

1.0: Introduction

The aim of the European Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora) is to create a network of protected wildlife sites in Europe which are maintained at a good conservation status. The Habitats Directive formed a basis for the designation of Special Areas of Conservation (SACs). Similarly, Special Protection Areas (SPAs) are legislated for under the Birds Directive (Council Directive 79/409/EEC as amended by Council Directive 2009/147/EC) on the Conservation of Wild Birds).

Collectively, SACs and SPAs are referred to as European sites or Natura 2000 sites in Irish legislation. In general terms they are considered to be of exceptional importance for protecting rare, endangered or vulnerable habitats and species within the European Community.

Under Article 6(3) of the Habitats Directive, an Appropriate Assessment must be undertaken for any plan or programme that is likely to have a significant effect on the conservation objectives of a Natura 2000 site.

Article 6(4) of the Habitats Directive sets out the decision-making test which must be applied to plans or projects that may impact on a Natura 2000 site. Article 6(4) states that amelioration measures must be put in place which will compensate for direct risk or damage likely to occur so as to ensure that the integrity of Natura 2000 sites are not compromised.

1.1: Legislative Context

The EU Habitats Directive 92/43/EEC provides legal protection for habitats and species of European importance through the establishment of a network of designated conservation areas known as the Natura 2000 Network. The Natura 2000 network includes sites designated as Special Areas of Conservation under the EU Habitats Directive and Special Protection Areas designated under the Birds Directive.

There are 24 Articles contained within the Habitats Directive, however Article 6 is viewed as being one of the most important as it determines the link between land use and conservation.

In summary, Article 6(1) sets out the measurements that are necessary for conservation with a focus on both positive and practical interventions. Article 6(2) places emphasis on prevention, setting out that habitat deterioration and species disturbance should be avoided. Articles 6(3) and 6(4) set out a series of procedural safeguards presiding over plans and projects that are likely to have a significant effect on an identified Natura 2000 site.

The Habitats Directive requires competent local authorities to carry out a 'Habitats Directive Assessment' of plans and projects that, either individually or in combination with other plans and projects, are likely to have a significant effect on Natura 2000 sites. The onus is therefore on the Local Authority to ensure that any plan or project, in this case the Monaghan County Development Plan (Incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) 2013-2019, will not give rise to any significant negative effects upon a Natura 2000 site.

Section 177U of the Planning and Development (Amendment) Act 2010 enshrines in legislation the necessity of the planning authority to consider the need for an Appropriate Assessment before any plan is made. Where the planning authority is uncertain that there is a case for an appropriate assessment, the proposed plan must be screened to determine whether or not the objectives and policies of the proposed plan are likely to negatively affect the conservation objectives on any Natura 2000 site. This is done by examining the proposed plan and the conservation objectives of any Natura 2000 site that might potentially be affected.

The competent authority cannot adopt plans unless it determines that the provisions of the plan are not likely to have a significant effect on any European site. In the absence of such a determination, the competent authority will have to carry out a 'Habitats Directive Assessment' in respect of the plans in line with the requirements of Article 6(3) and 6(4) of the Habitats Directive.

The Habitats Directive was initially transposed into Irish law in 1997 by the European Communities (Natural Habitats) Regulations, 1997 (S.I. No. 94 of 1997), with later amendment regulations (S.I. No. 233 of 1998; S.I. No. 378 of 2005). The Birds Directive was anticipated by the Wildlife Act (1976) and its provisions covered many of the requirements of the Birds Directive. Article 7 of the Habitats Directive makes the provisions of Article 6(3) and 6(4) applicable to Special Protection Areas.

The Department of Environment, Heritage and Local Government (DoEHLG) in association with the National Parks and Wildlife Service (NPWS) published Guidance for Planning Authorities in December 2009 entitled "Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities". This Appropriate Assessment (AA) has regard to this guidance.

1.2: Articles 6(3) and 6(4) of the Habitats Directive

The principles of Appropriate Assessment require that land-use plans ensure that the protection of Natura 2000 sites form part of the planning process at national, regional and local level. The competent authority cannot adopt a plan unless it determines that the provisions of the plan will not have adverse impacts on the integrity of any Natura 2000 site.

Article 6(3) establishes the requirement for Appropriate Assessment:

Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.

Article 6(4) goes on to discuss alternative solutions, the test of "imperative reasons of overriding public interest" (IROPI) and compensatory measures:

If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted.

Where the site concerned hosts a priority nature habitat type and/or a priority species, the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest.

Article 6(4) qualifies this by requiring that if a plan must proceed for imperative reasons of overriding public interest and if there are no alternatives to the plan, then compensatory measures must be adopted. Compensatory measures are agreed by the National Authorities in consultation with the European Commission.

In addition, Article 10 of the Habitats Directive states that:

Member States shall endeavour, where they consider it necessary, in their land use planning and development policies and, in particular, with a view to improving the ecological coherence of the Natura 2000 network, 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 structure (such as rivers with their banks or the traditional systems for marking field boundaries) or their function as stepping stones (such as ponds or small woods), are essential for the migration, dispersal and genetic exchange of wild species.

The Birds Directive requires that important concentrations of migratory waterfowl and internationally important wetlands be protected in the same way as Annex 1 and Annex II habitats and species under the Habitats Directive. In addition, case law under the Birds Directive indicates that internationally important bird sites are given protection equivalent to priority listed habitats and species under the Habitats Directive.

It should be noted that Authorities must notify the EU Secretary of State of any decision to adopt a plan in an IROPI case so, critically; she/he has reserve powers on this issue. The IROPI test is onerous and if passed it is likely that potentially expensive compensatory measures will be required. It is advisable that IROPI should be avoided where at all possible.

1.3: Relationship with Strategic Environmental Assessment

Appropriate Assessment specifically aims to ensure that the plan, in this case the Draft Monaghan County Development Plan 2013-2019 (Incorporating the Draft development plans for the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) will not have an adverse effect on the integrity of European sites, whereas Strategic Environmental Assessment (SEA) has a broader environmental objective which is to ensure that land-use plans contribute to sustainable development by integrating social, environmental and economic considerations into plan preparation and incorporating the requirements of the SEA Directive (2001/42/EC). A comparison between the AA and SEA process is set out on the following page in Figure 1.

Figure 1: Comparison between AA and SEA

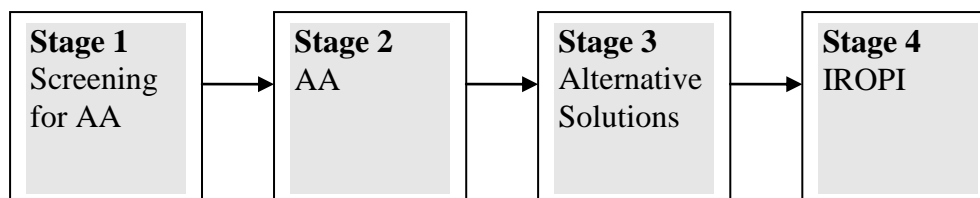
	Appropriate Assessment	Strategic Environmental Assessment
Aim of process is to:	Maintain the integrity of the Natura 2000 network and its features.	Provide for a high level of protection of the environment.
Emphasis on:	Prevent activities that could harm Natura 2000 sites - "Protection led".	Provide information on environmental impacts, consultation, documenting decisions - "Baseline led".
Detail:	Narrow focus on a few sites.	Focus on the environment rebalancing in favour of the environment.

Adapted from 'Appropriate Assessment of Plans, September 2006', Authors: Scott Wilson, Levett – Therivell Sustainability Consultants, Treweek Environment Consultants and Land Use Consultants, p14 (based on Therivel, 2006)

2.0: Stages of Appropriate Assessment Process

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 2 below:

Figure 2: Stages of 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.

It should be noted that plan adoption may only proceed if it is determined that the plan will not affect the integrity of a Natura 2000 site. If the Plan does not have a positive outcome at Stage 2 to demonstrate that there will be no adverse impacts on the integrity of any Natura 2000 sites it must proceed to Stage 3. Progression to Stage 3 Assessment of Alternative Solutions would result in changes to the plan in its current form. If suitable recommendations are prescribed and incorporated into the Monaghan County Development Plan (Incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay), then Stages 3 and 4 will not be required. It must also be noted at this early stage in the process, that where a negative assessment results at Stage 2 the plan or project cannot be implemented or proceed.

This Appropriate Assessment Report covers Stage 2 of the assessment process and will inform the preparation of the aforementioned draft development plans.

In the preparation of this assessment regard has been given to the following guidance documents:

- Managing Natura 2000 Sites - The provisions of Article 6 of the Habitats Directive 92/43/EEC. European Commission (2000).
- Assessment of Plans and Projects Significantly Affecting Natura 2000 sites - Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC. European Commission (2001).
- Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC - Clarification of the Concepts of: Alternative Solutions, Imperative Reasons of Overriding Public Interest, Compensatory Measures, Overall Coherence, Opinion of the Commission. European Commission (January 2007).
- Appropriate Assessment of Plans. Authors: Scott Wilson, Levett-Therivel Sustainability Consultants, Treweek Environmental Consultants and Land Use Consultants (September 2006).
- Department of the Environment, Heritage and Local Government Circular Letter SEA 1/08 and NPWS 1/08, 15th February 2008.
- Department of the Environment, Heritage and Local Government, Appropriate Assessment of Plans and Projects in Ireland, Guidelines for Planning Authorities, 2009.

3.0: Natura 2000 Sites within the Plan Area

County Monaghan has a landscape and a natural heritage that is rich in biodiversity, containing many important species of flora, fauna and habitats. The interaction of human activity through development has the potential to have an impact upon the County's natural heritage which could ultimately lead to the deterioration and demise of wildlife species and their natural habitats.

Special Areas of Conservation (SACs) are designated in areas that support habitats listed in Annex I and/or species listed in Annex II of the Habitats Directive. Special Protection Areas (SPAs) are of particular ecological interest and represent areas of international importance for the species and populations of birds that they support. SPAs are designated in areas that support 1% or more of the all Ireland population of bird species listed on Annex I of the EU Birds Directive, 1% or more of the population of a migratory species and more than 20,000 waterfowl. Table 1 details Natura 2000 sites within County Monaghan.

Table 1: Natura 2000 sites located within County Monaghan

Site Name	Site Type	Site Code
Sliabh Beagh	SPA	004167
Kilroosky Lough Cluster	SAC	001786

Table 2 contains the following information with regard to the above Natura 2000 sites:

- Site Code
- Site Name
- Qualifying Interests
- Conservation Objectives
- Threats to Site Integrity.

Appendix 1 contains site synopses for the Natura 2000 sites listed above.

Map 1: Location of Natura 2000 sites within County Monaghan.

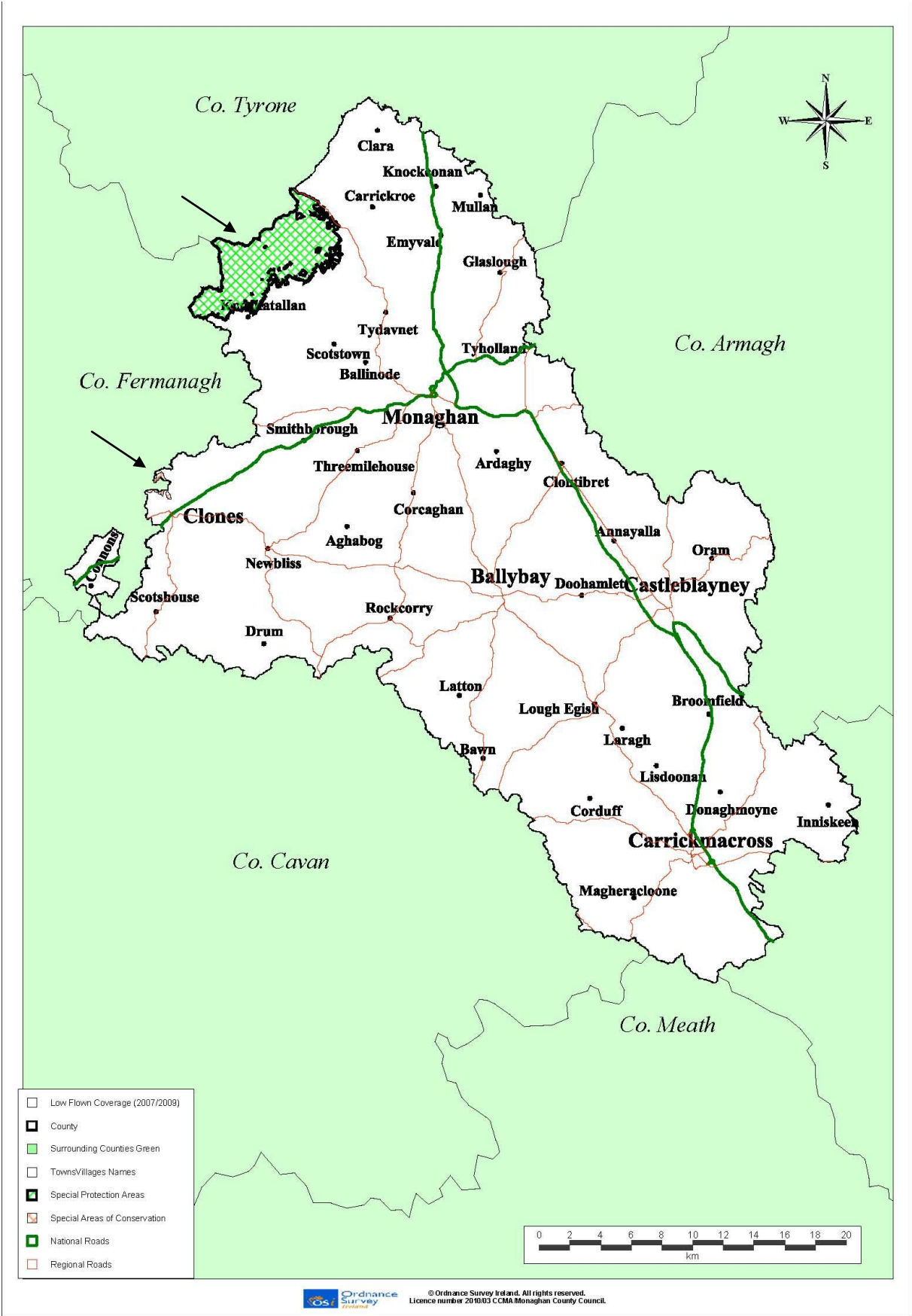


Table 2: Natura 2000 Sites within the Plan Area

<i>Sliabh Beagh, 004167 – Special Protection Area (SPA)</i>		
Qualifying Features	Conservation Objectives	Possible threats to site integrity
Hen Harrier	To maintain the special conservation interests of this SPA: Hen Harrier	Changes in local hydrology including drainage, peat extraction, overgrazing, forestry, burning, direct loss of habitat to development, arterial drainage/water abstraction/lowering of the regional water table, agricultural reclamation, direct and indirect impacts to the habitats of the bird species of conservation interests, water quality/pollution, disturbance from recreation/amenity use, introduction of alien invasive species, illegal dumping, poisoning, inappropriate land management, potential erection of communication antennae and wind farms.
<i>Kilroosky Lough Cluster, 001786 – Special Areas of Conservation (SAC)</i>		
Qualifying Features	Conservation Objectives	Possible threats to site integrity
3140 - Hard oligo-mesotrophic waters with benthic vegetation of chara species. 7230 - Alkaline fens 7210 - Calcareous fens with cladium mariscus and Carcicion davalliance. 1092 - Austropotamobius pallipes freshwater white-clawed crayfish.	To maintain the Annex I habitat for which this cSAC has been selected at favourable conservation status: 3140 hard oligo-mesotrophic waters with benthic vegetation of Chara species 7210 - Calcareous fens with cladium mariscus and Carcicion davalliance 7230 Alkaline fens. To maintain the Annex II species for which the cSAC has been selected at favourable conservation status: White-clawed crayfish.	Agricultural improvements/reclamation, drainage/changes in local hydrology including water abstraction, erosion (natural and anthropogenic), water quality/pollution, agricultural abandonment, overgrazing/undergrazing, direct loss of habitat to development, bracken & scrub encroachment, amenity/recreation use, tourism-related development for example marinas, peat extraction, forestry, burning, arterial drainage/water abstraction/lowering of the regional water table, illegal dumping, crayfish fishing, changes in flow rate, siltation, loss of fringe vegetation, changes in seasonal water levels/fluctuations, loading from effluents (WWTW), turf/peat extraction in fens.

4.0: Threats to Natura 2000 Sites within the Plan Area

To ensure the sustainable environmental management, the maintenance and enhancement of the biodiversity and nature conservation of both the Sliabh Beagh SPA and Kilroosky Lough Cluster SAC, it is importance to illustrate the most prevalent issues affecting the sites in question. In this regard the information below has been derived from Sliabh Beagh Conservation Management Plan (Royal Society for the Protection of Birds, Truagh Development Association Ltd, Sliabh Beagh Environmental Management Committee, 2011) and Kilroosky Lough Cluster Conservation Statement (National Parks and Wildlife Service, 2009).

4.1: Sliabh Beagh Special Protection Area

Sliabh Beagh is located on the borders of Counties Tyrone, Fermanagh and Monaghan, straddling the border between Northern Ireland and the Republic of Ireland. Monaghan Town is the nearest large town and is located approximately 15km south east of the site. Sliabh Beagh is the third largest expanse of active upland blanket bog habitat in Northern Ireland and the last relatively intact blanket bog habitat in County Monaghan.

The Sliabh Beagh SPA is one of the strongholds for the Annex I bird species – the Hen Harrier, in the country. Up to 10 pairs within the Northern Ireland SAC and 4 pairs within the Republic of Ireland SPA have been recorded in recent years. In addition the site supports breeding Merlin and Peregrine, two species which are listed on Annex I of the E.U Birds Directive. This SPA is also home to Red Grouse which is found in unplanted areas of bog and heath and is now Red-Listed due to its declining numbers. The site provides excellent nesting and foraging habitat for breeding Hen Harriers and is also of national importance for breeding Merlin.

