure a minimum time delay to the start of construction should finance become available.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
Review progress under the Traveller Accommodation Programme 2009-2013 and endeavour to implement the provisions of any subsequent programme as may be adopted by the Council.					**BIO1, BIO2, BIO3, POP1, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	
All projects relating to the provision of housing shall be considered under policies AAP1-AAP4 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.					**POP2, HH1, SL1, SL2, WR2, CL1, CL2, MA1,**	**BIO1, BIO2, BIO3, POP1, WR1, WR3**

					CH1, L1	
Support the Council's direct and indirect housing provision efforts by requiring that 20% of all land zoned for residential use, or a mix of residential and other land uses, shall be reserved for Social and Affordable Housing purposes in accordance with the requirements of Part V of the Planning and Development Act 2000. This requirement shall be incorporated into any relevant development proposal at an early stage in the development process. The Council will therefore require housing developers to whom the 20% requirement will apply to discuss the likely terms of Part V agreements at pre-planning consultations. Both the Council and the developer would thus have a common understanding of the nature of the likely agreement before detailed designs are prepared for any planning application. Conditions attached to planning permissions will require developers to enter into an agreement with the Council in relation to the provision of Social and Affordable Housing in accordance with the Housing Strategy. A flexible approach will be applied to the negotiation of Part V agreements, which may be met by considering the following methods or by a combination thereof; ▪ Transfer of land ▪ Build and transfer of houses ▪ Transfer fully or partially serviced sites ▪ Transfer of other land in the functional area ▪ Build and transfer of houses in the functional area ▪ Transfer of fully or partially serviced sites in the functional area ▪ Payment of a financial contribution ▪ Transfer of land and/or a combination of the others ▪ Leasing of units					**BIO1, BIO2, BIO3, POP2, HH1, SL1, SL2, WR1, WR2, WR3, CL1, CL2, MA1, CH1, L1**	**POP1**

12.0: Mitigation Measures

Schedule 2B of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 requires that consideration be given to “the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan”. Mitigation involves improving significant negative effects and enhancing positive ones.

Each policy and objective of the draft development plans were individually assessed, details of which are provided in Table 26. Recommended mitigation (changes) which resulted as part of this assessment is identified in Table 27.

There are policies which have been identified as having potential impact on Strategic Environmental Objectives and uncertain interaction with the Strategic Environmental Objectives, the majority of these shall be subject to further detailed assessment and mitigation at implementation stage through best practice in the development management process and implementation of the Plan. In addition certain applications for developments within the County may be subject to individual Environmental Impact Assessments and Appropriate Assessments.

The mitigation measures referred to above will act to prevent, reduce and as much as possible offset any significant effects of implementing the Draft Monaghan County Development Plan 2013-2019 (incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney and Clones).

13.0: Incorporating Environmental Issues into the Draft Monaghan County Development Plan 2013-2019 (Incorporating the development plans for the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay)

Table 32 below outlines how the SEA process has shaped the drafting of the draft development plans. The table outlines how the environmental issues raised throughout the SEA process were incorporated into the draft plans as objectives or polices. The list is not exhaustive and the table does not include all references within the Plan.

Table 32: Incorporation of Environmental Issues into the Draft Development Plans.

Environmental Issue	Objective, Policy or reference in the Plan	Additional Policy Objective or Reference Required
Biodiversity, Flora and Fauna		
Impact of Works	BDO1- BDO7, THO1-THO2, THP1- THP4, SBP1, DSP1-DSP2, WLO1, WLP2, AAO1, AAP1, APP2, APP3, APP4, APP5, GIO1, GIO2, GIO3, GIP1, AGO3, AGO4, FYO3, ERO10, INO11, EIO3, TRO10, RNO8, WSO7, RAO4, RAO13, CK1, CK2, CK3, CBO3, CBO13, BBO4, BBO13, TVP14, HDP10, LSP1-LSP4, RAP2, AFP7-AFP8, INP7, EIP4, EIP7, TOO2	Incorporate an explanatory paragraph and policy BDO6 within Chapter 4 regarding The Monaghan Biodiversity Action Plan 2009-2014. Include additional wording within objective BDO4 regarding the reinstatement of habitat where removal of habitats and biodiversity cannot be avoided. Include BDO5 regarding invasive species. Policy THP1 has been amended to discourage the removal of extensive amounts of trees and hedgerows and encouraging the transplanting of existing trees and hedgerows. Policy THP3 has been amended to include details of compensatory planting of native trees and shrubs. Objective ERO10 included to ensure the protection of the natural heritage when considering electricity and gas infrastructure. Policy LSP1 has been amended to indicate that Development proposals which necessitate the removal of extensive amounts of trees and