Sliabh Beagh has suffered from over frequent and badly timed burning incidences over recent years. The resulting impacts include irreparable damage to the peat structure and release of carbon into the atmosphere as particles of carbon dioxide, severe damage to sensitive vegetation especially of active wet blanket bog, severe disturbance to and destruction of nests of protected breeding birds and cumulative effects on water quality from burnt or eroded material entering water sources.

Illegal and unregulated large scale commercial peat cutting is a significantly environmentally damaging activity at Sliabh Beagh. Such activity impacts upon legitimate activities on the site which include traditional peat cutting, walking and bird watching. Damage associated with commercial peat cutting includes hard core tracks for machinery. In addition machine cutting during spring months is likely to destroy nests or disturb breeding birds. Both the Northern Ireland and Irish Rapture Study Groups consider turf cutting to be one of the biggest threats to breeding Hen Harriers in Counties Monaghan and Tyrone (Ruddock and McGeough, 2009).

Significant threats to water bodies in Sliabh Beagh include pollution and eutrophication, particularly eutrophication through phosphate or nutrient inputs. Eutrophication can result in a significant reduction in water quality and impact on plant and invertebrate species. Pollution incidents, release of animal waste, slurry, pesticides etc have the potential to highly damage the area. Drainage or over abstraction could also potentially reduce the volume of water in lakes and in the small streams fed by said lakes and which in turn feed important salmonid rivers.

Drainage has been undertaken within the site as a result of peat digging, forestry operations and agricultural reclamation. Drainage of active peat bog can lead to a

significant loss of water from active blanket bog mass. In the long term the problems associated include, permanent drying out of peat mass, loss of characteristic bog vegetation, invasion of scrub, trees and grasses, damage to water quality and increased flood risks.

Lough Antraicer is a locally important aquifer zone. It is acknowledged that over abstraction could have major impacts on protected water bodies, the local water table and the hydrology of upland habitats. The protection of groundwater is therefore a priority around Lough Antraicer. Baseline data for water courses in 2008 and 2009 corresponded with machine cutting of peat and heavy summer rainfall within the Lough Antraicer catchment, resulting in peat being washed into the Lough.

Forestry is considered to be a moderate concern for the site given its impacts on habitats of conservation importance and importance for species such as the Hen Harrier. Conifer plantation has historically been a cause of direct habitat loss around the bog margins. Outputs from conifer plantation can also have detrimental effects on water quality. Plantations also provide cover for predators such as fox and grey crow which is a concern for ground nesting birds.

Within the site there are some recorded localised instances of overgrazing and pollution derived from slurry/fertiliser pollution, two activities associated with agriculture. The Northern Ireland and Irish Rapture Study Groups consider that inappropriately zoned and timed cattle grazing may contribute to the failing of breeding Hen Harriers. Over grazing has also been linked to the decline of heather and promotion of grasses.

Heather Beetle infestations have been evident in Sliabh Beagh. Seedlings and old heather are vulnerable to attack which results in the middle age structure of healthy heather being lost which is a valuable resource for Red Grouse. In addition older, taller heather is a necessity for breeding Hen Harriers so the loss of such vegetation is a particular concern.

Whilst at present, there is little conflict between recreational activities and the site, there is potential for increased conflict with increasing visitor numbers or increased access to the site. Localised damage to sensitive habitats (in particular through quad bike use), disturbance to birds especially during breeding season and accidental trespassing are the main issues of concern. Walking in areas where sensitive bird species are nesting during the breeding season may cause abandonment of nest sites.

Localised instances of fly-tipping of domestic and agricultural waste are evident throughout the area; however impacts of such are mostly visual.

The Sliabh Beagh SPA remains attractive to wind farm developers. Direct impacts are likely to occur as a result of the turbines and the associated infrastructure on peat mass and associated habitats as a result of loss/compaction/degradation of peat mass as well as damage to and loss of vegetation. Wind turbines may be likely to have a negative impact on Annex I bird species Hen Harrier and Merlin as well as other bird species of conservation importance as a result of disturbance or collision.

Invasive species such as Fallow Deer and Rhododendron have been recorded at Sliabh Beagh. Whilst Deer are not considered to pose any great threat to vegetation, the removal of Rhododendron is considered to be a high priority given its vigorous spread and subsequent threat to flora and fauna.

Climate Change has been documented as a potential threat to Blanket Bog throughout North West Europe. Potentially higher temperatures combined with lower precipitation during the summer could lead to increased surface drying, fire risks, lowering of water tables as well as inwash of material into water bodies leading ultimately to the deterioration of water quality.

4.2: Kilroosky Lough Cluster Special Area of Conservation

Kilroosky Lough Cluster SAC incorporates Kilroosky, Summerhill, Burdautien, Dummy's and Ramages Loughs. Apart from Ramages Lough the remaining Loughs are located partially within Northern Ireland. Ramages Lough is almost completely dominated by freshwater swamp vegetation, whilst the other four lakes have open water areas in which a total of 8 species of stoneworts have been found along with other aquatic plants. Other habitats within the site include improved grassland, forestry and hedgerows. White-clawed crayfish are found in Kilroosky and Dummy's Lough.

Despite the absence of water quality monitoring data the site appears stable. Nutrient run off from surrounding farmland is listed as a potential threat to the water quality of the site. In addition the proximity of the lakes to Clones Town increases the pressure for development on adjoining lands.

The lake clusters are located in the Finn-Lackey Valley which is part of the Erne Catchment which drains into Upper Lough Erne. None of the Loughs are currently monitored by Monaghan Local Authorities, the EPA or Northern Ireland Agencies; however risk assessments undertaken as part of the North Western International River Basin District monitoring indicated that Burdautien, Kilroosky, Dummy's and Ramages Lough were at significant risk from diffuse sources of pollution. In 2006 water quality in Dummy's Lough appeared fairly poor with large amounts of filamentous algae present.

The main land use within the site is agriculture, with a small number of intensively managed improved fields. However there are a number of additional landuses on the site which include angling, forestry (a number of plots of land around the lakes have been planted with coniferous and mixed broadleaved woodland), horticulture, hunting, residential and water abstraction (Dromard House and wetland nursery is located on the shore of Burdautien Lough and uses approximately 3m³ of water per day).

A number of land uses are apparent adjacent to the site. Grassland is the primarily agricultural land use in the surrounding areas and varies from low input extensive grassland management to intensive pasture with high nutrient inputs. Intensive animal rearing also occurs within the catchment of the site. Adjacent to the boundary of Dummy's Lough a commercial diesel operation is located which obviously poses some risk to water quality in the event of an accidental spill occurring.

A number of houses have been erected around the lakes in recent years, many of which have septic tanks percolation areas which generally slope towards the lakes.

A mature privately owned coniferous plantation is located to the west of Burdautien Lough whilst a younger coniferous and broadleaved woodland is found adjacent to Kilroosky Lough. It is considered that felling of any woodland may cause the release of silt and changes in water chemistry in the lake. In addition further planting of forestry within the site could result in the loss of habitats.

A number of fields within the site are intensively managed and agricultural activities include slurry spreading and manure application from intensive chicken production units. It is noted that the threat to water quality is highest on the north shore of Burdautien Lough, the east of Ramages Lough and around Dummy's Lough.

The Conservation Statement for Kilroosky Lough Cluster indicates that percolation areas of septic tanks for private houses around the lakes may contribute somewhat to the nutrient enrichment in the catchment and states that further development within the lakes' catchment would pose a risk to water quality in future. Mains sewerage from Clones Town stops just south of Ramages Lough and just south of Kilroosky Lough.

5.0: Natura 2000 Sites within 15km of the Plan Area

It is noted that a key variable to determine whether or not a particular Natura 2000 site is likely to be negatively affected by the Draft development plans is its physical distance from the project or plan area, and it will generally, but not necessarily, be the case that the greater the distance the lower the possibility of impacts. Twelve Natura 2000 sites were identified as being located within 15km of the Plan area and are listed in Table 3 below:-

Table 3: Natura 2000 sites located within 15km of the Plan area

Site Name	Site Type	Site Code	Approximate Direct Distance to County Boundary
Dundalk Bay	SPA	004026	10km
Stabannan/Braganstown	SPA	004091	14km
Dundalk Bay	cSAC (candidate)	000455	10km
Lough Oughter	SPA	004049	3km
Lough Oughter	cSAC (candidate)	000007	3km
Slieve Gullion	SAC	UK0030277	13km
Sliabh Beagh	SAC	UK0016622	Adjacent
Moninea Bog	SAC	UK0030212	13km
Magheraveely Marl Lough	SAC	UK0016621	Adjacent
Lough Neagh	SPA	UK9020091	28km
Upper Lough Erne	SPA	UK9020071	5km
Upper Lough Erne	SAC	UK0016614	5km

It should be noted that Lough Neagh falls outside the 15km radius from the plan area; however it has been included given the strong hydrological connection.

Table 4 includes the following information with regard to the above Natura 2000 sites:

- Site Code
- Site Name
- Qualifying Interests
- Conservation Objectives
- Threats to Site Integrity.

Appendix 2 contains site synopses for the Natura 2000 sites listed above.

Table 4: Natura 2000 Sites within 15km of the Plan Area

Moninea Bog, UK0030212 – Special Areas of Conservation (SAC)		
Qualifying Features	Conservation Objectives	Possible threats to site integrity
7110 – Active Raised Bog. Supports a high cover of bog mosses including hummock-forming species and all 3 native British sundew species.	To maintain the Annex I habitat for which the SAC has been selected for conservation status.	Changes in local hydrology including drainage, climate change (increased/reduced rainfall); erosion, fires, scrub encroachment in the areas of active bog, landslips, peat extraction, overgrazing/under grazing, forestry, burning, direct loss of habitat to development, arterial drainage/water abstraction/lowering of the regional water table, agricultural reclamation/improvement, recreational/amenity use (walking, horse riding, cycling, quads and motorbikes), introduction of alien invasive species, illegal dumping.
Magheraveely Marl Loughs, UK0016621 – Special Areas of Conservation (SAC)		
Qualifying Features	Conservation Objectives	Possible threats to site integrity
3140 - Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. 7230 - Alkaline fens. 7210 - Calcareous fens with Cladium mariscus and species of the caricion davallianae. 1092 - Austropotamobius pallipes freshwater white clawed (or Atlantic Stream) crayfish.	To maintain the Annex I habitat for which the SAC has been selected for conservation status. To maintain the Annex II species for which the SAC has been selected for conservation status.	Nutrient enrichment poses a threat to the good water quality found all 10 lakes included in the site, agricultural improvements/reclamation, changes in flow rates, arterial drainage/water abstraction/lowering of the regional water table, siltation, loss of fringe vegetation, changes in seasonal water levels/fluctuations, direct loss of habitat to development, loading from effluents (WWTW), recreation/amenity use, loss of habitat to developments for example marinas, agricultural improvements/reclamation, water quality/pollution (including groundwater), agricultural abandonment, overgrazing/undergrazing, bracken and scrub encroachment, turf/peat extraction in fens,

		tourism related development; forestry, burning, introduction of alien invasive species, illegal dumping, crayfish fishing.
<i>Slieve Gullion, UK0030277 – Special Areas of Conservation (SAC)</i>		
Qualifying Features	Conservation Objectives	Possible threats to site integrity
4030 - European dry heaths. Contains a number of plants which are scarce in Northern Ireland.	To maintain the Annex I habitat for which the SAC has been selected for conservation status.	Changes in local hydrology including drainage, climate change (increased/reduced rainfall), erosion, landslips, peat extraction, overgrazing/under grazing, burning, forestry, burning, direct loss of habitat to development, arterial drainage/water abstraction/ lowering of the regional water table, agricultural reclamation/improvement, recreational/amenity use (walking, horse riding, cycling, quads and motorbikes), introduction of alien invasive species, illegal dumping.
<i>Sliabh Beagh, UK0016622 – Special Areas of Conservation (SAC)</i>		
Qualifying Features	Conservation Objectives	Possible threats to site integrity
3160 – Natural dystrophic lakes and ponds. 7130 – Mountain Blanket Bogs. 4030 – European dry heaths.	To maintain the Annex I habitat for which the SAC has been selected for conservation status:	Changes in local hydrology, peat extraction, overgrazing, forestry, burning, direct loss of habitat to development, arterial drainage/ water abstraction/lowering of the regional water table, agricultural reclamation, water quality/pollution, siltation, loss of fringe vegetation, changes in seasonal water levels/fluctuations, loading from effluents (WWTW), recreation/amenity use, introduction of alien invasive species, illegal dumping, poisoning.
<i>Dundalk Bay, 004026– Special Protection Area (SPA)</i>		
Qualifying Features	Conservation Objectives	Possible threats to site integrity
A005 Great Crested Grebe <i>Podiceps cristatus</i> wintering A043 Greylag Goose <i>Anser anser</i> wintering A046 Light-bellied Brent Goose <i>Branta</i>	To maintain the special conservation interests for this SPA at favourable conservation status.	Water quality/ pollution/quantity, development/expansion of marinas and ports, dredging, disturbance to marine mammals, dumping at sea, loss of habitat to

<i>bernicle hrota</i> wintering A048 Shelduck <i>Tadorna tadorna</i> wintering A052 Teal <i>Anas crecca</i> wintering A053 Mallard <i>Anas platyrhynchos</i> wintering A054 Pintail <i>Anas acuta</i> wintering A065 Common Scoter <i>Melanitta nigra</i> wintering A069 Red-breasted Merganser <i>Mergus serrator</i> wintering A130 Oystercatcher <i>Haematopus ostralegus</i> wintering A137 Ringed Plover <i>Charadrius hiaticula</i> wintering A140 Golden Plover <i>Pluvialis apricaria</i> wintering A141 Grey Plover <i>Pluvialis squatarola</i> wintering A142 Lapwing <i>Vanellus vanellus</i> wintering A143 Knot <i>Calidris canutus</i> wintering A149 Dunlin <i>Calidris alpina</i> wintering A156 Black-tailed Godwit <i>Limosa limosa</i> wintering A157 Bar-tailed Godwit <i>Limosa lapponica</i> wintering A160 Curlew <i>Numenius arquata</i> wintering A162 Redshank <i>Tringa totanus</i> wintering A179 Black-headed Gull <i>Chroicocephalus ridibundus</i> wintering A182 Common Gull <i>Larus canus</i> wintering A184 Herring Gull <i>Larus argentatus</i> wintering A999 Wetlands & Waterbirds		development, shellfisheries (including collection of spawn), winkle picking, cockle and mussel collecting and bait digging, sea level rise/erosion, coastal defences, introduction of alien invasive species, illegal dumping, inappropriate land management, direct and indirect impacts to the habitats of bird species, recreation/amenity use, agricultural improvements /reclamation /abandonment, drainage/changes in local hydrology, overgrazing or undergrazing
Stabannan-Braganstown,004091– Special Protection Area (SPA)		
Qualifying Features	Conservation Objectives	Possible threats to site integrity
A043 Greylag Goose	To maintain the special conservation interests for this SPA at favourable conservation status.	None – Although this site is privately owned and actively farmed it is not under threat as there is a management agreement in place to

		benefit the waterfowl.
<i>Lough Oughter ,004049– Special Protection Area (SPA)</i>		
Qualifying Features	Conservation Objectives	Possible threats to site integrity
<p>Important for wintering and breeding birds especially the Whooper Swan population.</p> <p>Supports nationally important wintering populations of four species: Great Crested Grebe; Mute Swan; Wigeon; Goldeneye.</p> <p>Especial importance for one of the highest breeding concentrations of Great Crested Grebe.</p> <p>Site is important for three species of bird which are listed on Annex I of the E.U Birds Directive: Whooper Swan, Greenland White-fronted Goose; Common Tern.</p>	<p>To maintain the special conservation interests for this SPA at favourable conservation status.</p>	<p>Forestry, loss of habitat to development, water quality/pollution, disturbance including recreation/amenity use, introduction of alien invasive species, illegal dumping, inappropriate land management, direct and indirect impacts to the habitats of bird species of conservation interests.</p>
<i>Lough Oughter ,000007– Candidate Special Area of Conservation (cSAC)</i>		
Qualifying Features	Conservation Objectives	Possible threats to site integrity
<p>3150 - Natural eutrophic lakes with Magnopotamion or Hydrocharition-type vegetation.</p> <p>91D0 - Bog woodland.</p> <p>1355 - Otter</p>	<p>To maintain the Annex I habitats for which the cSAC has been selected at favourable conservation status.</p> <p>To maintain the Annex II species for which the cSAC has been selected at favourable conservation</p>	<p>Water quality/ pollution, changes in flow rates, agricultural development/activities, arterial drainage/ abstraction/ lowering of the regional water table, siltation, loss of fringe vegetation, changes in seasonal water levels, loading from effluents (WWTW), recreation/ amenity use, forestry, direct loss of habitat to development, marina development, invasive species, lack of/inappropriate woodland management, overgrazing/undergrazing, fishing, shooting.</p>

Dundalk Bay, 000455– Candidate Special Area of Conservation (cSAC)		
Qualifying Features	Conservation Objectives	Possible threats to site integrity
Contains 6 habitats listed under the EU Habitats Directive: 1130 - Estuaries; 1140 - Mudflats and sandflats not covered by seawater at low tide; 1220 - Perennial vegetation of stony banks; 1310 - <i>Salicornia</i> and other annuals colonising mud and sand; 1330 - Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>); 1410 - Mediterranean salt meadows (<i>Juncetalia maritimi</i>)	To maintain the special conservation interests of this SAC.	Water quality/pollution /quantity, development/expansion of marinas and ports, dredging, disturbance to marine mammals, dumping at sea, direct loss of habitat to development, recreational/amenity/tourism use, sea level rise, coastal defences, introduction of alien invasive species, illegal dumping, burning, quarrying/removal of sand, aquaculture, agricultural improvements, drainage/changes in local hydrology including water abstraction.
Upper Lough Erne, 0016614 – Special Area of Conservation (SAC)		
Qualifying Features	Conservation Objectives	Possible threats to site integrity
3150 - Natural eutrophic lakes with <i>Magnopotamion</i> or <i>Hydrocharition</i> -type vegetation. 91A0 - Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles. 91E0 - Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i> , <i>Alnion incanae</i> , <i>Salicion albae</i>) 1355 - Otter <i>Lutra lutra</i>	To maintain the Annex I habitats for which the SAC has been selected at favourable conservation status. To maintain the Annex II species for which the SAC has been selected at favourable conservation status.	Water quality/pollution, changes in flow rates, arterial drainage/water abstraction/ lowering of the regional water table, siltation, loss of fringe vegetation, changes in seasonal water levels/fluctuations, direct loss of habitat to development, loading from effluents (WWTW), recreation/amenity/tourism use, marina development, fishing, introduction of alien invasive species, illegal dumping, felling/removal of trees
Upper Lough Erne, 9020071 – Special Protection Area (SPA)		
Qualifying Features	Conservation Objectives	Possible threats to site integrity
Whooper Swan <i>Cygnus cygnus</i> ,	To maintain the Annex I habitats for which the SPA has been selected at favourable conservation status: Whooper Swan Greenland White-fronted Goose Common Tern Corncrake	Water quality/pollution, changes in flow rates, arterial drainage/water abstraction/ lowering of the regional water table, siltation, loss of fringe vegetation, changes in seasonal water levels/fluctuations, direct loss of habitat to development, loading from effluents (WWTW), recreation/amenity use, marina development, fishing, introduction of alien invasive species, illegal dumping,

		felling/removal of trees, direct and indirect impacts to the habitats of the bird species of conservation interest.
Lough Neagh, 9020091 – Special Protection Area (SPA)		
Qualifying Features	Conservation Objectives	Possible threats to site integrity
Common Tern breeding population Common Tern breeding population Great Crested Grebe breeding population Great Crested Grebe passage population Whooper Swan wintering population Bewick's Swan wintering population Golden Plover wintering population Great Crested Grebe wintering population Pochard wintering population Tufted Duck wintering population Scaup wintering population Goldeneye wintering population Little Grebe wintering population Cormorant wintering population Greylag Goose wintering population Shelduck wintering population Wigeon wintering population Gadwall wintering population Teal wintering population Mallard wintering population Shoveler wintering population Coot wintering population Lapwing wintering population Waterfowl Assemblage wintering population	<p>To maintain the habitats for which the SPA has been selected at favourable conservation status.</p> <p>Breeding populations: No significant decrease in population against national trends, caused by on-site factors; fledging success</p> <p>Wintering populations: No significant decrease in population against national trends, caused by on-site factors</p> <p>Passage populations: No significant decrease in population against national trends, caused by on-site factors</p> <p>Waterfowl Assemblage: No significant decrease in population against national trends caused by on-site factors; maintain species diversity contributing to the Waterfowl Assemblage</p> <p>Habitats: To maintain or enhance the area of natural and semi-natural habitats potentially usable by Feature bird species subject to natural processes; maintain the extent of main habitat components subject to natural processes; maintain or enhance sites utilised as roosts.</p>	Water quality/pollution, changes in flow rates, arterial drainage/water abstraction/ lowering of the regional water table, siltation, loss of fringe vegetation, changes in seasonal water levels/fluctuations, direct loss of habitat to development, loading from effluents (WWTW), recreation/amenity use, marina development, fishing, introduction of alien invasive species, illegal dumping, felling/removal of trees, direct and indirect impacts to the habitats of the bird species of conservation interest.

6.0: 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 development plans 2013-2019 build upon a review of the previous development plans 2007-2013 which has guided development in the county for the last six years. The review of the development plans takes into account recent key development trends and national, regional and local policy developments. The draft development plans are the principal policy document which sets out an overall strategy for the proper planning and sustainable development of the functional areas. The draft 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 will be produced as a single composite document incorporating the development plans for the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay and will, collectively, set out an overall strategy for the proper planning and sustainable development of the entire county of Monaghan.

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 or 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 adaptation.
- (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 County and Town Development Plans seek to:

- i) Create a clear strategic framework for the sustainable development of the county and its towns that is consistent with the long term strategic aims set out in the National Spatial Strategy and Regional Planning Guidelines.
- ii) Give spatial expression to the economic, cultural and social aims of the County Development Board Strategy.
- iii) Provide a framework for effective public and private sector investment in infrastructure, services and development, offering clear guidance to both sectors in framing development proposals.
- iv) Establish a framework for more detailed plans within the county on a sectoral or geographical basis.
- v) Protect and enhance the amenities of the county.
- vi) Ensure the rich natural and built heritage of the county is not compromised by development.
- vii) Encourage sustainable development that contributes to a reduction in energy demand and anthropogenic greenhouse gas emissions and assists in addressing climate change adaptation.

Monaghan is an inland county in the province of Ulster, covering an area of 52,244 hectares (129,000 acres) or 1.9% of the land area of the Republic of Ireland. Its population in 2011 totalled 60,495 giving an average density of 116 persons per square kilometre.

Census 2011 revealed that population growth in County Monaghan at 8% was consistent with the national average at 8.1%. Whilst some parts of the county enjoyed modest population growth, a decline in population was noticeable in those parts of the county most removed from the main towns and the N2 National Route.

The lack of health and third level education facilities together with a reliance on primary production and predominantly low skilled industry has restricted the development of the County. The development of a “critical mass” required to attract new investment and maintain social, recreational and employment services has been slow to occur in the county and main towns.

However the County’s tradition as a self starting, progressive and independent economy was recognised in “The Shared Vision for Monaghan” the County Development Board’s Integrated Strategy for Monaghan 2002 which stated that “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”.

The strategic aims of the County and Town Development Plans are to:

- i) Develop the full potential of each part of the County in economic, social and environmental terms.
- ii) Sustain traditional settlement patterns, whilst 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.
- iii) Improve transport linkages and communications between county Monaghan and its neighbouring counties and capitalise on the county’s strategic spatial location.
- iv) Support balanced economic development throughout the county by delivering improved infrastructure and services.
- v) Preserve the environmental quality of the natural and built environment in rural and urban areas.
- vi) Improve the quality of life of all who live and work in the county.

Table 5 details the settlement hierarchy of the County as proposed in the draft development plans:

Table 5: Settlement Hierarchy of the County

Settlement	Town/Village/Settlement Hierarchy	Population Potential 2011-2019
Tier 1	Monaghan	7,000-10,000
Tier 2	Carrickmacross, Castleblayney	2,500-7,000
Tier 3	Ballybay, Clones	1,500-2,500
Tier 4	Ballinode, Emyvale, Glaslough, Inniskeen, Newbliss, Rockcorry, Scotshouse, Scotstown, Smithborough, Threemilehouse	200-1500
Tier 5	Annyalla, Carrickroe, Clontibret No. 1 & 2, Corcaghan, Corduff, Doohamlet, Drum, Knockatallon, Knockconan, Latton, Lisdoonan, Oram, Tydavnet	Up to 300
Tier 6	Dispersed Rural Communities	

The draft development plans are made by the elected members having regard to the advice of the councils' executive and taking account of submissions from the 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.

The Draft Plans consist of a written statement and maps. The Written Statement is set out as follows:

- Chapter 1: Introduction – This Chapter provides a strategic overview of the major planning issues and place them in a national and regional context.
- Chapter 2: Vision Statement – This Chapter provides the strategic vision, key social, economic and demographic trends and the strategic issues to be addressed in the plans. The strategic overview will identify strategic aims and objectives together with the principal threats and opportunities that face the county.
- Chapter 3: Settlement/Core Strategy - This Chapter provides the strategic vision, key social, economic and demographic trends and the strategic issues to be addressed in the plans. The strategic overview will identify strategic aims and objectives together with the principal threats and

opportunities that face the county.

- Chapter 4: Environment and Heritage – This Chapter addresses the strategic issues and establishes policies within the key areas of the Environment.
- Chapter 5: Economic Activity – This Chapter addresses the strategic issues and establishes policies within the key areas of Economic Development.
- Chapter 6: Infrastructure and Services – This Chapter addresses the strategic issues and establishes policies within the key areas of Infrastructure and Services.
- Chapter 7: Community Infrastructure – This Chapter addresses the strategic issues and establishes policies within the key areas of Community Infrastructure.
- Chapter 8: Strategic Objectives for Settlements.
- Chapter 9: Monaghan Town Development Plan 2013-2019.
- Chapter 10: Carrickmacross Town Development Plan 2013-2019.
- Chapter 11: Castleblayney Town Development Plan 2013-2019.
- Chapter 12: Clones Town Development Plan 2013-2019.
- Chapter 13: Ballybay Town Development Plan 2013-2019.
- Chapter 14: Village Development Plans.
- Chapter 15: Development Management Guidelines.
- Chapter 16: Housing Strategy.

The zoning maps give a graphic representation of the proposals of the draft 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 written statement, the written statement shall prevail.

The draft development plans are not necessary to the management of any Natura 2000 site for nature conservation purposes. In accordance with Article 6 of the Habitats Directive, consideration is given to whether it is likely to have a significant effect and if so, what implications there would be on the conservation management objectives for the relevant Natura 2000 sites.

It is considered that in the absence of the draft development plans, there would not be an appropriate framework to regulate and control the scope of economic, social and environmental developments likely to take place in the County. Furthermore in the absence of the draft plans, there would likely be increased pressures on biodiversity, flora and fauna despite the designation of sites under National and European legislation. In addition, other undesignated habitats and their ecological connectivity would be susceptible to adverse changes through inappropriate development which would result in a diminished natural environment.

In the absence of the draft development plans, development would be without regulation or guidance and consequently the cumulative effects of developments would be overlooked. Cumulative effects need to be assessed for their potential effects on habitats, species and ecological connectivity.

In the absence of the draft development plans development would not be controlled in a strategic way, the protection and appropriate evolution of biodiversity would be disabled, and the potential for fragmentation and loss of habitats would occur.

7.0: Consultation Process

The approach and focus of this Appropriate Assessment is to influence the objectives and policies of the Draft Plan to ensure that protection is afforded to the Natura 2000 network to safeguard the integrity of these sites.

The Appropriate Assessment is an iterative process with consultation playing a central role. The Appropriate Assessment process will accompany pre draft and draft stages of the Development Plan process.

Prior to the commencement of Stage 1- Screening, consultation was undertaken with National Parks and Wildlife Service of the Department of Environment, Heritage and Local Government who is the competent authority for managing the conservation of habitats and species designated under the EU Habitats Directive. In addition, given the location of County Monaghan on the border with Northern Ireland, consultation was also carried out with the Northern Ireland Environment Agency. Details of consultation responses are contained within Appendix 3.

Following the completion of Stage 1 of the Appropriate Assessment process, both National Parks and Wildlife Service and the Northern Ireland Environment Agency were firstly informed of the Local Authorities decision to progress to Stage 2 of the Appropriate Assessment and were reconsulted prior to the commencement of Stage 2 of the process for any additional comments or submissions. Details of consultation responses are summarised below.

7.1: Department of Environment, Heritage and Local Government (DoEHLG)

- Important nature conservation sites in County Monaghan include the Natura 2000 sites; Sliabh Beagh SPA, the Kilroosky Lough Cluster SAC, as identified in the Council's referral, and the designated Eshbrack Bog NHA.
- Any plan or project either on its own or in combination with other plans or projects will need to consider the long-term protection of nature conservation/natural heritage components of the Natura 2000 sites (i.e. their habitats and species).
- Both Natura 2000 sites mentioned above are also trans-boundary sites and plans or projects in Northern Ireland may also have impact on these sites.
- The Department has a particular concern for the number and location of communication antennae and wind farms (in existence and in planning stages) in the immediate area of the Sliabh Beagh SPA. Hen Harrier in particular, while primarily breeding in the SPA, also utilise suitable areas in the surrounding area as part of their foraging range. The likely impacts on the qualifying interests for this SPA needs to be given careful consideration in so far as plans and projects may either in their own right or in combination with other plans or projects, result in adverse impacts.
- Water quality issues including one-off housing applications, type, location and operation of waste/waste water treatment facilities and land use in and around the Kilroosky Lough Cluster is a further concern for the Department. The long term protection of the hydrological regime and water quality at this site is of considerable importance in order to maintain the site at a favourable conservation status.
- Eshbrack Bog is designated an NHA for its blanket bog habitat. Commercial peat cutting is impacting on the conservation status of the bog and on water quality in a number of upland lakes - including water sourced for domestic

usage. While the NHA is not a Natura 2000 site it overlaps to some extent with the Sliabh Beagh SPA. The habitat of the NHA -upland blanket bog- is an Annex habitat.

- County Monaghan has circa 40 pNHAs, in addition to the above sites and other designated and undesignated sites. Annexed species of conservation concerns within the County include: lamprey species, white-clawed crayfish, otter, kingfisher, Greenland white-fronted goose, whooper swan, bat species etc. Any plan or project where relevant must take into consideration likely impacts on these species.

7.2: Northern Ireland Environment Agency (NIEA)

- Northern Ireland Environment Agency is satisfied that Monaghan County Council has identified all the Natura 2000 sites likely to be affected by the proposed review and has not further Natura 2000 sites in Northern Ireland to suggest for consideration.
- To create an effective report, Monaghan County Council is advised to refer to the most recent NIEA Conservation Objectives and Condition Assessments of the Natura 2000 sites. Information on Areas of Special Scientific Interest and Natura 2000 sites is available at www.doeni.gov.uk/niea/protected_areas_home
- Adequacy of Wastewater Treatment Works and Infrastructure to cope with existing and proposed housing and industrial development in respect of water quality in Natura 2000 sites downstream (In Northern Ireland).
- Possible impact of water abstraction on the hydrology and quality of groundwater dependent terrestrial ecosystems particularly Magheraveely Marl Lough.
- Possible impacts of tourism policies with increased numbers of tourists and associated disturbance on Upper Lough Erne, and potentially in the future Lough Neagh with the re-opening of sections of the Ulster Canal (Policies MN50 and MN51 in the existing Development Plan).
- Potential for the spread of alien invasive species with the re-opening of sections of the Ulster Canal.
- Any potential for environmental impact by airborne emissions on Northern Ireland designated sites.
- Relevant plans/projects to consider in respect of 'In Combination' effects might include:
 - Development Plans for neighbouring Council Districts in Northern Ireland.
 - Planning Policy Statements of the NI Planning Agency.
 - Regional Development Strategy of the Department of Regional Development NI.
 - Ulster Canal (Upper Lough Erne to Clones) Restoration Plan.

8.0: Findings of Stage 1 Screening

In accordance with “Appropriate Assessment of Plans and Projects in Ireland” (Department of Environment, Heritage and Local Government), Stage 1 of the Appropriate Assessment, Screening determines whether appropriate assessment is necessary by examining:

- 1) Whether a plan or project can be excluded from AA requirements because it is directly connected with or necessary to the management of the site and
- 2) The potential effects of a project or plan, either alone or in combination with other projects or plans, on a Natura 2000 site in view of its conservation objectives, and considering whether these effects will be significant.

As part of the Screening process, Natura 2000 sites within the plan area as well as Natura 2000 sites which lie within the 15km of impact of the plan or project were considered. County Monaghan contains two Natura 2000 sites, whilst there are 12 Natura 2000 sites outside the county but within the likely zone of impact.

Screening requires a review of all Natura 2000 sites that could potentially be subject to impacts. It involves identifying whether sites should be included in Stage 2 of the AA. The screening process involved consultation with National Parks and Wildlife Service as well as the Northern Ireland Environment Agency. The approach to decision making at the screening stage included applying the precautionary principle proportional to the plan in question.

8.1: Assessment of Likely Effects on the Natura 2000 Network.

Through the screening assessment it was concluded that the potential threats were summarised into the following categories as described below:

Direct impacts – these refer to habitat loss or fragmentation arising from land-take requirements. Habitat loss is caused by the complete removal of a habitat type. Fragmentation results in the incremental loss of small patches of habitat from within a larger site or area. Fragmentation can also result from impediments to the natural movement of species.

Indirect and secondary impacts – these do not have a straight-line route between cause and effect and it is potentially more challenging to ensure that all the possible indirect impacts of the plan, in combination with other plans and projects, have been established. Examples of indirect and secondary impacts are noted below

- **Habitat degradation** – this refers to the diminishment of habitat quality and loss of important habitat functions. This can arise as a result of the introduction of invasive species which results in increased movement of vectors (humans, fauna, surface water), and consequently the transfer of alien species from one area to another. Amenity and recreational use of an area can also lead to habitat degradation.
- **Deterioration of water quality** – this quality can occur as an indirect consequence of development through point source or diffuse pollution. This can subsequently change the aquatic environment and reduce its capacity to support certain plants and animals.
- **Alteration of water quality or quantity** – this can occur when a development for example, alters the hydrology of a catchment which in turn affects the movement of groundwater to a site. This can therefore lead to potential

negative consequence for the qualifying interests that rely on the maintenance of water levels within the Natura 2000 sites. Such impacts are relevant to a plan or project which has a hydrological connection to a Natura 2000 site or could impact upon it.

- Deterioration of air quality – may occur where there is air pollution arising from traffic emissions, industrial or domestic sources. These can affect the health and well-being of sensitive population groups and ecosystems.
- Disturbance - Developments can cause disturbance to species supported within a Natura 2000 site activity, noise, lights and vibration. This issue is relevant to any plan or project which is likely to increase activity levels or other forms of disturbance within or adjacent to designated areas. All sites supporting fauna are potentially affected by disturbance and in particular Special Protection Areas which support wild birds are vulnerable.

Cumulative impacts – these refer to a series of individually modest impacts that may in combination produce a significant impact. The underlying intention of this in combination provision is to take account of cumulative impacts from existing or proposed plans and projects and these will often only occur over time. Where there is a series of small, but potentially adverse impacts occurring within or adjacent to a Natura 2000 site, consideration of their cumulative impacts should be considered.