		hedgerows will be resisted. Expand LSP3 to include reference to the transplanting of trees where necessary. Include RAP2 to ensure new accesses are positioned to minimise hedgerow and tree loss. Include SSO19 to ensure protection of areas designated as Landscape Protection/Conservation.
Protection of Water Courses	WPO1-WPO5, WPP1-WPP12	
Control of Invasive Species	HPO1, BDO5, BDO4	Incorporate an explanatory paragraph and objective within Chapter 4 regarding The Draft County Monaghan Heritage Plan 2012-2017. Include BDO5 regarding invasive species.
Protection of Natura 2000 sites, including those in Northern Ireland	BDO3, SBP1, DSP1, DSP2, AAO1, AAP1-AAP5, ABP1, RRO1, AGO1, WPP10, FYO1, ERO1, INO1, EIO1, RTO1, TMO1, TRO1, PTO1, RNO1, URO1, WSO1, WTO1, FLO1, WMO1, TCO1, MAP1, FSO1, CDO1, CIO1, ACO1, CFO1, RAO1, CWO1, TAO1, NHO1, SEO1, SEP1, SSO14, URO1, TCO1, SRO1, IEO1, RPO1, SNO1, SBO1, REO1,STO1, MN1, MN4, MN6, MN8, MN11, MN14, CK1, CK4, CK8, CK11, CK13, CK17, CBO1, CBO5, CBO7, CBO9, CBO11, CLO1, CLO2, CLO6, CLO9, CLO11, CLO14, BBO1, BBO5, BBO7, BBO11, VPO1, TVP1, ASP1, HDP1, RDO1, RDP1, TAP1, ADP1, AFP1, AFP10, CDP1, REP1, REP3, REP4, TEP1, TEP2, TEP7, EGP1, INP1, INP7, EIP1, EIP4, RTP1, TOO1, TOO5, TOO6	
Ecological Networks	BDO1-BDO7, THO1-THO2, THP1-THP4, GIO1-GIO3	Expand wording of BDO4 to require the reinstatement of habits where required. Inclusion of BDO5 regarding invasive species. Inclusion of BDO6 referencing the Monaghan

		Biodiversity Action Plan 2009-2014. Expand THP1 to indicate that where required transplanting of trees and hedgerows will be employed. Extend THP3 to include reference to compensatory planting where appropriate.
Population and Human Health		
Quality of Life	Vision Statement	Include SSO16 ensuring all settlements have an appropriate range of facilities and services. Include SSO17 encouraging the development of sustainable compact development forms Include SSO18 to facilitate and provide infrastructure and services necessary to accommodate population growth.
Population Trends, Regional Population Targets and Settlement Frameworks	Chapter 3. Settlement/Core Strategy CSP1-CSP2, RHP1-RHP13	
Health and its relationship with environmental issues	WPO1, WPO5, NCP1, AQO1-AQO4, AQP1-AQP2, TRO5, CIO1-CIO13, RAO5-RAO8, RAO13-RAO14, CWO1-CWO6, CWP1-CWP3, SSO12, HDP 7, HDP11, HDP16	Inclusion of AQO3 supporting public transport and non-motorised modes of transport. Inclusion of AQO4 encouraging the integration of land use and transportation. Inclusion of CIO12 regarding allotment provision. Inclusion of RAO14 regarding provision of recreational facilities for older persons. Inclusion of objectives CWO2 and CWO3 encouraging the development and facilitation of walking and cycling. Expand objective CWO6 to identify safe and convenient cycle routes in Urban Areas.
Provision of Community facilities	CIO1-CIO13, ACO1-ACO7, CFO1-CFO3, RAO1-RAO 14, IFO1-IFO3, NHO1-NHO2, SEO1-SEO3, SEP1-SEP2,	Inclusion of CIO12 regarding allotment provision. Inclusion of RAO14 regarding provision of recreational