8.2: Conclusions of Stage 1 – Screening

Having undertaken Stage 1 Screening it was concluded that a number of Natura 2000 sites both in-situ and ex-situ could potentially be affected by policies and objectives in the forthcoming draft development plans. Whilst it is noted that the current development plans include policies and objectives which seek to protect, conserve and manage designated sites including SACs and SPAs, the policies and objectives of the draft development plans 2009-2013 have not yet been determined.

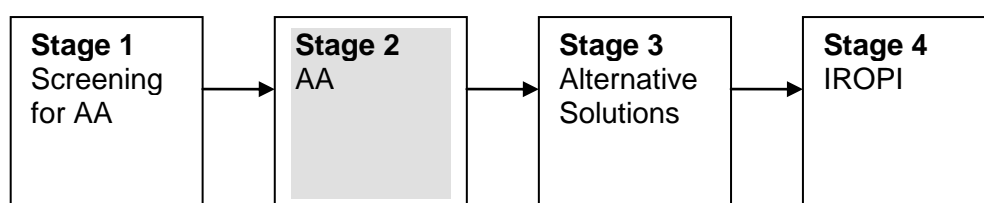
It was therefore determined that given the early stage of the preparation of the draft development plans process it was not possible to determine for certain whether the draft development plans would, alone or in combination with other plans and projects, be likely to have significant effects on the Natura 2000 sites in view of their conservation objectives.

Given this level of uncertainty, it was concluded that all sites would be carried forward to Stage 2 Appropriate Assessment.

9.0: Stage 2 – Appropriate Assessment/ Natura Impact Statement

9.1: Introduction

The Appropriate Assessment process determines how the draft plans, as defined by their individual elements, set out through zoning, policies and objectives will affect the Natura 2000 sites within their zone of influence. All Natura 2000 sites potentially affected by the proposed plan in-situ and ex-situ were identified during the Stage 1 Screening process. As it was not possible to eliminate potential impacts of the draft development plans on the Natura 2000 networks both in-situ and ex-situ, at Stage 1 of the process, it was considered that a full appropriate assessment should be undertaken.



In order to assess any potential impact of the implementation of the Draft Monaghan County Development Plan 2013-2019 (Incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay), a screening matrix was devised through which individual policies and where appropriate objectives were assessed.

9.2: Issues for Consideration

The Draft Monaghan County Development Plan 2013-2019 (Incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) aims to foster economic development and improve infrastructure and services, whilst conserving and protecting the environment and heritage.

The draft plans take full account of the variety of habitats, upland areas, farmlands and aquatic systems, spread throughout the county. These diverse habitats support an array of flora and fauna. Protecting and conserving these habitats is important both to the county, and also in some instances at national and international level.

The strategic nature of many of the objectives contained within the draft development plans will require an Appropriate Assessment screening to be carried out at individual plan or project level to ensure there are no negative impacts upon the integrity and conservation objectives of the Nature 2000 sites.

The county hosts two Natura 2000 sites within its boundary and a further 12 designations are located outside the county but could potentially be affected by the draft development plans. Protecting and conserving these sites is important at the county, national and international levels. A number of potential impacts have been identified in the draft plan, and are reviewed below. Recommendations are made to ensure that the policies and objectives of the plan avoid adverse impacts on the integrity of the Natura 2000 sites.

9.2.1: Water Resources and International River Basin Management Plans

Many of the Natura 2000 sites highlighted at the Screening stage are surface water or groundwater dependant sites. County Monaghan is situated within two International River Basin Districts (IRBD) – the North Western and Neagh Bann River Basin Districts. Kilroosky Lough Complex SAC is a cross border surface water and groundwater dependant site and is closely associated with Magheraveely Marl Lough SAC located in Co. Fermanagh. Activities within the county also have the potential to affect Natura 2000 site further downstream outside the county such as Dundalk Bay SAC/SPA, Upper Lough Erne SAC/SPA, Lough Oughter SAC/SPA and Lough Neagh SPA primarily through diffuse and point source discharges. Some of the most significant pressures on these water bodies have been identified as:-

- Diffuse pollution as a result of intensive agriculture.
- Pollution as a result of animal slurry, manure and silage effluent.
- Waste water from unsewered properties.

Information on status, objectives and measures in the River Basin Districts has been compiled 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 (WMU) action plans are of relevance to County Monaghan – Blackwater WMU, Glyde WMU and Fane WMU. Within the North Western IRBD, Woodford WMU and Erne East WMU are of relevance. Kilroosky Lough Cluster SAC is located within the Erne East Water Management Unit whilst Sliabh Beagh SPA is situated within the Blackwater Water Management Unit.

The issues of Surface Water Quality, Quantity and Groundwater Status are discussed below in relation to the Natura 2000 sites potentially affected.

9.2.2: Surface Water Quality

Surface water in the County is made up of various lakes and rivers. 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 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 phosphorous may also contribute to eutrophication and nutrient balancing and nutrient management planning is a key tool to address this issue. Despite the improvements in some of the general conditions of river water quality the biology of river and stream habitats remains impacted. Improving water quality in the Blackwater WMU, Glyde WMU and Fane WMU, Woodford WMU and Erne East WMU is necessary to achieve or maintain favourable status in their associated Natura 2000 sites.

9.2.3: Waste Water Services

Waste water treatment is essential to ensure public health and to ensure the quality of receiving waters, be they ground or surface, are not diminished by the discharge. The safe treatment and disposal of waste water is fundamental to sustainable development. The treatment of waste water in the County is either through waste water treatment Works (WWTWs) or individual septic tank units. Monaghan Local Authorities operates 26 WWTWs in County Monaghan. The wastewater treatment plants vary in size from Monaghan Town WWTW which has a design capacity of circa 44,000 population equivalent (p.e.) to plants such as Drum WWTWs which has a design p.e. of 150. Many of the 500-2000PE sized WWTWs in the Monaghan Local Authorities were upgraded over the period 2000-2010 including Emyvale, Scotstown, Ballinode, Threemilehouse, Inniskeen, Glaslough, Rockcorry and Newbliss. Current plans identify the wastewater infrastructural needs in each town and village and the Council's Water Service Section will commence a Programme of Works in 2012-2015, to meet such identified needs.

Table 6 below details the status of WWTWs Capacity in the main settlements of the County.

Table 6: WWTWs Capacity

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)

As evident from the above table, the majority of the main towns and settlements are well served in terms of waste water infrastructure. The current Water Services Investment Programme 2010-2012 provides for major investment in waste water supply infrastructure. The programme considers WWTWs according to the River Basin District they are located within, which in the case of Monaghan are the Neagh Bann and the North Western River Basin District. The contracts planned during the current programme are:

- Carrickmacross Sewerage Scheme (Contract 3, Treatment Plant Upgrade and Outfall)
- Castleblayney Sewerage Scheme Phase 1 (Wastewater Treatment Plan Upgrade)
- Monaghan Town Sewerage Scheme (Contract 2, Network)

It is also planned to construct a new leachate treatment facility at Scotch Corner Landfill, which will consist of an Integrated Constructed Wetland.

In addition Monaghan Local Authorities continue to work in partnership with developers to provide wastewater infrastructure in small villages and settlements located within these catchments.

Any further deterioration of surface water quality feeding into the Natura 2000 sites identified above has the potential to adversely impact on the integrity of these sites and reduces their potential of reaching or maintaining good status by 2015.

All WWTW development proposals will be subject to AA screening and where appropriate a full Appropriate Assessment.

9.2.4: 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 Monaghan Local Authorities has drawn up the Groundwater Protection Scheme for County Monaghan, which includes a methodology for the assessment of activities impacting on groundwater resources.

Elevated phosphorus levels have been observed in areas covered by heavy gley soils with high phosphorus content including parts of County Monaghan in the Neagh Bann IRBD. This poses particular difficulties for water quality management and the agricultural sector in the areas mentioned. Even with the full implementation of the Nitrates Regulations and the National Action Programme it is unlikely that the objective of good status for groundwater and/or surface waters will be met by the 2015 deadline in those areas and the need for supplementary measures will arise.

Within the Neagh Bann IRBD, there are 28 groundwater bodies which range in size from less than 1km² to over 1km². There are 72 groundwater bodies in the North Western IRBD which range in size from less than 1km² to over 1440km².

Natura 2000 sites that are potentially affected by alterations to groundwater status include Kilroosky Lough Cluster SAC within County Monaghan and Magheraveely Marl Lough SAC outside the county boundary.

9.2.5: Recommendations - Water

Surface Water

The River Basin Management Plans for both the Neagh Bann and North Western River Basins were published in 2009 and set out the environmental objectives together with actions that will ensure such objectives are achieved. The implementation of the action plans of the two River Basin Management Plans will ensure adherence to relevant current water legislation, prevent deterioration of the status of waters with regard to quality, quantity and also improve the status for rivers, lakes, transitional waters and groundwaters to at least good status. The onus will be on Monaghan Local Authorities to ensure the objectives of the aforementioned plans are achieved. It is recommended that the draft development plans will fully support the implementation of both River Basin Management Plans. Strict compliance with all measures for the Blackwater WMU, Glyde WMU and Fane WMU, Woodford WMU and Erne East WMU will be necessary to ensure that the draft plans will avoid significant or in-combination effects on Natura 2000 sites downstream (Dundalk Bay SAC/SPA, Upper Lough Erne SAC/SPA, Lough Oughter SAC/SPA and Lough Neagh SPA) and enhance water quality within these catchments.

Kilroosky Lough Cluster Special Area of Conservation is located immediately north-west of Clones, Co. Monaghan. Magheraveely Marl Lough is also in close proximity to this site. The Conservation Objectives of both SACs include maintaining the Annex I habitats for which they have been selected at favourable conservation status. The qualifying feature of these sites that are particularly dependant on surface water quality and quantity are the Annex I habitat Hard oligo-mesotrophic waters with benthic vegetation of Chara species and the Annex II species White-clawed crayfish. Any reduction in surface water quality and quantity or groundwater quality and quantity has the potential to negatively impact on these features.

One of the main threats to surface water dependant Natura 2000 sites is the lack of adequate WWTW facilities and adequate water supply servicing within their catchments. In order to fully protect surface water quality in Natura 2000 sites it will be necessary to ensure that discharges from WWTWs, which are upstream of Natura 2000 sites, are fully functioning within capacity. Development should be directed towards areas proximate to well serviced WWTWs, especially those with spare capacity. 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. Where necessary, upgrades to the WWTWs will be critical to maintaining water quality standards within the county and preventing contamination. It is therefore a policy of the councils to ensure that development proposing to connect to the public waste water treatment systems shall be restricted or limited where capacity is insufficient to accommodate the demands of the development and where funding is unavailable to increase the capacity of the relevant facility. Furthermore new WWTWs or upgrades to existing WWTWs will be required to undertake Appropriate Assessment Screening and where necessary full Appropriate Assessment. In addition, in cases where new or upgrades to wastewater treatment works are proposed these should fully comply with all Urban Waste Water Regulations requirements 2001-2010.

With respect to the in-combination effects of waste water management, it is an objective of the Council to complete the proposals outlined in the Water Services Investment Programme and Assessment of Needs Report 2010-2012, subject to funding and in compliance with the Water Framework Directive and the Urban Waste Water Regulations. Such projects shall be required to comply with the provisions of the Habitats Directive.

In addition the Council shall seek full compliance with the Wastewater Discharge Authorisation licence in respect of every waste water treatment plant in the county.

The use of Sustainable Drainage Systems (SUDS) is encouraged as a means of preventing the pollution of streams and rivers, slowing down runoff from sites thus improving water quality. This will be important in reducing in combination effects on surface water dependant sites further downstream within Natura 2000 sites and will ensure that surface waters entering watercourses will be of a high standard.

Groundwater

Groundwater resources are an invaluable source of water supply for the public, industry and agriculture and also perform an important role in sustaining base flows in the rivers within the plan area and their tributaries. A number of groundwaters within the County have been identified as being 'extremely vulnerable' and subsequently their protection is of the utmost importance.

Kilroosky Lough Cluster SAC and Magheraveely Marl Lough SAC support groundwater dependant Annex I habitats which must be maintained in favourable conservation status. The groundwater dependant Annex I habitats Calcareous fens with *Cladium mariscus* and species of the *Caricion davallianae* (Priority Habitat) and Alkaline fens require the continued supply of calcium-rich groundwater to the site. Any reduction in groundwater quality and quantity has the potential to negatively impact on the groundwater dependant habitats within the SAC.

Percolation areas from septic tanks from private houses around the lakes may contribute to the nutrient enrichment in the catchment and further development within the lakes' catchment areas may pose a risk to water quality. Private waste water treatment systems for individual dwellings or other very small scale development may discharge to groundwater without the need to acquire a licence. In such circumstances, the proposed treatment system and quality of the discharge is regulated by way of planning conditions. In this regard all treatment systems for individual houses that have the potential to adversely affect a Natura 2000 site will comply with the EPA Guidelines Wastewater Treatment and Disposal Systems Serving Single Houses which establishes an overall framework of best practice in relation to the development of wastewater treatment and disposal systems in unsewered rural areas for protection of our environment and specifically water quality. In such circumstances as part of their planning application, applicants shall be required to include treatment systems which are National Standards Authority of Ireland Agrément certified and include a minimum site area of 0.2 hectares. In addition on site wastewater treatment systems must 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. Such measures should illustrate that the proposed system will have sufficient capacity to service the site and that sufficient safety features available to prevent untreated discharges in the event of a malfunction.

Although issues of site assessment and installation of single house systems is addressed within the aforementioned EPA document, the in-combination impacts associated with such systems have not been quantified to date and there may be impacts over the long term which could compromise the qualifying interests of Natura 2000 sites. However as a means of mitigation, all plans and projects within the county within or adjacent to a Natura 2000 site, shall be subject to the provision of the Habitats Directive. In addition, development in the vicinity of a groundwater dependant Natura 2000 site (Kilroosky Lough Cluster SAC and Magheraveely Marl Lough SAC) shall not be permitted where it is considered that it would have a significant impact on the groundwater supply to the Natura 2000 site. Private wells, group water schemes or other forms of groundwater abstraction can reduce the

availability of calcium-rich groundwater to groundwater dependant Natura 2000 site (Kilroosky Lough Cluster SAC and Magheraveely Marl Lough SAC).

There is potential for cumulative impacts on groundwater resources resulting from numbers of relatively minor developments over time. Particular concerns arise where there is an over concentration of such systems abstracting or discharging water near aquifers of groundwater dependant Natura 2000 sites. To avoid adverse in-combination effects on the aquatic environment, applications for development in the vicinity of the groundwater dependant Natura 2000 sites identified above may be required to demonstrate with hydrogeological evidence that there are no cumulative impacts on groundwater resources.

General

It will be an overall objective of the councils to protect and improve the water quality of County Monaghan. Consequently development which would have an unacceptable impact on the water environment, including surface and groundwater quality and quantity, river corridors and associated wetlands will not be permitted. In assessing planning applications, the onus will be on the planning authority to 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 (S.I No of 2009).

In addition, the councils will protect and enhance surface water and groundwater resources which are deemed essential to ensuring the highest water quality in the future. Preparation of Water Protection Plans and detailed site drainage plans will be required to be submitted, where appropriate, with all planning applications in this regard. Where a development is located within a sensitive area, additional risks to waters will be required to be comprehensively addressed as well as the cumulative effects of developments within sensitive area.

9.3: Provision of Infrastructure

The draft plans indicate that County Monaghan has deficient infrastructure and the road network which is the only mode of transport in the county requires upgrading at all levels. Car ownership is essential to almost everyone living in rural areas of the County. 30% of Monaghan's population travel more than five miles daily. This leads to traffic congestion in the five towns, an increased need for car parking provision, relief roads, traffic management facilities and safety measures. A number of strategic new routes have been identified in the Draft Plans that would facilitate development

and relieve town centre congestion. Table 7 on the following page details indicative road proposals for the five towns:

Table 7: Indicative Road Proposals

Town	Road Proposals
Monaghan	<ul style="list-style-type: none"> • Completion of N2/N54 link road from Clones Road to Coolshannagh • Continuation of Oriel Way to link with Ballybay/Cootehill Road at Beech Grove Lawns. • Development of Link Road from Ballybay Road to N2 Dublin Road Roundabout • Development of Industrial Link Road from N12 Armagh Road at Knockaconny to N2 Dublin Road at O'Neill's Farm Roundabout • Widening of Annahagh Lane to facilitate residential development • Development of Link Road from Roosky Vale to rear of Dublin Street • Extension and up grading of Annahagh Lane (west) from Dummys Lane to Roosky <p>Road up-grades as required and those shown on map MNDP1</p>
Carrickmacross	<ul style="list-style-type: none"> • Completion of Industrial Link Road (R-178 to R-180) • Link from Kingscourt Road (R-179) to Shercock Road (R178) • Link from Shercock Road (R-178) to Ballybay Road (R180) / Castleblayney Road (N2) • Backlands Service Road to West Main Street • Service Road to lands between Castleblayney Road and Bypass (Cloughvally Upper) Upgrade of LP4920 from Reilly's Cross (R178) to Red Door (R179) <p>Road up-grades as shown on map CKDP 1</p>
Castleblayney	<ul style="list-style-type: none"> • Inner Link from Monaghan Road (R938) to Keady Road (R181) • Link from Dundalk Road (N53) directly to Clontibret-Castleblayney by-pass (N2 at roundabout) • Link roads from West Street to Bog Road • Outer Relief Road from Monaghan Road (R938) to Keady Road (R181) • Link from McGrath Road to Bog Road <p>Road up-grades as shown on map CYDP 1</p>
Clones	<ul style="list-style-type: none"> • Southern by pass from N54 to R183 to R212 to N54 • Link road from Cara Street (N54) to Enniskillen Road (R183) • Link from Monaghan Road (N54) to Roslea Road (LP2110) • Extension of Monaghan Road (N2) – Roslea Road link road (around St Tiernachs Park) <p>Road up-grades as shown on map CDP1</p>
Ballybay	<ul style="list-style-type: none"> • Link from Monaghan Road (R162) to Clones Road (R183) • Link from Clones Road (R183) to Cootehill Road (R190)

In terms of alternative energy, County Monaghan has significant potential for the development of wind. There is currently one operating wind farm of five turbines at Mullanalt, Ballybay with a production capacity of 7.5MW of electricity. Planning permission has also been granted for five wind turbines at Tullynageer, north east of

Castleblayney with a capacity to produce 10MW of electricity and a further application for a similar size development in the north west of the county near Carrickroe is currently under consideration. An Bord Pleanála recently approved an application for 5 number wind turbines at Coolberrin/Mullagh Oira, approximately 2km north east of the Sliabh Beagh SPA. Despite this, the level of wind energy development and production in the County is low when compared to other counties such as Cavan and could be increased to assist in achieving the targets for renewable energy production set by the Government.