	SSO2, SSO5, SSO6, SSO12, SSO18, REO1-REO7, MN13, CK14, CK15, CBO10, CLO12, CLO13, BBO8, BBO10, HDP7, HDP8, HDP19	facilities for older persons.
Flooding	WPP4, WPP12, WLO1, WLP2, FLO1-FLO6, FLP1-FLP2	Inclusion of WPP12 indicating that floodplains and riparian corridors should be maintained free from development. Inclusion of text within Chapter 6 regarding the preparation of a Strategic Flood Risk Assessment. Inclusion of FLO2 regarding the implementation of The Planning System and Flood Risk Management Guidelines" Inclusion of FLO6 emphasising the importance of county's floodplains as vital green infrastructure
Water		
Impact of development for example forestry, agricultural, infrastructural	WPO1, WPO-WPO5, WPP1-WPP12 AGO4, FYO3, INO11, RNO8, WSO4, WTO2, WTO3, WTO5, WTO6, WTP1, MN12, CK2, CBO4, CLO2, BBO4, HDP13, ETP1-ETP5, AFP9, EIP7,	
Alignment of the International River Basin Management Plans	WPO1-WPO5, WPP1-WPP12, WTO4, WTO7	
Waste Water and Drinking Water	WPO1, WPO5, WPP7, WSO1-WSO8, WTO1-WTO10, WTP1-WTP2, HDP13, ETP1-ETP5	Inclusion of WSO8 regarding the cooperation with the Federation of Group Water Schemes to improve the quality and capacity of water supply.
Air and Climate Change		
Climate Change and Air Quality	AQO1-AQO4, AQP1, AQP2, CCO1-COO4, TMO18, TRO2,-TO6, TRO9, RNO7, URO 5,CWO1-CWO6, CWP1- CWP3, RPO3, HDP11,	Inclusion of AQO3 supporting public transport and non-motorised modes of transport. Inclusion of AQO4 encouraging the integration of land use and transportation. Inclusion of climate change paragraph within Chapter 5, and subsequent objectives

		CCO1-CCO4. Inclusion of TNO7 to facilitate the provision of cycle lanes and footpaths. Inclusion of URO 5 to facilitate the identification and development of cycle lanes in the main towns of the County. Inclusion of objectives CWO2 and CWO3 encouraging the development and facilitation of walking and cycling. Expand objective CWO6 to identify safe and convenient cycle routes in Urban Areas. Include NRP9 to ensure developments of national roads address issues including air pollution.
Limiting Greenhouse Gas Emissions and reducing dependency on fossil fuels	AQO1-AQO4, AQP1, AQP2, CCO1-COO4, ERO1-ERO12, TMO18, TRO2,-TO6, TRO9, RNO7, URO 5,CWO1-CWO6, CWP1- CWP3, RPO3, HDP11, EGP2-EGP3	Inclusion of AQO3 supporting public transport and non-motorised modes of transport. Inclusion of AQO4 encouraging the integration of land use and transportation. Inclusion of climate change paragraph within Chapter 5, and subsequent objectives CCO1-CCO4. Inclusion of ERO10 which affords for the facilitation of electricity and gas infrastructure in appropriate areas. Inclusion of TNO7 to facilitate the provision of cycle lanes and footpaths. Inclusion of URO 5 to facilitate the identification and development of cycle lanes in the main towns of the County. Inclusion of objectives CWO2 and CWO3 encouraging the development and facilitation of walking and cycling.