9.3.1: Recommendations – Provision of Infrastructure

It is noted that a number of the road proposals and road upgrades listed above may potentially involve crossing watercourses which may be upstream of a Natura 2000 site. As a means of mitigation, all planned road development will be subject to Appropriate Assessment Screening and where appropriate full Appropriate Assessment will be undertaken. Mitigation and best practice will be required to ensure that the construction and operation of these roads will not impact upon the Natura 2000 network.

It is considered important that a policy referring to the National Roads Authority best practice guidelines regarding the construction of road infrastructure projects be included within the draft development plans. These best practice guidelines include the following:

- NRA Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes.

Furthermore, where a major road project comes forward, an application for Strategic Infrastructure will be presented to An Bord Pleanála for their consideration, in accordance with the Strategic Infrastructure Act 2006. The provision of major road infrastructure will be subject to an Appropriate Assessment as required by the Habitats Directive on a case by case basis.

Telecommunications are an essential part of the local and national economy as well as being central to everyday life. The need to accommodate telecommunications systems must be balanced against a requirement to protect the environment. It is a policy of Monaghan Local Authorities to facilitate development involving telecommunications, which require planning permission, provided that it does not detrimentally impact on the natural or man made environment or on the character of its setting. Consequently policies contained within the draft development plans concerning telecommunications apparatus will indicate that such developments shall not be normally permitted on designated sites including Natura 2000 sites. Furthermore all development of this nature will be required to undertake Appropriate Assessment Screening and where necessary a full Appropriate Assessment.

Sliabh Beagh SPA could potentially be identified as an area for consideration for wind energy development which would create a risk for the qualifying feature of the site: Hen Harrier. The Hen Harrier utilises the site for breeding purposes and also utilise the surrounding area as part of their foraging range. Potential impacts on the site include disturbance to birds including their flight paths, breeding areas, roosting sites and feeding areas. Applications for wind farm developments or other infrastructural developments in the vicinity of Sliabh Beagh SPA will be required to demonstrate that the plan or project will have no significant impacts on the species or the integrity of the site. Investigations will be in accordance with NPWS guidance on

Hen Harrier survey methods and best practice methods and will be carried out by a suitably qualified person. Investigations will be required to take into account the in-combination effects of other existing or proposed developments within the wider area that could contribute to cumulative impacts on the qualifying interest of the site.

9.4: Ecological Networks and Coherence

In order to achieve or maintain a Favourable Conservation Status of habitat types and species protected under the Natura 2000 network it is essential in many cases to enhance ecological coherence. Ecological coherence is referred to in Articles 3 and 4 of the Habitats Directive which set out the requirements for appropriate assessment. Article 10 is an important instrument to improve the ecological coherence, within the context of the Habitats Directive and as a part of the national and regional ecological networks.

Ecological networks are linear landscape features or patches of habitat that form stepping stones that enhance the movement of wildlife through the landscape. Ecological networks are importance for the migration, dispersal and genetic exchange of species of wild flora and fauna. These support the maintenance and integrity of Natura 2000 sites within the Network.

Rivers, streams, canals, wetlands, woodlands, peatlands, semi-natural grasslands, trees and hedgerows contribute significantly to biodiversity and landscape character in the county, they provide a habitat for many species and also wildlife corridors for animals to move through for breeding, feeding etc.

9.4.1: Recommendations - Ecological Networks and Coherence

The value of linear boundary features, such as trees and hedgerows, is specifically identified in Article 10 of the EU Habitats Directive, which states that Member States shall endeavour, in their land use planning and development policies, to encourage the management of features of the landscape which are of major importance for wild flora and fauna.

Valuable habitat is not limited to designated areas and all attempts should be made to preserve existing semi-natural habitats such as wetlands, woodland, trees and hedgerows and to enhance habitats in the surrounding areas. Consequently the draft development plans shall acknowledge that the diversity of habitats of local biodiversity value within the county is a valuable resource in supporting the overall Natura 2000 network and achieving ecological coherence and measures should be taken to avoid their degradation and removal wherever possible.

The draft development plans will promote the retention and conservation of areas of local biodiversity value, including wetlands, woodlands, hedgerows and other semi-natural habitats. It shall also be a policy of the plan that developments which necessitate the removal of extensive amounts of trees and hedgerows should be avoided and the transplanting of existing trees and hedgerows employed where appropriate. An objective to encourage the establishment of native species as a means of increasing existing coverage throughout the county should be included. In addition the draft plans shall also promote the development of a Green Infrastructural Strategy, with the protection of Natura 2000 sites being central to such a policy. The development of a green infrastructure network will help to ensure that the natural systems of the county function properly and as a means of further protection the draft

plans shall include policies to ensure developments would not damage, degrade, fragment or prejudice such a network.

9.5: Tourism and Recreation

Tourism in the county is considered to be an underdeveloped resource and the draft development plans seek to promote tourism within the county. The county has recently seen investment in recreational facilities and has secured funding for major flagship developments at Lough Muckno Castleblaney and in Clones in preparation for the re-opening of the Ulster Canal.

The re-opening of the Ulster Canal is likely to bring additional visitors to the Clones area. An Appropriate Assessment was undertaken for The Restoration Plan for the Ulster Canal – Upper Lough Erne to Clones (Waterways Ireland, 2011). Kilroosky Lough Complex SAC lies adjacent to the Clones area. The Appropriate Assessment determined that there would be no adverse impacts on the integrity of Natura sites arising from the proposed development.

County Monaghan possesses extensive natural resources and an environment of considerable scenic value. County Monaghan has a wide range of recreational activities to offer including amongst others angling, cycling, walking, water skiing, canoeing and kayaking. Some of these activities are based in the uplands around Sliabh Beagh SPA creating potential for an increase in recreational and amenity use of the area. The recently published Sliabh Beagh Conservation Management Plan (Truagh Development Association (TDA), 2011) states that currently there appears to be little conflict between recreational activities and conservation requirements and potential conflicts are generally localised. There is potential for increased conflict with increasing visitor numbers or increased access so this issue will require consideration in the future promotion of the area.

9.5.1: Recommendations – Tourism and Recreation

There is potential for both Natura 2000 sites, but in particular Sliabh Beagh SPA to be impacted upon as a result of recreational and amenity pressure, where it is not adequately assessed and directed away from sensitive areas. Although recreational activities such as walking and cycling could exert pressure on the Natura 2000 site, access to and use of these protected areas can enhance users appreciation of these sites and underline the economic value of maintaining the conservation status of the site within the locality, thus contributing to its long-term protection. Additional potential impacts to Natura 2000 sites as a result of tourism and recreation include loss of valuable habitats as a result of increased human activity and the likelihood of introducing invasive species.

While existing and proposed plans and projects do not pose a significant threat to the Natura 2000 sites within their zone of influence there is potential that new plans or projects may come to light during the life time of the draft development plans. Any proposed developments for example regarding the improvement of access for tourism, which have the potential to directly, indirectly or cumulatively impact on the integrity of the Natura 2000 site will require assessment in accordance with Article 6 of the Habitats Directive.

9.6: Mineral Extraction

County Monaghan contains reserves of mineral materials including stone, sand, gravel and peat at a variety of locations across the County. In addition, the potential for the extraction of precious and base minerals exists. It is acknowledged that quarrying and other extractive industries are important factors in the economic life of the county but there are challenges in facilitating the exploitation of the materials while minimising the impact on the environment.

9.6.1: Recommendations – Mineral Extraction

There is potential that mineral extraction proposals may result in significant impacts on Natura 2000 sites both directly and indirectly. Given the importance of Natura 2000 sites, policies concerning mineral extraction will firstly clearly indicate that such developments shall not be normally permitted on designated sites including Natura 2000 sites.

In the case that developments are considered within or adjacent to a Natura 2000 site or where a proposal may have an impact upon the integrity of such sites, the draft development plans, shall encourage applicants to refer to EU Guidance on Undertaking Non-Energy Extractive Activities in Accordance with Natura 2000 Requirements, July 2010. This document illustrates how the needs of extractive industries can be met whilst avoiding adverse effects on wildlife and nature as well as examining how the potential impacts of extraction activities on nature and biodiversity can be minimised or completely avoided.

It is acknowledged however, that by virtue of the fact that minerals development is usually only a temporary use of land, the submission of a high quality restoration plan can ensure net environmental and biodiversity gains. The importance of site restoration plans shall therefore be detailed within the draft development plans. Any proposed development associated with mineral extraction which has the potential to adversely impact on the integrity of a Natura 2000 site will be subject to the Appropriate Assessment process.

9.7: Agriculture

County Monaghan traditionally had a strong agricultural base, and primary and secondary agriculture still has an important role to play in the county's economy. Census 2002 details that the most popular type of farming in Monaghan is beef which represents 60% of farms in the county whilst dairying equates to 24% of farming in the county.

The EPA has noted that sewage and diffuse agricultural sources continue to be the main threat to the quality of water's in Ireland and estimates that agricultural sources accounts for 31% of pollution incidences. In addition within the North Western River Basin District 35 lakes were assigned moderate or worse ecological status, the majority of the lakes were located in Counties Monaghan and Cavan, two counties where it is noted high intensity farming is undertaken upon poorly draining soils. Furthermore lakes examined in the Neagh Bann River Basin District were assigned either poor or bad ecological status. All of these lakes were located in County Monaghan.

9.7.1: Recommendations – Agriculture

Diffuse and point source pollution deriving from agricultural practices is a concern for surface and groundwater dependant Natura 2000 sites. However, many of the polluting inputs are not subject to the planning system or may never be subject to consent. Any agricultural development that requires planning permission must ensure that there are no adverse impacts on the integrity of a Natura 2000 site by adherence to Article 6 of the Habitats Directive. The draft development plans shall also help address pollution from agricultural sources through implementing the Good Agricultural Practices for the Protection of Waters Regulations (SI 101 of 2009) which are commonly known as the “Nitrates Regulations”. These regulations are the main instrument for controlling pollution from agriculture by providing support for good agricultural practice to protect waters against pollution. It is therefore necessary to ensure that the disposal of agricultural waste in a safe, efficient and sustainable manner which is in compliance with the aforementioned regulations.

9.8: Zoning

The majority of lands within and adjacent to the two Natura 2000 sites are not designated for specific purposes. Lands adjacent to Sliabh Beagh SPA are designated as Structurally Weak and Stronger Rural Area whilst the majority of lands adjacent to Kilroosky Lough SAC are designated as Structurally Weak and Rural Area Under Strong Urban Influence. As a result of these designations, the lands within and adjacent to the Natura 2000 sites are open to a variety of development types including agricultural, tourism, residential etc. It should be noted however that Ramages Lough, which is part of the Kilroosky Lough Cluster SAC, is situated just outside the development limit for the town of Clones. Lands to the immediate south of the site have been zoned as landscape protection/conservation.

9.8.1: Recommendations - Zoning

Whilst it is acknowledge that there is potential for some of the forms of development listed above to result in negative impacts upon the conservation objectives of the Natura 2000 network, It is proposed that the specific objectives and policies contained throughout the draft development plans will be sufficient to ensure that inappropriate development is prevented. Where a development that has potential significant impact on Natura 2000 site is proposed within these zones, the onus will be on the applicant to demonstrate that that there will be no adverse impacts on the integrity of the site. This includes assessment of in-combination impacts.

10.0: Screening of Objectives and Policies

Appendix 4 contains details of the screening which was undertaken in relation to the preliminary draft plan policies and objectives. Screening of these objectives and policies identified whether the objectives and policies are likely to cause any direct, indirect or secondary impacts (either alone or in combination with other plans or projects) on the Natura 2000 network sites. Where appropriate and as a result of this Appropriate Assessment a number of objectives and policies were deleted and amended and these are detailed in blue. A number of objectives and policies were also proposed for inclusion within the draft development plans and again these are also indicated in blue.

11.0: In Combination Effects

There are numerous European Directives, plans and programmes that have the potential to produce in combination 'impacts' in parallel with the Draft Plans. Some of the more significant ones include:

- National Development Plan.
- National Spatial Strategy.
- Border Regional Planning Guidelines.
- Smarter Travel and Transport 21.
- Grid 25.
- National Climate Change Strategy.
- River Basin Management Plans.
- Floods, Groundwater and Urban Waste Water Directive.

All documents outlined above are generally strategic in nature with far-reaching influence and overlapping objectives. For example, the National Development Plan sets out the strategy for development throughout Ireland in the areas of economic and social infrastructure, transport, energy, housing, water, education and health, which is inclusive of environmental considerations. Transport 21 provides for capital funding to implement the transport strategy including heavy investment in public transport, particularly in the major urban areas. The strategy aims to encourage less energy intensive forms of transport such as public transport, with positive consequences for the environment, particularly in the area of climate change targets and air quality. Many of the plans mentioned above make positive statements and set a policy framework which will ensure the co-ordinated development of the state.

In light of the scale and nature of these plans and projects, the possible extent and character of in combination effects is uncertain at this high level spatial scale. However, it is clear from a review of the policies and objectives of the Monaghan County Development Plan 2013-2019 (Incorporating the development plans for the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay), in combination with these plans and projects, there are sufficient safeguards (additional policies and mitigation) in place to ensure that there will not be any significant effects on the Natura 2000 network both in situ and ex situ, as a result of the implementation of the draft development plans.

12.0: Introduction to Mitigation

Development, by its nature, necessitates land use change generally from a vegetated area dominated by agricultural or semi-natural land cover to a built environment fulfilling the residential, commercial and physical infrastructural requirements of society. The draft development plans set out policies which direct development to robust receiving environments which have the capacity to absorb such development.

Initial reviews of the policies and objectives in the draft development plans indicated that there may be a risk of adverse effects on the integrity of the Natura sites. Any adverse effects or potential significant impact could be overcome either by amending the policy or objective or through appropriate mitigation measures.

Mitigation measures in the form of amendments of and additions to the policies and objectives of the draft development plans are provided to ensure compliance with the requirements of Article 6 of the Habitats Directive by integrating measures for the protection of Natura 2000 sites into all policy areas covered by the draft plans. Mitigating policies clearly indicate that where any physical development, such as housing, commercial development, roads, service infrastructure or any other form of development, has the potential to significantly impact on a Natura 2000 site, it will be subject to an individual Habitats Directive process, as defined by Article 6(3) and (4) of the Habitats Directive. Where it is found that the plan or project has the potential to directly or indirectly impact on the integrity of a Natura 2000 site, the appropriate mitigation will be through avoidance. If avoidance is not possible, mitigation in the form of alternatives to the proposed plan or project must be sought. In considering alternative solutions, the conservation objectives and status of the Natura 2000 site will outweigh any considerations of cost, delays or other aspects of an alternative solution. The competent authority should not, therefore, limit its consideration of alternative solutions to those suggested by the project or plan proponents. It is the member state's responsibility to consider alternative solutions, which could be located within different regions or counties.

12.1: General Mitigation Contained within the Draft Development Plans

The draft development plans include objectives and policies to protect, conserve and manage the natural resources of the County including its Natura 2000 sites. The draft plans also seek to enhance these resources where appropriate and feasible.

The objectives and policies of the draft plans have been devised to anticipate and avoid the need for developments that would be likely to significantly and adversely affect the integrity of any Natura 2000 sites. Furthermore, a number of policies located throughout the plans include those that require adherence to existing legislation, standards and guidelines. Such developments as will be permitted on foot of the provisions of the draft plans, shall be required to conform to the relevant regulatory provisions at national and EU level for the prevention of pollution, nuisance or other environmental effects likely to significantly and adversely affect the integrity of any Natura 2000 sites. Other relevant national guidance will be factored into such decisions.

A number of Sections of the draft development plans discuss the provisions of the EU Habitats Directive; Natura 2000 sites and the requirement for Appropriate Assessment.

Chapter 4 Environment and Heritage is of particular importance. This Chapter highlights that 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)) and acknowledges that the Planning Authority has a clear responsibility to secure their protection for the future. The Chapter provides details of these designated sites and Policy DSP 1 as detailed below has been inserted as it refers specifically to the Natura 2000 network. Policy DSP 2 has subsequently been amended to remove the reference to SACs and SPAs given the inclusion of policy DSP 1.

DSP1: Strictly protect areas designated or proposed to be designated as Natura 2000 sites. Development within or adjacent to these area will only be permitted where it has been clearly demonstrated to the satisfaction of the planning authority that such development will have no insignificant adverse effects on the conservation objectives of these sites in accordance with the Habitats Directive.

DSP2: 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.

In addition, Chapter 4 includes an objective which specifically refers to the Sliabh Beagh Conservation Management Plan. The Plan was commissioned by Truagh Development Association and Sliabh Beagh Environmental Management Committee. The Plan aims to provide information to support the sustainable environmental management and promotion of the Sliabh Beagh Uplands and maintain and enhance the biodiversity and nature conservation values of the area for the benefit of present and future generations. The report contains detailed information on the habitats present, management issues and recommendations on how to enhance nature conservation values of the site. As a result the following policy has been inserted:

SBP1: To implement the objectives of the Sliabh Beagh Conservation Management Plan.

Chapter 4 also sets out Monaghan Local Authorities obligation to exercise their functions, including consent functions in compliance with the requirements of the Birds and Habitats Directives and with the 2011 Regulations. As a result the following objectives and policies have been included within Chapter 4 to reflect Monaghan Local Authorities commitment to Appropriate Assessment.

AAO1: Ensure that the Planning Authority in the performance of its functions takes account of the Habitats and Birds Directives.

AAP1: 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.

AAP2: 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 likely to have a significant effect on a Natura 2000 site.

AAP3: 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.

AAP4: Consult the National Parks and Wildlife Service (NPWS), the Department of the Arts, Heritage and the Gaeltacht (DAHG) and An Taisce when considering plans or projects which are likely to affect Natura 2000 sites.

AAP5: 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.

Chapter 4 also contains objectives and policies regarding Green Infrastructure. Objective GIO1 has been amended and now reads as follows:

GIO1: 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.

Chapter 5 Economic Activity acknowledges that County Monaghan has significant potential for the development of wind and gas infrastructure noting that the county is presently supplied by a weak gas network. Whilst encouraging the development of such infrastructure policy ERO 10 has been included to mitigate against any potential concerns:

ERO10: Facilitate electricity and gas infrastructure improvements/installations which will not result in adverse impacts on the natural or built heritage of the county.

Within Chapter 15 the following policies have been included with regard to agriculture and renewable energy development:

AFP9: 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).

REP4: Facilitate the sustainable development of renewable electricity generation technology such as combined heat and power plants, photo voltaic cells and hydroelectricity in appropriate locations, where this can be done in an environmentally sensitive manner.

Chapter 5 further notes that County Monaghan contains reserves of mineral materials including stone, sand, gravel and peat which are worked at many locations across the county. The chapter highlights the potential for the extraction of precious

and base minerals in the county and recognises the importance of quarrying and other extractive industries to the economic life of the county. As means of mitigation and in addition to the overarching objectives and policies regarding Appropriate Assessment the following policies have been inserted into Chapter 15 Development Management Guidelines:

EIP2: 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.

EIP4: 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 outweighs 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.

EIP9: All applications for extractive industry proposals must be accompanied by an integrated phased development and restoration plan for after care/reuse of the site.

Chapter 5 Economic Activity acknowledges that many tourism opportunities lie ahead for the county. To ensure the protection of Natura 2000 sites whilst encouraging the development of the tourism sector, the following policies have been inserted into Chapters 5 and 15 in addition to the overarching objective and policy for Appropriate Assessment as a further means of mitigation:

TMO8: 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.

TOO2: Where appropriate, ensure that tourism proposals do not create a negative impact on the biodiversity, soil, water, cultural heritage or landscape of County Monaghan.

TOO3: Resist development that would adversely affect the natural resources upon which tourism is based.

TOO5: 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

TOO6: 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.

Chapter 5 Infrastructure and Services highlights the importance of the development of Information and Communication Technology (ICT) network as a means of attracting investment and jobs and as a means of giving local people quality access to information, education and entertainment. It is consequently a policy of the councils to facilitate development involving telecommunications, which require

planning permission, provided that it does not detrimentally impact on the natural or man made environment or on the character of its setting. With specific regard to telecommunications the following policy has been included within Chapter 15, Development Management Guidelines as a further means of mitigation:

TEP7: 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.

Chapter 5 Economic Activity highlights that the councils are committed to the encouragement and facilitation of economic development in the county. In considering proposals which would have significant job creation benefits, the councils must also consider the broader environmental impacts of the development. Consequently the following policy has been included within Chapter 15, Development Management Guidelines:

INP 7: 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.

Chapter 6, Infrastructure and Services contains the following objective with regards to road networks to ensure a level of mitigation

RNO8: 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 road network.

The Seveso II Directive covers the presence of dangerous substances in industrial establishments. Policy MAP1 has been included within Chapter 6 to protect sites of natural sensitivity:

MAP1: Protect areas of particular natural sensitivity or interest in the vicinity of establishments covered by this Directive, through appropriate safety distances or other appropriate measures where necessary.

12.2: Overarching Objective/Policy

In addition to the above objectives and policies, the draft development plans contain an overarching objective or policy as indicated below which has been inserted within each policy grouping (Chapters 3-16) where appropriate.

Objective: Ensure that all plans and projects are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.

Policy: All projects relating to development 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.

The inclusion of the above objectives and policies represents a targeted approach which will ensure that regardless of the plan or project proposed, the reader will be aware of the need to address the requirements of the Habitats Directive. Furthermore the objective or policy as listed above refers the reader back to Chapter 4 which provides further information regarding the Natura 2000 sites of the county as well as additional information regarding the Habitats Directive.

12.3: Water Related Mitigation

The draft development plans recognise the importance of water quality as a resource for drinking water, as a raw material for agriculture and industry and as an important element for amenity and recreation, for fisheries, tourism, wildlife conservation and habitat protection. In addition, habitats such as Kilroosky Lough Cluster SAC are dependent upon groundwater and surface water quality and quantity and consequently the quality of the water within the county is of upmost importance. The requirement for the preparation of detailed site drainage plans for inclusion with planning applications represents a further means of protecting the water resources of the County. The following objectives and policies have been included within Chapter 4, Environment and Heritage.

Objectives for Wetlands

WLO1: To protect existing wetland from destruction, infilling, fragmentation and degradation.

Policy for Wetlands

WLP1: Development that would destroy, fragment and degrade wetlands will be resisted.

Objectives for Protection of Water

WPO1: Protect and improve County Monaghan's water resources.

WPO2: 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 WPP 5. All discharges to such streams should be assessed with a view to minimisation of risk to waters.

WPO3: 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.

WPO4: 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.

WPO5: Achieve 'good status' in waterbodies and prevent deterioration of existing water quality status in all waterbodies in accordance with the Water Framework Directive.

Policies for Protection of Water

WPP1: 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.

WPP2: 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)

WPP3: 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.

WPP4: Require best practice in the design, construction and operation of expanding and new developments and their associated sites 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.

WPP5: Require submission of a water protection plan (Appendix 13) and detailed site drainage plans. Maps of sensitive areas and waters and a Water Protection Plan Checklist will assist in the preparation of plans at application stage.

WPP6: 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.

WPP7: 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.

WPP8: 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.

WPP9: 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.

WPP10: 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.

WPP11: 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.

WPP12: Floodplains and riparian corridors will be maintained free from development to provide flood retention features within these areas.

In addition, Chapter 6 Infrastructure and Services recognises that water is a precious resource and outlines Monaghan Local Authorities' goal is to deliver quality drinking water and effectively treat wastewater consistent with sustainable development. The following objectives and policies relating to the provision of water services and waste water services.

Objectives for Water Services

WSO1: 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.

WSO2: Complete the projects outlined in the Water Services Investment Programme and Assessment of Needs Report 2010-2012, subject to the availability of funding.

WSO3: Improve the quality and capacity of water supply throughout the county in partnership with the all stakeholders.

WSO4: Protect the source and raw water quality of all public and private water supply schemes throughout the county

WSO5: Reduce water wastage and unaccounted for water through water conservation measures and improvements to existing infrastructure, including both the public and private sector

WSO6: Provide an adequate supply of piped water for fire fighting

WSO7: Protect existing aquatic habitats in the case of surface waters

Objectives for Wastewater Treatment

WTO1: 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.

WTO2: 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

WTO3: Development shall be limited or restricted in those areas where public waste water treatment capacity is insufficient to accommodate the demands of the development and where funding is unavailable to increase the size of the relevant facility.

WTO4: Facilitate those properties serviced by poorly performing septic tanks to connect to the public sewer, by extending the sewer to service these areas within the constraints of reasonable distance and funding availability.

WTO5: 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.

WTO6: 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

WTO7: 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.

WTO8: Manage receiving waters in accordance with EU Water Framework 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)

WTO9: 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.

WTO10: Dispose of sludges produced in the water and waste water process according to sludge disposal regulations and in an environmentally and sustainable manner.

WTO11: 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.

WTO12: Promote the appropriate development and use of Integrated Constructed Wetlands within the County.

Where one-off housing is sought, the draft development plans indicate that the waste water treatment systems should be located, constructed and maintained to the highest standards to ensure minimal impacts on water quality. Proposals for significant extensions will be required to ensure that existing effluent treatment systems are adequate to cater for any additional loading that may result from the extension. Consequently the following policies have been inserted within Chapter 15 - Development Management Guidelines.

Policies for Effluent Treatment

ETP1: 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.

ETP2: 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.

ETP3: 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

ETP4: Include treatment systems that are National Standards Authority of Ireland Agrément certified and include a minimum site area of 0.2 hectares.

ETP5: 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.

Kilroosky Lough Cluster Special Area of Conservation is located north-west of Clones, Co. Monaghan. Magheraveely Marl Lough is in close proximity to this site. The Conservation Objectives of both SACs include maintaining the Annex I habitats for which this SAC has been selected at favourable conservation status. The qualifying feature of the sites that are particularly dependant on surface water quality and quantity are, the Annex I habitat Hard oligo-mesotrophic waters with benthic vegetation of Chara species and, the Annex II species White-clawed crayfish. In addition, Kilroosky Lough Cluster SAC and Magheraveely Marl Lough SAC support groundwater dependant Annex I habitats which must be maintained in favourable conservation status. The groundwater dependant Annex I habitats Calcareous fens with *Cladium mariscus* and species of the *Caricion davallianae* (Priority Habitat) and Alkaline fens require the continued supply of calcium-rich groundwater to the site. Consequently, as a means of mitigation the following policy has been inserted within

Chapter 4, Environment and Heritage and Chapter 12, Clones Town Development Plan.

WPP10 and CLO2: 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.

12.4: Bird Related Mitigation

Where an Appropriate Assessment is required, it is important to ensure that the proposed development takes full account of the habitats, species ecology, risk of disturbance and does not encroach onto the birds habitats of the Natura 2000 sites and associated habitats.

Consideration of issues may include increased human activity, traffic, collision, loss or degradation of foraging or breeding habitat, lighting and disturbance in the vicinity of bird feeding and roosting areas. Developments that may result in significant negative impacts and disturbance for Annex 1 bird species will not be permitted. The responsibility to demonstrate that there will be no significant impact either alone or in-combination with other plans or projects rests with the applicant.

The qualifying interest of Sliabh Beagh SPA is the Hen Harrier, given the potential risks from developments such as forestry, wind farms and telecommunications infrastructure. It was considered appropriate to include policies which specifically related to the qualifying interest of the site and advise the applicant that investigations must be carried out by a suitably qualified person. Consequently the following policies have been included within Chapter 15 Development Management Guidelines, where deemed appropriate as a further means of mitigation:

AFP10: 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.

REP3: 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 SPAA, 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.

TEP2: Proposals for 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 SPAA, 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.

It should be noted however, that as a result of the inclusion of the overarching objective or policy relating to Appropriate Assessment which is located within relevant policy groupings, all plans or projects will be subject to policies AA1-AA5 contained within Chapter 4, Environment and Heritage.

12.5: Site Specific Mitigation

Kilroosky Lough Cluster SAC – 001786

Qualifying Interests:

Annex 1 Habitats

- Hard oligo-mesotrophic waters with benthic vegetation of Chara spp.
- Calcareous fens with Cladium mariscus and species of Caricion davallianae*
- Alkaline fens

Annex II Species

- White clawed Crayfish

Other Conservation Interests

- Extensive calcicole plant communities.
- Calcium rich habitats.
- Inter drumlin marl lakes fed by lime rich water

Significant threats to the sites integrity:

Agricultural improvements/reclamation, drainage/changes in local hydrology including water abstraction, erosion (natural and anthropogenic), water quality/pollution, agricultural abandonment, overgrazing/ undergrazing, direct loss of habitat to development, bracken & scrub encroachment, amenity/recreation use, tourism-related development for example marinas, peat extraction, forestry, burning, arterial drainage/water abstraction/lowering of the regional water table, illegal dumping, crayfish fishing, changes in flow rate, siltation, loss of fringe vegetation, changes in seasonal water levels/fluctuations, loading from effluents (WWTW), turf/peat extraction in fens, diesel spillages, residential development, commercial development.

Mitigation:

- Ensure no encroachment on the Natura 2000 site that would adversely affect the integrity of the site.
- Ensure full compliance with and implementation of measures prescribed in North Western International River Basin Management Plan.
- Ensure that adequate infrastructural services are in place prior to approving or permitting future development which have the potential to adversely impact on the site particularly through water abstraction, water discharge, or percolation.

* Priority Annex I habitat

- Implement SUDS in adjacent areas of development or new developments to treat and eliminate potential contamination arising from diffuse sources such as construction or stormwater runoff.
- Ensure that one-off housing has adequate water supply and wastewater facilities without impacting on the Natura 2000 site.
- Ensure that any proposed developments that have the potential to directly, indirectly or cumulatively impact on the integrity of the Natura 2000 site will require assessment in accordance with Article 6 of the Habitats Directive.

Sliabh Beagh SPA - 004167

Qualifying Interests:

- Hen Harrier

Species of Conservation Interest

- Merlin
- Peregrine Falcon
- Red Grouse

Habitats of Conservation Interest

- Blanket Bog
- Natural dystrophic lakes and ponds
- European Dry Heaths

Significant threats to the sites integrity:

Changes in local hydrology including drainage, peat extraction, overgrazing, forestry, burning, direct loss of habitat to development, arterial drainage/water abstraction/lowering of the regional water table, agricultural reclamation, direct and indirect impacts to the habitats of the bird species of conservation interests, water quality/pollution, changes in flow rates, siltation, loss of fringe vegetation, loading from effluents (WWTW), disturbance from recreation/amenity use, introduction of alien invasive species, illegal dumping, increased, poisoning, inappropriate land management, potential erection of communication antennae and wind farms.

Mitigation:

- Ensure no encroachment on the Natura 2000 site that would adversely affect the integrity of the site.
- Ensure that forestry applications with potential to impact upon the site under go an Appropriate Assessment at the plan and project stages. Issues of particular importance will be alterations to the hydrology of the site, eutrophication, acidification, sedimentation, peat stability, and cumulative impacts.
- Ensure that further upgrades of The Ulster Way, Sliabh Way and Knockatallon Walks walkways undergo Appropriate Assessment Screening and where necessary full Appropriate Assessment at the plan and project stages. Issues of particular importance will be loss and deterioration of habitat through trampling and use, disturbance to wildlife, alterations to the hydrology.
- Any other proposed developments which have the potential to directly, indirectly or cumulatively impact on the integrity of the Natura 2000 site will require assessment in accordance with Article 6 of the Habitats Directive.

- Ensure that proposed projects such as those concerned with wind energy, tourism, forestry, or any other infrastructural development establish that sensitive areas for Hen Harrier breeding, foraging, and other requirements are avoided within the Appropriate Assessment process.

13.0: Conclusion

This Appropriate Assessment has been carried out on the Draft Monaghan County Development Plan 2013-2019 (Incorporating the draft Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) and has involved Stages 1 and 2 of the Appropriate Assessment Process.

The Appropriate Assessment has provided comprehensive measures and a sufficient level of protection to ensure that there will be no anticipated adverse impacts on Natura 2000 sites directly or indirectly, or from in-combination effects as a result of the draft plans.

Strict adherence to the policies and objectives set out in the draft development plans, specifically those that relate to natural heritage, combined with the monitoring programme, will ensure that there will be no negative impacts on the integrity, conservation objectives or functioning of any Natura 2000 sites as a result of the draft development plans.

APPENDIX 1

Site Synopses of Natura 2000 Sites within the Plan Area

The following information is taken from the NPWS Protected Site Synopses available on <http://www.npws.ie/en/ProtectedSites/>

Kilroosky Lough Cluster Special Area of Conservation

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.

Sliabh Beagh Special Protection Area

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.

APPENDIX 2

Site Synopses of Natura 2000 Sites within 15km of the Plan Area

Dundalk Bay Special Protection Area

Dundalk Bay, Co. Louth, is a very large open shallow sea bay with extensive saltmarshes and intertidal sand/mudflats, extending some 16km from Castletown River on the Cooley Peninsula in the north to Annagassan/Salterstown in the south. The bay encompasses the mouths and estuaries of the Rivers Dee, Glyde, Fane, Castletown and Flurry. The site contains five habitats listed under the EU Habitats Directive, i.e. perennial vegetation of stony banks, tidal mudflats, salt marshes, *Salicornia* mudflats and estuaries. Saltmarsh vegetation occurs in four main areas: at Lurgangreen, Marsh South, Dundalk Harbour and Bellurgan. These are dominated by wide expanses of Common Cord-grass (*Spartina anglica*), while Sea Purslane (*Halimione portulacoides*) is common along the numerous channels. Common Saltmarsh-grass (*Puccinellia maritima*) is also abundant in places. Glasswort (*Salicornia* spp.) occurs on the lower zones of the salt marshes and in places extends out onto the sand flats. The salt marshes at Lurgangreen and Marsh South are partially fenced and grazed by sheep. Shingle beaches are particularly well represented in Dundalk Bay, occurring more or less continuously from Salterstown to Lurgan White House in the south bay, and from Jenkinstown to east of Giles Quay in the north bay. The shingle is mostly stable, occurring on post-glacial raised beaches. The shingle often occurs in association with intertidal shingle, salt marsh and or shingle based grassland. The shingle supports species such as Spear-leaved Orache (*Atriplex prostrata*), Sea Mayweed (*Matricaria maritima*), Sea Beet (*Beta vulgaris*), Sea Rocket (*Cakile maritima*), Wild Carrot (*Daucus carota*), Sea Holly (*Eryngium maritimum*), Sea sandwort (*Honkenya peploides*) and Sea Radish (*Raphanis maritimus*). Yellow Horned-poppy (*Glaucium flavum*) and Sea Scutch (*Leymus arenarius*) occur here at their most northerly locality on the east coast, while the Red Data Book species Sea-kale (*Crambe maritima*) has recently been recorded. The extensive sand flats and mud flats (over 4,000 ha) have a rich fauna of bivalves molluscs, marine worms and crustaceans and are the main food resource of the tens of thousands of waterfowl (including waders and gulls) which feed in the intertidal area of Dundalk Bay. The salt marshes are used as high-tide roosts by all these species, while the grazing birds (notably Brent Geese and Wigeon) feed on the salt marsh grasses, areas of *Zostera* and other grassland vegetation. The Brent Geese also feed on the mats of green algae on the mudflats. At night the wintering Greylag and Greenland White-fronted Geese, and Whooper Swans, from Stabannan/Braganstown (inland from Castlebelligham) roost in Dundalk Bay. The site is internationally important for waterfowl (nos. in brackets refers to the average max. over the period 1994/95 to 1997/98) because it regularly holds over 20,000 birds (up to 57,000 have been recorded) and supports over 1% of the North- West European/East Atlantic Flyway populations of Brent Goose (366), Bar-tailed Godwit (2312) and Knot (11,948). Additionally, it is nationally important for Golden Plover (4266), Great Crested Grebe (193), Greylag Goose (312), Shelduck (463), Mallard (657), Pintail (100), Red-breasted Merganser (148), Oystercatcher (6940), Grey Plover (218), Ringed Plover (133), Wigeon (565), Dunlin (9112), Black-tailed Godwit (754), Curlew (1593), Lapwing (4822), Greenshank (20) and Redshank (1,455). Both Golden Plover and Bar-tailed Godwit are Annex I species. The site has been designated a Special Protection Area under the EU Birds Directive and is also a designated Ramsar site.