		Expand objective CWO6 to identify safe and convenient cycle routes in Urban Areas.
Cultural Heritage		
Impacts of development	HPO1, ABO1-ABO6, ABP1-ABP2, PSO1-PSO4, PSP1-PSP4, IHO1-IHO2, CAO1-CAO4, CAP1AHO1-AHO3, AHP1-AHP8, SSO3, SSO10, SNO1-SNO5, SBO1-SBO8, MN9-MN10, CL2-CK3, CBO2-CBO4, CLO3-CLO5, BBO2-BBO4, SFP2-SFP3, SFP9	Inclusion of policy SFP9 regarding canopies and protected structures and ACAs. Expand SFP2 and SFP3 to reference Architectural Conservation Areas
Identification and protection of geological sites	GHO1,GHP1-GHP3	Inclusion of GHO1 regarding the undertaking of an audit with regard to geological heritage sites
Protection of architectural and archaeological structures and sites	HPO1, GHO1, GHP1-GHP3, ABO1-ABO6, ABP1-ABP2, PSO1-PSO4, PSP1-PSP4, IHO1-IHO2, CAO1-CAO4, CAP1, AHO1-AHO3, AHP1-AHP8, SSO3, SSO10, SBO1-SBO8, MN8-MN10, CK1, CBO1-CBO2, CLO1, CLO3, CLO4, STP2-SFP3, SFP9, ASP4, TEP7,INP7, EIP4,	Inclusion of HPTO1 with reference to the Draft Heritage Plan. Inclusion of GHO1 regarding the undertaking of an audit with regard to geological heritage sites. Inclusion of ABO5 regarding protection of historic demesnes and designated landscapes. Inclusion of ABO6 seeking retention and appropriate use of vernacular heritage. Inclusion of PSO4 encouraging the appropriate reuse of Protected Structures. Inclusion of PSP2 regarding the appropriate development, modification, alteration or existing affecting the setting of protected structures. Expand objectives IHO1 and IHO2 to include reference to the Ulster Canal and Industrial Heritage. Inclusion of AHO3 regarding the incorporation of archaeological finds into developments. Expand policy APH4 to reference the conservation

		and preservation of built heritage. Expand policies SFP2 and SFP3 to include reference to Architectural Conservation Areas. Inclusion of policy SFP9 regarding canopies and protected structures and ACAs.
Landscape		
Impact of development works	LPO1-LPO2, LPP1-LPP2, PAP1-PAP2, SAO1-SAO2, SAP1-SAP2, AVP1-AVP2, AGO3, INO11, RAO13, SSO19, RDP3, RDP5, RDP6, TEP7, INP7, INP8, EIP4,EIP7, TOO2.	Include policy TOO2 which indicates that tourism developments do not create a negative impact on the biodiversity, soil, water, cultural heritage or landscape.
Identification, Classification and protection of landscapes	HPO1, LPO1-LPO2, LPP1-LPP2, PAP1-PAP2, SAO1-SAO2, SAP1-SAP2, AVP1-AVP2, SBP1, DSP1-DSP2,	Inclusion of HPTO1 with reference to the Draft Heritage Plan.
Other Issues		
One off housing	CSP1, CSP2, RHP1-RHP13, LPO1-LPO2, LPP1-LPP2, PAP1-PAP2, SAO1-SAO2, SAP1, SAP2, AVP1-AVP2, THO1, THP1-THP4, RDO1-RDO2, RDP1-RDP14, RDP15-RDP20, LSP1-LSP5, RAP1-RAP3, ETP1-ETP5,TAP1-TAP3	Expand THP1 to indicate that where required transplanting of trees and hedgerows will be employed. Policy THP3 has been amended to include details of compensatory planting of native trees and shrubs.
Development of Tourism and Recreation Facilities	TMO1-TMO18, STO1-STO8, MN14-MN15, CK17-CK19, CBO11-CBO13, CLO14-CLO18, BBO11-BBO15, TDO1-TDO9.	Inclusion of TOO2 to ensure the protection of biodiversity, soil, water, cultural heritage and landscape when assessing tourism projects.
Waste Management	WMO1, WMO2, WMO3, WMO4, WMO5, WMO6, WMO7, WMO8, WMO9, WMO10, WMP1, WMP2, WMP3, WMP4,	Expand policy WMP2 to include reference to proximity principle and precautionary principle of shared responsibility.
Employment and Enterprise	RUO1-RUO2, AGO5-AGO7, FYO2, INO2-INO5, INO7-INO10, RTO2, RTO5, RTO6, RTO7, TO10,TMO2, TMO3, TMO15, SSO1-SSO3, SSO5,SSO6, SSO7, SSO8, SSO9, SSO10,SSO16, TCO2, TCO3, SRO2, SRO4, SRO5, IEO2-IEO7, MN7, CK12, CB6, CL10, AFP2-AFP5, CDP2, CDP4, INP3-INP5	Inclusion of RUO2 regarding rural revitalisation. Include SSO16 ensuring settlements have the appropriate range of facilities and services.