Stabannan – Braganstown Special Protection Area

Stabannan-Braganstown SPA, situated approximately 4 km inland from Dundalk Bay in Co. Louth, is a small, very flat alluvial plain adjacent to the River Glyde. It is bounded to the north and south by low, rolling hills. Much of the site was formerly marshland or wet grassland, but is now drained and agriculturally improved. It is farmed intensively for grass, cereals and root crops. The site is of high ornithological importance as a feeding area for wintering waterfowl. In particular, it supports an internationally important wintering population (1,391) of Greylag Goose, with over 35% of the national total. (bird numbers given here and below are the average maximum figures in the winters 1995/96-1999/00). It also has a regular population of Greenland White-fronted Goose, though numbers are relatively low (24). It formerly supported an internationally important population of Whooper Swan though numbers have declined in recent years and the flock now (60) is only of regional importance. Numbers of Bewick's Swan have dwindled to only a few each winter, reflecting a decline throughout Ireland. Other species typical of agricultural land also occur, notably Golden Plover (878) and Lapwing (300). At night most of the geese and swans roost in Dundalk Bay. While the site is privately owned and actively farmed, it is not under threat as there is a management agreement in place to benefit the waterfowl. The site is of most importance as the largest Greylag Goose site in the country, but it also regularly supports three species which are listed on Annex I of the E.U. Birds Directive – Greenland White-fronted Goose, Whooper Swan and Golden Plover.

Lough Oughter Special Protection Area

Lough Oughter and its associated loughs occupy much of the lowland drumlin belt in north and central Co. Cavan between Belturbet, Killashandra and Cavan town. This area comprises a maze of waterways, islands, small lakes and peninsulas. Lough Oughter, the largest lake in the site, is relatively shallow (maximum depth of 10 m) and considered to be a naturally eutrophic system. Its main inflowing rivers are the River Erne and the Annalee River, whilst the main outflow is the River Erne, which connects the lake to Upper Lough Erne and Lower Lough Erne to the north. The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Great Crested Grebe, Whooper Swan, and Wigeon. The E.U. Birds Directive pays particular attention to wetlands and, as these form part of this SPA, the site and its associated waterbirds are of special conservation interest for Wetland & Waterbirds. The Lough Oughter Complex is of importance for a range of wintering waterfowl. Of particular note is an internationally important population of Whooper Swan (318) that is based in the area and which uses the lakes as a roost - all figures are five year mean peaks for the period 1995/96 to 1999/2000. A population of Greenland White-fronted Goose (75) of regional importance also roosts on the lakes and feeds mainly on agriculturally improved grassland nearby. The site supports nationally important wintering populations of two species, Great Crested Grebe (89) and Wigeon (903). Other species which occur regularly include Mute Swan (139), Teal (220), Mallard (336), Pochard (58), Tufted Duck (105), Goldeneye (117), Lapwing (381), Curlew (33), Little Grebe (8), Cormorant (81) and Black-headed Gull (311). A small colony of Common Tern occurs (10 pairs recorded at Farnham Lough in 1995). Lough Oughter is at the centre of the Irish breeding range of Great Crested Grebe and the site supports in excess of 10% of the estimated national breeding total of this species (115 individuals in 1986-88). The Lough Oughter Complex SPA is of ornithological importance for its wintering waterbird populations. Of particular note is the internationally important population of Whooper Swan that is based in the area. The site also supports nationally important populations of a further two wintering species

and, notably, holds the highest breeding concentrations of Great Crested Grebe in the country. Two of the species which occur regularly are listed on Annex I of the E.U. Birds Directive, i.e. Whooper Swan and Greenland White-fronted Goose.

Dundalk Bay Special Area of Conservation

Dundalk Bay, Co. Louth, is a very large open shallow sea bay with extensive saltmarshes and intertidal sand/mudflats, extending some 16km from Castletown River on the Cooley Peninsula in the north to Annagassan/Salterstown in the south. The bay encompasses the mouths and estuaries of the Rivers Dee, Glyde, Fane, Castletown and Flurry. The site contains five habitats listed under the EU Habitats Directive, i.e. perennial vegetation of stony banks, tidal mudflats, salt marshes, *Salicornia* mudflats and estuaries. Saltmarsh vegetation occurs in four main areas: at Lurgangreen, Marsh South, Dundalk Harbour and Bellurgan. These are dominated by wide expanses of Common Cord-grass (*Spartina anglica*), while Sea Purslane (*Halimione portulacoides*) is common along the numerous channels. Common Saltmarsh-grass (*Puccinellia maritima*) is also abundant in places. Glasswort (*Salicornia* spp.) occurs on the lower zones of the salt marshes and in places extends out onto the sand flats. The salt marshes at Lurgangreen and Marsh South are partially fenced and grazed by sheep. Shingle beaches are particularly well represented in Dundalk Bay, occurring more or less continuously from Salterstown to Lurgan White House in the south bay, and from Jenkinstown to east of Giles Quay in the north bay. The shingle is mostly stable, occurring on post-glacial raised beaches. The shingle often occurs in association with intertidal shingle, salt marsh and or shingle based grassland. The shingle supports species such as Spear-leaved Orache (*Atriplex prostrata*), Sea Mayweed (*Matricaria maritima*), Sea Beet (*Beta vulgaris*), Sea Rocket (*Cakile maritima*), Wild Carrot (*Daucus carota*), Sea Holly (*Eryngium maritimum*), Sea sandwort (*Honkenya peploides*) and Sea Radish (*Raphanis maritimus*). Yellow Horned-poppy (*Glaucium flavum*) and Sea Scutch (*Leymus arenarius*) occur here at their most northerly locality on the east coast, while the Red Data Book species Sea-kale (*Crambe maritima*) has recently been recorded. The extensive sand flats and mud flats (over 4,000 ha) have a rich fauna of bivalves molluscs, marine worms and crustaceans and are the main food resource of the tens of thousands of waterfowl (including waders and gulls) which feed in the intertidal area of Dundalk Bay. The salt marshes are used as high-tide roosts by all these species, while the grazing birds (notably Brent Geese and Wigeon) feed on the salt marsh grasses, areas of *Zostera* and other grassland vegetation. The Brent Geese also feed on the mats of green algae on the mudflats. At night the wintering Greylag and Greenland White-fronted Geese, and Whooper Swans, from Stabannan/Braganstown (inland from Castlebelligham) roost in Dundalk Bay. The site is internationally important for waterfowl (nos. in brackets refers to the average max. over the period 1994/95 to 1997/98) because it regularly holds over 20,000 birds (up to 57,000 have been recorded) and supports over 1% of the North- West European/East Atlantic Flyway populations of Brent Goose (366), Bar-tailed Godwit (2312) and Knot (11,948). Additionally, it is nationally important for Golden Plover (4266), Great Crested Grebe (193), Greylag Goose (312), Shelduck (463), Mallard (657), Pintail (100), Red-breasted Merganser (148), Oystercatcher (6940), Grey Plover (218), Ringed Plover (133), Wigeon (565), Dunlin (9112), Black-tailed Godwit (754), Curlew (1593), Lapwing (4822), Greenshank (20) and Redshank (1,455). Both Golden Plover and Bar-tailed Godwit are Annex I species. The site has been designated a Special Protection Area under the EU Birds Directive and is also a designated Ramsar site.

Lough Oughter Candidate Special Area of Conservation

Lough Oughter and its associated loughs occupy much of the lowland drumlin belt in north and central Cavan between Upper Lough Erne, Killeshandra and Cavan town. The site is a maze of waterways, islands, small lakes and peninsulas including some 90 inter-drumlin lakes and 14 basins in the course of the Erne River. The area lies on Silurian and Ordovician strata with Carboniferous limestone immediately surrounding. This site is a candidate Special Area of Conservation for natural eutrophic lakes and bog woodland, two habitats listed on Annex I of the E.U. Habitats Directive and for the otter, a species listed on Annex II of the same Directive. The site also contains areas of dry woodland, marsh, reedbed and wet pasture. Drainage within the area is inefficient and the water levels prone to natural fluctuation as a result. The regularly flooded areas still accommodate a variety of specialist plant species such as Amphibious Bistort (*Polygonum amphibium*) and Marsh Foxtail (*Alopecurus geniculatus*), as well as rarer species such as Needle Spike-Rush (*Eleocharis acicularis*) and Lesser Marshwort (*Apium inundatum*). The lakes and basins are shallow, and the water well mixed and nutrient rich (eutrophic). The aquatic flora is varied with several pondweed species such as Bluntleaved Pondweed (*Potamogeton obtusifolius*), Shining Pondweed (*Potamogeton lucens*), Broad-leaved Pondweed (*Potamogeton natans*), Reddish Pondweed (*Potamogeton alpinus*) and Various-leaved Pondweed (*Potamogeton gramineus*). Typical in the zone of aquatic plants are Yellow Water-lily (*Nuphar lutea*), Canadian Pondweed (*Elodea canadensis*), Mare's Tail (*Hippuris vulgaris*), Water Milfoil (*Myriophyllum spicatum*), Brooklime (*Veronica beccabunga*), Water Dropwort (*Oenanthe spp.*) and Starwort (*Callitriche sp.*). The aquatic community includes species of limited distribution in Ireland such as the Duckweed species *Lemna gibba* and *Spirodela polyrhiza*. Around much of the shoreline there are well developed swamp and marsh communities, typically with a zone of Bulrush (*Schoenoplectus lacustris*) in front of a zone of Common Reed (*Phragmites australis*) which is in turn backed by a more species rich zone of sedges, grasses and herbs, particularly Bottle Sedge (*Carex rostrata*), Common Sedge (*Carex nigra*), Creeping Bent (*Agrostis stolonifera*), Meadowsweet (*Filipendula ulmaria*), Marsh Helleborine (*Epipactis palustris*), Water Plantain (*Alisma plantago-aquatica*), Rough Horsetail (*Equisetum hyemale*), Water Horsetail (*Equisetum fluviatile*) and Wild Angelica (*Angelica sylvestris*). Less widespread species also occur on the wet lake margins; species such as Water Dock (*Rumex hydrolapathum*), Greater Water-parsnip (*Sium latifolium*), Cowbane (*Cicuta virosa*), Tufted Sedge (*Carex elata*), Water Soldier (*Stratiotes aloides*), Arrowhead (*Sagittaria sagittifolia*), Flowering Rush (*Butomus umbellatus*) and Greater Spearwort (*Ranunculus lingua*) may be locally prominent. There are many variations on this typical zonation of sheltered shores with species such as Reedmace (*Typha spp.*), Branched Bur-Reed (*Sparganium erectum*) and Reed Canary-grass (*Phalaris arundinacea*) gaining local prominence. More exposed shores lack the extensive swamp zones, here smaller species such as Common Spike Rush (*Eleocharis palustris*) can be found. Level, wet pastures tend to be dominated by Creeping Bent (*Agrostis stolonifera*) and Rush species (*Juncus sp.*) with a scattering of marshland and wet grassland plants such as Marsh Marigold (*Caltha palustris*), Water Forget-me-not (*Myosotis scorpiodes*) and Yellow Iris (*Iris pseudacorus*). Soft Rush (*Juncus effusus*) is most abundant with frequent Hard Rush (*Juncus inflexus*) and Sharp-Flowered Rush (*Juncus acutiflorus*) and less widespread Conglomerate Rush (*Juncus conglomeratus*) also occurring. Where a general lack of grazing pressure or a particular slope has allowed it, deciduous woodland has re-established itself behind the reedbeds. Two species of Willow (*Salix caprea* and *Salix cinerea*) are common constituents along with Alder (*Alnus glutinosa*), Downy Birch (*Betula pubescens*), Hazel (*Corylus avellana*) and Hawthorn (*Crataegus monogyna*). Along submerged margins Alder and Willow are most commonly found with a flooded

understorey typically containing Reed Canarygrass, Meadow Sweet, Yellow Flag and in places Tufted Sedge (*Carex elata*) and Greater Tussock Sedge (*Carex paniculata*). Downy Birch occurs along lake edges and also forms stands of wet woodland on cutover bog with varying degrees of wet and dry peat. Purple Moor-grass (*Molinia caerulea*), Marsh Cinquefoil (*Potentilla palustris*) and Bog Moss (*Sphagnum* sp.) occur in areas with pools and dry areas. Where there is dry peat, Bracken (*Pteridium aquilinum*), Bramble (*Rubus fruticosus* agg.) and Gorse (*Ulex* sp.) occur under the Birch canopy. Birch dominated wood is also found in association with Ling Heather (*Calluna vulgaris*) bog. In areas of wet bog with good *Sphagnum* cover, bog woodland has developed. Downy Birch characterises this habitat; other typical species include Purple Moor-grass (*Molinia caerulea*) and Bottle Sedge (*Carex rostrata*). Dry broad-leaved woodland is characterised by Ash (*Fraxinus excelsior*), Hazel, Holly (*Ilex aquifolium*) and Oak (*Quercus* spp.), while shrubs include Blackthorn (*Prunus spinosa*), Spindle (*Euonymus europaeus*) and Guelder Rose (*Viburnum opulus*). The Red Data Book species Bird Cherry (*Prunus padus*) has also been recorded from the site. The clayey soils have a characteristic flora, including Wood Avens (*Geum urbanum*), Wood Sorrel (*Oxalis acetosella*), Primrose (*Primula vulgaris*), Herb Robert (*Geranium robertianum*) and Wood Sedge (*Carex sylvatica*). The site supports a substantial population of water birds including internationally important numbers of Whooper Swan (average peak 231) and nationally important numbers of Tufted Duck (average peak 247) and Cormorant (average peak 130) as well as important numbers of species such as Greenland White-fronted Goose, Great Crested Grebe, Wigeon, Teal and Pochard. Lapwing, Snipe and Golden Plover also utilise the wet grassland areas. Wildfowl Sanctuaries exist at Inchin Lough, Derrygid Lough, Farnham Lough, Derrybrick Lough, Derrinishbeg Lough and Annagh Lough. Part of the site is designated an SPA under the EU Birds Directive. Otter, a species listed on Annex II of the E.U. Habitats Directive occurs at the site. Irish Hare has also been recorded. Both of these species are listed in the Irish Red Data Book and are legally protected under the Wildlife Act 1976. The main threats to the quality of the site are water polluting activities such as run-off from fertiliser and slurry application and sewage discharge which have raised the nutrient status of some lakes to hypertrophic. Housing and boating developments are on the increase, adjacent to and within the site respectively. There is also significant fishing and shooting pressure on and around the lakes. Increased afforestation has resulted in some loss of wetland habitat and also loss of feeding ground for wintering birds such as Greenland White fronted Geese. The Lough Oughter area contains important examples of two habitats listed on Annex I of the E.U. Habitats Directive and supports a population of the Annex II species, otter. The site as a whole is the best inland example of a flooded drumlin landscape in Ireland and has many rich and varied biological communities. Nowhere else in the country does such an intimate mixture of land and water occur over a comparable area, and many of the species of wetland plants, some considered quite commonplace in Lough Oughter and its associated loughs, are infrequent elsewhere.

Slieve Gullion Special Area of Conservation

General site character

- Inland water bodies (standing water, running water) (1%)
- Bogs. Marshes. Water fringed vegetation. Fens (9%)
- Heath. Scrub. Maquis and garrigue. Phygrana (85%)
- Humid grassland. Mesophile grassland (5%)

Slieve Gullion is one of the largest expanses of European dry heath (Annex 1 Habitats) in Northern Ireland. The site contains a number of dry heath communities, reflecting the wide range of environmental conditions. The most extensive community is dominated by heather *Calluna vulgaris* and has affinities to both H10 *Calluna vulgaris* – *Erica cinerea* heath and H12 *Calluna vulgaris* – *Vaccinium myrtillus* heath. On the lower slopes, there is a natural transition from upland communities to a mosaic of lowland grassland and heath, in which *Calluna* is associated with western gorse *Ulex gallii* and bell heather *Erica cinerea*. This community is equivalent to H8 *Calluna vulgaris* – *Ulex gallii* heath. A number of plants that are scarce in Northern Ireland have been recorded. These include cowberry *Vaccinium vitis-idaea* on the upper slopes, and *U. gallii*, which is associated with the lowland heath.

Moninea Bog Special Area of Conservation

General site character

- Bogs, Marshes, Water fringed vegetation, Fens (79%)
- Broad leaved deciduous woodland (21%)

Moninea Bog is one of the best remaining examples of an active raised bog (Annex 1 Habitat) within the drumlin landscape that occurs across the southern counties of Northern Ireland. The peatland flora typically supports a high cover of bog-mosses, including the hummock-forming species *Sphagnum imbricatum* and *S. fuscum* and the nationally rare *S. pulchrum*. All three native British sundew species, *Drosera rotundifolia*, *D. anglica* and *D. intermedia*, are also present.