14.0: Conclusion

The assessment of policies and objectives outlined in Table 31 indicates:

- That the implementation of the Monaghan County Development Plan 2013-2019 (Incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) will have an overall positive impact on the environmental stats of the County.
- Whilst a number of policies and objectives would have an overall positive impact on the environmental status of the county, there may be certain elements of them that could also lead to a potential for environmental conflict. Where this arises the policies and objectives should be mitigated to an acceptable level. An acceptable level means where the conflict with the status of the SEO would be rendered benign or reduced through mitigation measures and thereby become acceptable in terms of well established principles of proper planning and sustainable development.
- The impact of some objectives and policies may be uncertain.
- The implementation of the draft development plans will not give rise to probable environmental conflicts that are unlikely to be mitigated to an acceptable level. An acceptable level means where the conflict with the status of the SEO would be rendered benign or reduced through mitigation measures and thereby become acceptable in terms of well established principles of proper planning and sustainable development.

APPENDIX 1

Consultation Responses

Mr. Adrian Hughes
Senior Planner
Planning Department
Monaghan County Council
Council Offices,
The Glen
Monaghan

10th October 2011 Our Ref: SCP 110309.3

Re: Preparation of the Monaghan County Development Plan 2013-2019 (incorporating the Development Plans for the towns of Monaghan, Carrickmacross, Castleblayney, Clones & Ballybay)

Dear Mr. Hughes,

I refer to and acknowledge your correspondence, dated 15th September, in relation to the Strategic Environmental Assessment Scoping for the Monaghan County Development Plan 2013-2019 (incorporating the Development Plans for the towns of Monaghan, Carrickmacross, Castleblayney, Clones & Ballybay), hereafter referred to as "the Plan".

You are referred to the Agency's previous submissions on the preparation of the Monaghan County Development Plan 2013-19 and also in relation to the preparation and incorporation of the towns of Monaghan, Carrickmacross, Castleblayney, Clones & Ballybay into the Plan, dated 6th May 2011, which should also be taken into account at this time.

You are also referred to the most recent environmental information and guidance available on the EPA's website (http://www.epa.ie/downloads/), which should also be integrated as appropriate.

You are also referred to the most recent environmental information and guidance available on the EPA's website (http://www.epa.ie/downloads/), which should also be taken into consideration.

Further comment will be provided by the Agency upon receipt of the Draft Environmental Report and Plan and associated documents during the next statutory consultation phase of the SEA Process.

Updated SEA Regulations / Circular
Your attention is brought to the new SEA Regulations, which should be referenced and integrated into the Plan and SEA process.

Two amending SEA Regulations were signed into Irish law on 3rd May 2011, amending the original SEA Regulations:

- European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011, (S.I. No. 200 of 2011), amending the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. No. 435 of 2004), and

- Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011, (S.I. No. 201 of 2011), amending the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004).

You are also referred to the recent DoECLG Circular (PSSP 6/2011) issued on the 26th July 2011 to each County/City Manager, Director of Services and Town Clerk in relation to *'Further Transposition of the EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA)'* which should also be referred to and integrated into the Plans.

European Communities (Birds and Natural Habitats) Regulations 2011
You are also referred to the requirements of the recent European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011), which should be taken into account in implementing the Plan. These Regulations consolidate the European Communities (Natural Habitats) Regulations 1997 to 2005 and the European Communities (Birds and Natural Habitats) (Control of Recreational Activities) Regulations 2010, as well as addressing transposition failures identified in the CJEU judgements.

Environmental Authorities
You are reminded of the requirement, where appropriate under the SEA Regulations, and as amended by S.I. No. 201 of 2011, to give notice to the following:

- The Environmental Protection Agency

- The Minister for the Environment, Community & Local Government

- Minister for Agriculture, Marine and Food, and the Minister for Communications Energy and Natural Resources, where it appears to the planning authority that the plan or programme, or modification of the plan or programme, might have significant effects on fisheries or the marine environment

- where it appears to the competent authority that the plan or programme, or amendment to a plan or programme, might have significant effects in relation to the architectural heritage or to nature conservation, the Minister for Arts, Heritage and Gaeltacht Affairs, and

- any adjoining planning authority whose area is continuous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

You are further reminded that a copy of your decision regarding the determination should be made available for public inspection at your offices, local authority website and should also be notified to any Environmental Authorities already consulted.

Should you have any queries or require further information in relation to the above please contact the undersigned.

I would be grateful if an acknowledgement of receipt of this submission could be sent electronically to the following address: sea@epa.ie.

Yours Sincerely,

_____
Cian O'Mahony
Scientific Officer

Iascach Intíre Éireann
Inland Fisheries Ireland

Co-Ordination Unit
Department of Communication,
Energy & Natural Resources
Elm House
Earlsvale Road
Cavan
Co. Cavan

Our Ref: MK/Mon Co. Co.

29th September, 2011

Re: Preparation of Monaghan County Development Plan 2007-2013 – Environmental Report

To whom it may Concern,

Inland Fisheries Ireland (IFI), is a Statutory Body established on the 1st July 2010. Under section 7(1) of the Inland Fisheries Act 2010 (No. 10 of 2010) *the principal function of IFI is the protection, management and conservation of the inland fisheries resource*.

Under section 7(3) of the IFI Act it is stated that *without prejudice to subsection (1), IFI shall in the performance of its functions have regard to:*
(g) the requirements of the European Communities (Natural Habitats) Regulations 1997 (S.I. No. 94 of 1997) and the need for the sustainable development of the inland fisheries resource (including the conservation of fish and other species of fauna and flora habitats and the biodiversity of inland water ecosystems),
(h) as far as possible, ensure that its activities are carried out so as to protect the national heritage (within the meaning of the Heritage Act 1995).

We refer to your request for submissions in relation to a proposed Environmental Report to accompany The Monaghan County Development Plan.

Having examined the documentation we have a few comments to make.

The cumulative impact of increasing the size of population centres with regard to accompanying increases in waste production must be examined. From an urban waste water perspective, allowing unchecked expansion not only has the potential to negatively impact local riverine receptors but also Lough Neagh SPA and Dundalk Bay SAC and SPA as a large proportion of Monaghan's water bodies ultimately discharge into these sites.

The concerns mentioned above would also relate to land management practises within the county. If specific policy relating to phosphate reduction on agricultural land is not developed and encouraged, the cycle of increased eutrophication of Monaghan's surface water bodies will continue.

Ceantar Abhantraí an Oirthir, 15a An Phríom, An Charraig Dhubh, Co. Bhaile Átha Cliath.
- Eastern River Basin District, 15a Main Street, Blackrock, Co. Dublin.
+ 353 (0)1 2787022 - erbd@fisheriesireland.ie - www.fisheriesireland.ie

Sustainable Urban Drainage Schemes (SUDS) should be utilised where applicable in conjunction with development within County Monaghan. Different available methods should be examined in a site specific manner and the most suitable ones chosen before development may commence. Not only will this alleviate flood risk but it will ensure that surface water entering watercourses is of a high quality.

Many settlements in Monaghan have watercourses within their environs. Rivers and their tributaries can be protected through the provision of a suitably sized buffer zone along the river banks. Buffer zones are extremely valuable from a fisheries perspective as they protect and enhance the aquatic habitat by providing an area for riparian vegetation. Riparian vegetation enhances the aquatic habitat by:

- Providing shade, which controls temperature and plant growth
- Provides cover for fish
- Contributes to plant debris, which is a food source for some invertebrates
- Provides habitat for terrestrial insects, which are also a food source for fish
- Increase bank stability
- Provide some treatment of run-off from land before it enters the watercourse

The biodiversity of Monaghan could also be protected through the avoidance of construction of culverts. IFI is opposed to culverting because:

- it causes loss and degradation of fishery habitat
- it provides an obstacle to fish movement and migration
- it reduces the aesthetic value of a watercourse, and
- it hinders pollution detection.

County Monaghan has a wealth of valuable aquatic habitats which contain a number of protected species.

We trust you will take our observations on board.

Yours faithfully,

Diarmuid Ryan

p.p

William Walsh
Director – Eastern River Basin District

Ceantar Abhantraí an Oirthir, 15a An Phríom, An Charraig Dhubh, Co. Bhaile Átha Cliath.
- Eastern River Basin District, 15a Main Street, Blackrock, Co. Dublin.
+ 353 (0)1 2787022 - erbd@fisheriesireland.ie - www.fisheriesireland.ie

An Roinn
Ealaíon, Oidhreachta agus Gaeltachta

Department of
Arts, Heritage and the Gaeltacht

14/10/2011

Your Ref: Forward Planning
Our Ref: FP2011/152

Director of Services – Forward Planning,
Monaghan County Council
Council Offices
The Glen
Monaghan

Proposed Monaghan County Development Plan 2013-2019 (incl Monaghan, Carrickmacross, Castleblayney, Clones & Ballybay)

A Chara,

I refer to the above-proposed county development plan. Please find hereunder the built heritage recommendations of the Department of Arts, Heritage and the Gaeltacht for consideration by your Authority.

It is noted that reference is made in the county and town plans to protected structures and architectural conservation areas (ACAs). This is appropriate but we would have some concerns with the wording of the paragraph on page 12 of the draft county plan defining ACAs; we consider that this should more closely mirror the wording in *Chapter II, Part IV of the Planning and Development Act.* 'Interest' should be extended to 'interest or value' while the reference to planning permission having to be obtained before significant works can be carried out that might alter the character of the structure or the ACA might be better using the term 'materially affect the character of the area', as in the Act.

Kindly forward any further information received; or in the event of a decision being made a copy of same should be forwarded to the following address as soon as it issues:

The Manager,
Development Applications Unit,
Department of Arts, Heritage and the Gaeltacht,
Newtown Road,
Wexford.

Alternatively, documentation associated with the above can be referred electronically to the DAU at the following address: **manager.dau@ahg.gov.ie**

In addition, please acknowledge receipt of these observations by return.

Is mise le meas,

Michael Murphy

Michael Murphy,
Development Applications Unit
Tel: (053) 911 7516
E-mail: michael.murphy@ahg.gov.ie

Natural Heritage
Klondyke Building
Cromac Avenue
Gasworks Business Park
Belfast BT7 2JA

Adrian Hughes
Monaghan County Council
Council Offices
The Glen
Monaghan
Ireland

Date 14/10/11

RE: Preparation of Monaghan County Development Plan 2013-2019

Dear Adrian,

Thank you for your letter dated 15th September 2011. We have passed your letter and the accompanying documentation about the Strategic Environmental Assessment (SEA) of Monaghan County Development Plan 2013-2019 to the SEA Team within the Northern Ireland Environment Agency (NIEA). This team will supply you with NIEA comments regarding the anticipated scope and level of detail of transboundary information that should be included within the environmental report. For your records NIEA consultations regarding Strategic Environmental Assessments should be sent to:

SEA Team, Strategy Unit
Northern Ireland Environment Agency
Klondyke Building
Cromac Avenue
Gasworks Business Park
Belfast
BT7 2JA

The NIEA SEA contact point is:

Siobhan Conlon
Siobhan.Conlon@doeni.gov.uk
00 44 28 90569442

We note that your request relates primarily to the SEA of the Monaghan County Development Plan 2013-2019 but we welcome the inclusion of the Appropriate Assessment Initial Screening Report with your consultation letter.

We note that our previous detailed HRA consultation responses have not been referenced in the AA Initial Screening Report. Although our initial comments to your HRA consultation letter dated 16th February 2011 arrived with you after the 3rd of March we welcome the letter from Monaghan Town Council (Marie Clerk) which acknowledged receipt of our letters dated 15th March 2011 and our subsequent consultation letter dated 20th May 2011. We also welcome the acknowledgement that our observations will be taken into consideration.

We welcome that the Screening Report contains information about the Natura 2000 sites in Northern Ireland that we have previously agreed may be impacted by the plan. Please note that the full conservation objectives for these sites are not available on the internet and are only available by requesting the information directly from NIEA. Similarly information about the condition assessments for these sites is only available on request. If you wish to request this information please contact Turlough.bell@doeni.gov.uk.

Other sources of potential information that may be of use to you and suggested relevant policy areas and plans and projects to consider are referenced in our letter dated 15 March 2011.

If you require and further information or advice please do not hesitate to contact me.

Yours Sincerely

Mark Hammond

00 44 28 90569579
Mark.hammond@doeni.gov.uk