Sliabh Beagh Special Area of Conservation

General site character

- Inland water bodies (standing water, running water) (1%)
- Bogs, Marshes, Water fringed vegetation, fens (85%)
- Heath, Scrub, Maguis and Garrigue, Phygrana (14%)

Sliabh Beagh in Northern Ireland is an extensive area of undulating upland 7130 Blanket bogs (Annex 1 Habitat) and heathland that extends into County Monaghan in the Republic of Ireland. Within Northern Ireland, the peatland complex contains a number of natural dystrophic lakes and ponds (Annex 1 Habitat) that range in size from 5.5 ha to less than 0.5 ha. The site contains the largest concentration of medium- to large-sized dystrophic lakes in Northern Ireland. The smaller lakes and ponds are steep-sided with banks and bed formed by layers of deep peat. The larger lakes have shallow, shelving shores and hard, stony beds. Although the base-poor waters are low in plant nutrients and tend to have a characteristically impoverished flora and fauna, some important communities are present on the site. The most common type is characterised by the aquatic mosses *Sphagnum cuspidatum*, *S. denticulatum*, *Drepanocladus* spp. and the liverwort *Jungermannia* sp. The floating and marginal vegetation tends to be sparse and restricted, and consists of a scattered swamp and acid poor-fen fringe. The lakes are also important for a range of upland invertebrates.

Sliabh Beagh is one of the most extensive areas of intact blanket bog in Northern Ireland. It contains a comparatively large area of a mixture of generally *Sphagnum*-rich mire vegetation with cross-leaved heath *Erica tetralix* and *Sphagnum*

papillosum, together with deergrass *Trichophorum cespitosum* and hare's-tail cottongrass *Eriophorum vaginatum* with high dwarf-shrub cover. It is less markedly oceanic than other Northern Ireland sites but has some limited areas of surface patterning

European dry heaths (Annex I Habitat) are also present as a qualifying feature but not as a primary reason for selection of this site.

Upper Lough Erne Special Area of Conservation

General site character

- Inland water bodies (standing water, running water) (67%)
- Bogs. Marshes. Water fringed vegetation. Fens (9%)
- Humid grassland. Mesophile grassland (17%)
- Broad-leaved deciduous woodland (7%)

Upper Lough Erne in Northern Ireland is a very large natural eutrophic lake (Annex I Habitat) situated in a drumlin landscape and has a predominantly limestone catchment. The site is an example of a northern or western eutrophic lake of glacial origin. The lake has a very long shoreline and numerous associated satellite lakes, many of which are included in the site. Aquatic vegetation of the *Magnopotamion* and *Hydrocharition* type is extensively-developed. Both club-rush – common reed *Scirpo* – *Phragmitetum* and reed canary-grass – shoreweed – spike-rush *Phalaris* – *Littorella* – *Eleocharis* associations are well-developed on the shore. There are transitions to swamp and fen vegetation.

Upper Lough Erne represents one of the largest areas of semi-natural woodland remaining in Northern Ireland. Drier soils support mature stands of old sessile oak woods (Annex I Habitat), which are particularly well-developed to the south of the lough. The woodlands consist of a canopy dominated by oak *Quercus petraea*, with occasional ash *Fraxinus excelsior* and birch *Betula pubescens*. Hazel *Corylus avellana* and holly *Ilex aquifolium* often form a distinct shrub layer. The ground flora is very variable and consists of a wide variety of species, including bluebell *Hyacinthoides non-scripta*, sanicle *Sanicula europaea*, goldilocks buttercup *Ranunculus auricomus*, great wood-rush *Luzula sylvatica*, and an abundance of the scarce thin-spiked wood-sedge *Carex strigosa*.

Upper Lough Erne is the most extensive area of alluvial forests (Annex I Habitat) in Northern Ireland. The woodland occurs in scattered stands around the edges of the lough, where the shoreline is ungrazed or only very lightly grazed. Fluctuating water levels and variations in exposure, substrate and management have resulted in the formation of a wide range of wet woodland communities. These are generally characterised by a canopy in which species such as willow *Salix* spp. and alder *Alnus glutinosa* are dominant, with more notable species such as aspen *Populus tremula*, guelder-rose *Viburnum opulus* and buckthorn *Rhamnus cathartica* scattered throughout. The ground flora is often similar to that of the swamp and fen zone, with a rich variety of sedges and herbs. In places, there are well-developed transitions to drier woodland types, including 91A0 old sessile oak woods with *Ilex* and *Blechnum*.

This site represents otter *Lutra lutra* (Annex II species) in Northern Ireland. The province holds one of the strongest populations of otters in the UK. Upper Lough Erne consists of a large eutrophic lake with very extensive associated wetland habitats that holds a dense and large population of otters. In addition the surrounding

countryside is rich in relatively unpolluted rivers and lakes and has a high density of semi-natural habitats, especially wetlands, supporting the otter population within the site.

Magheraveely Marl Loughs Special Area of Conservation

General site character

- Inland water bodies (standing water, running water) (24%)
- Bogs. Marshes. Water fringed vegetation. Fens (19.5%)
- Heath. Scrub. Maquis and garrigue. Phygrana (3.5%)
- Dry grassland. Steppes (1.5%)
- Humid grassland. Mesophile grassland (31%)
- Improved grassland (1%)
- Broad-leaved deciduous woodland (17.7%)
- Non-Forest areas cultivated with woody plants (including orchards, groves, vineyards, (1.5%)
- Other land (including towns, villages, roads, waste places, mines, industrial sites) (0.3%)

These six loughs are small inter-drumlin marl lakes fed by lime-rich water. They are examples of lakes on a predominantly limestone substrate. In comparison with other lakes in this part of Northern Ireland, this site is important because the water has not been influenced by nutrient enrichment and remains clear, with a high lime content and low plant nutrient content. Stoneworts are the dominant submerged vegetation and include several rare and local species, including *Chara aspera*, *C. curta*, *C. hispida* and *C. pedunculata*.

Magheraveely Marl Loughs consists of a cluster of six low-lying lakes in the catchment of the River Finn in Northern Ireland. These occur over an area of Carboniferous limestone bedrock. The lakes are surrounded by an inundation zone containing significant stands of alkaline fen vegetation. This is generally composed of a sward that is very rich in sedges and herbs. Characteristic species include the sedges lesser tussock-sedge *Carex diandra*, long-stalked yellow sedge *C. viridula* ssp. *brachyrrhyncha* and glaucous sedge *C. flacca*. Other frequent species include marsh arrowgrass *Triglochin palustre*, quaking-grass *Briza media* and more notably, marsh helleborine *Epipactis palustris*, grass-of-Parnassus *Parnassia palustris*, knotted pearlwort *Sagina nodosa* and fen bedstraw *Galium uliginosum*. The latter are all scarce species in Northern Ireland.

The Annex I Habitat (Calcareous fens with *Cladium mariscus* and species of the *Caricion davallianae*) is present on the site as a qualifying feature but not a primary reason for selection.

These four marl loughs in Northern Ireland have strong isolated populations of white-clawed crayfish *Austropotamobius pallipes* (Annex II species). This site has been selected because of its hydrological isolation and the absence of crayfish plague from Northern Ireland.

Upper Lough Erne Special Protection Area

Upper Lough Erne Lough is situated in County Fermanagh in the west of Northern Ireland is a very large and complex freshwater system. A series of flooded drumlins in the course of the River Erne give rise to a complex of islands, bays and many lakes bordered by damp pastures, fens, reedswamp and alder/willow carr and oak woodland. The Special Protection Area site boundary is entirely coincident with the composite boundary of the following ASSIs. Corraslough Point, Dernish Island, Finn Floods, Inishroosk, Killymackan Lough, Upper Lough Erne - Belleisle, Upper Lough Erne - Crom, Upper Lough Erne - Galloon and Upper Lough Erne - Trannish. The site qualifies under Article 4.1 of EC Directive 79/409 on the Conservation of Wild Birds by regularly supporting internationally important numbers of wintering whooper swans. Upper Lough Erne provides a core protected area for whooper swans in the region of Northern Ireland, as there is interchange between the swans using protected areas and those ranging more widely on surrounding farmland. Upper Lough Erne contributes to the maintenance of the geographic range of the Annex 1 Greenland white-fronted goose population of Northern Ireland through supporting regionally important numbers. It also supports an important assemblage of breeding birds including common tern and in the past supported breeding corncrake. Both are Annex 1 species. Other migratory birds breeding on the site include great crested grebe and important concentrations of three species of waders which are declining elsewhere, curlew, snipe and redshank. Nationally important wintering wildfowl species, many of which are migratory, include great crested grebe, cormorant, mute swan, tufted duck, wigeon, teal, goldeneye, coot, mallard, snipe, curlew, and redshank.

Lough Neagh Special Protection Area

Situated in the centre of Northern Ireland, Lough Neagh is the largest lake in the British Isles. The Special Protection Area includes three eutrophic water bodies, Lough Neagh and two related loughs, Lough Beg and Portmore Lough, together with surrounding swamp, fen, wet grassland and swampy woodland. The boundary of the proposed Special Protection Area follows the boundaries of the Lough Neagh ASSI, Lough Beg ASSI and Portmore Lough ASSI. The site also forms part of another site which is listed as a wetland of international importance under the Ramsar Convention. Under Article 4.1 of EC Directive 79/409, it further qualifies by regularly supporting internationally important numbers of wintering Bewick's and whooper swans and also under Article 4.1 by regularly supporting nationally important numbers of breeding common tern. Finally, under Article 4.2 of the Directive it qualifies as a wetland of international importance by regularly supporting over 20,000 of a variety of species of waterfowl in winter. Pochard, tufted duck, goldeneye, little grebe, great crested grebe, cormorant, mute swan, greylag goose, shelduck, wigeon, gadwall, teal, mallard, shoveler, scaup, and coot. Lough Neagh is also notable for supporting an important assemblage of breeding birds, some species which occur in nationally important numbers - great-crested grebe, gadwall, pochard, tufted duck, snipe, redshank common gull, lesser black-backed gull and black-headed gull. Other important breeding wetland species include shelduck, teal, shoveler, lapwing and curlew.

APPENDIX 3
Consultation Responses



3rd March 2011

Our Ref: G2011/62

Director of Services – Planning, c/o Adrian Hughes, Senior Planner, Monaghan County Council, Council Offices, The Glen, Monaghan

**Re: Review of the Monaghan County Development Plan 2007 – 2013
(incorporating Development Plans for Towns of Monaghan, Carrickmacross,
Castleblayney, Clones and Ballybay)**

A Chara,

I refer to your recent notification with respect to the above (dated 16th February 2011). Outlined below are the nature conservation observations and recommendations of the Department of the Environment, Heritage and Local Government.

Important nature conservation sites in County Monaghan include the Natura 2000 sites; Sliabh Beagh SPA, the Kilroosky Lough Cluster SAC, as identified in the Council's referral, and the designated Eshbrack Bog NHA.

Any plan or project either on its own or in combination with other plans or projects will need to consider the long term protection of nature conservation/natural heritage components of the Natura 2000 sites (i.e. their habitats and species).

Both Natura 2000 sites mentioned above are also trans-boundary sites and plans or projects in Northern Ireland may also have impact on these sites.

The Department has a particular concern for the number and location of communication antennae and wind farms (in existence and in planning stages) in the immediate area of the Sliabh Beagh SPA. Hen Harrier in particular, while primarily breeding in the SPA, also utilise suitable areas in the surrounding area as part of their foraging range. The likely impacts on the qualifying interests for this SPA needs to be given careful consideration in so far as plans and projects may either in their own right or in combination with other plans or projects, result in adverse impacts.

Water quality issues including one off housing applications, type, location and operation of waste /waste water treatment facilities and land use in and around the Kilroosky Lough Cluster is a further concern for the Department. The long term protection of the hydrological regime and water quality at this site is of considerable importance in order to maintain the site at a favourable conservation status.

Eshbrack Bog is designated an NHA for its blanket bog habitat. Commercial peat cutting is impacting on the conservation status of the bog and on water quality in a number of upland lakes including water sourced for domestic usage. While the NHA is not a Natura 2000 site it overlaps to some extent with the Sliabh Beagh SPA. The habitat of the NHA -upland blanket bog-is an Annex habitat.

County Monaghan has circa 40 pNHAs, in addition to the above sites and other designated and undesignated sites. Annexed species of conservation concerns, within the County, includes lamprey species, white -clawed crayfish, otter, kingfisher, Greenland white-fronted goose, whooper swan, bat species etc. Any plan or project where relevant must take into consideration likely impacts on these species.

Kindly forward any future referrals, with respect to the above, to the following address
The Manager, Development Applications Unit, Department of Environment, Heritage and Local Government, Newtown Road, Wexford

Alternatively, documentation associated with the above can be referred electronically to the DAU at the following address:

manager.dau@environ.ie

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

Is mise le meas,

Paul McMahon, Development Applications Unit Tel: (053) 911 7381 E-mail:
paul.mcmahon@environ.ie



Mr Adrian Hughes
Monaghan County Council
Council Offices
The Glen
Monaghan
Ireland

Direct Dial: 028 9056 9554

15 March 2011

Dear Mr Hughes

**VARIOUS AREAS OF SPECIAL SCIENTIFIC INTEREST (ASSI) / SPECIAL
AREAS OF CONSERVATION (SAC) & SPECIAL PROTECTION AREAS (SPA)
Monaghan County Council Development Plan 2007 - 2013**

I refer to your consultation received in this office on 21 February 2011 regarding the above.

NIEA, Natural Heritage, Conservation Designations and Protection (CDP) welcome the opportunity to comment on the proposed review of the Monaghan County Development Plan 2007-2013. NIEA Natural Heritage is satisfied that Monaghan County Council has identified all the Natura 2000 sites likely to be affected by the proposed review and has no further Natura 2000 sites in Northern Ireland to suggest for consideration.

Your letter refers to the creation of a screening report but our advice would be that the assessment should show with scientific certainty that the proposals will have no impact to the integrity of any N2K site. Therefore, if screening shows that the proposals may be significant or if there is an indication that mitigation is required, then the report should move into stage 2- Appropriate Assessment. See European Commission Guidance: 'Managing Natura2000Sites' with regard to the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC
http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/provision_of_art6_en.pdf

To create an effective report, MCC are advised to refer to the most recent NIEA Conservation Objectives and Condition Assessments of the below N2K sites. Please send further consultation information requests to turrough.bell@doeni.gov.uk. Other information is available on Areas of Special Scientific Interest and N2K sites at http://www.doeni.gov.uk/niea/protected_areas_home.

NIEA digital mapping data sets can be found at -
<http://www.ni-environment.gov.uk/other-index/digital-intro.htm>.



For further help on mapping or Geographical Information System (GIS) matters please contact Mr Iain Davies at Iain.davies@doeni.gov.uk. A map browser function is also available for designated sites for those who do not have access to GIS software at <http://maps.ehsni.gov.uk/naturalheritage/default.aspx>

CDP would like to suggest relevant policy areas to consider:

1. Adequacy of Wastewater Treatment Works and Infrastructure to cope with existing and proposed housing and industrial development in respect of water quality in N2K sites downstream (in Northern Ireland).
2. Possible impact of water abstraction (up to 30% of public water supply abstracted from groundwater according to 2007-2013 Plan) on the hydrology and quality of groundwater dependant terrestrial ecosystems, namely Magheraveely Marl Loughs SAC.
3. Possible impacts of tourism policies with increased numbers of tourists and associated disturbance on Upper Lough Erne, and potentially in the future, Lough Neagh, with the re-opening of sections of the Ulster Canal (policies MN50 and MN51 in the existing plan).
4. Potential for spread of alien invasive species with the re-opening of sections of the Ulster Canal.
5. Any potential for environmental impact by airborne emissions on Northern Ireland designated sites.

Relevant plans/projects to consider in respect of 'in combination' effects might include:

1. Development plans for neighbouring Council Districts in Northern Ireland.
2. Planning Policy Statements of the NI Planning Agency.
3. Regional Development Strategy of the Department of Regional Development NI.
4. Ulster Canal (Upper Lough Erne to Clones) Restoration Plan.

If you require any further information please contact Mr Paul McNulty on the above number.

Yours sincerely



Bob Davidson
Conservation Designations & Protection

APPENDIX 4

Screening of Draft Plan Objectives and Policies – deletions, amendments and proposals are outlined in [blue](#).

CHAPTER 1 – INTRODUCTION

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>This Chapter provides a strategic overview of the major planning issues and places them in a national and regional context.</p> <p>The Chapter identifies the legal, political and economic background to Development Plans and explains their role and relationship within national and regional spatial planning.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				

CHAPTER 2 – VISION STATEMENT

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>This Chapter provides a strategic overview of the major planning issues and places them in a national and regional context.</p> <p>This Chapter identifies the strategic vision, key social, economic and demographic trends and the strategic issues to be addressed within the Draft Development Plans.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				

CHAPTER 3 – SETTLEMENT/CORE STRATEGY

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Determining the Quantum and Location of Residential Development in Tier 4, Tier 5 and Tier 6 Settlements.</p> <p>CSP 1. All projects associated with residential development within Tier4, 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within the Chapter 3 of the Draft Development Plan. The inclusion of this policy will ensure that all residential developments within Tier 4, Tier 5 and Tier 6 are assessed in accordance with the Habitats Directive.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Determining the Quantum and Location of Residential Development in Tier 4, Tier 5 and Tier 6 Settlements.</p> <p>CSP 2. 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:-</p> <p>(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 vacant¹ residential properties in the settlement, and the historical development of the settlement</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater 	Yes	Yes	Yes

<p>(ii) The development contributes to the sequential development of land from the centre of the settlement outwards and/or represents an infilling² of the existing settlement footprint</p> <p>(iii) The development reflects the nature, scale and form of existing residential development in the settlement</p> <p>(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</p> <p>(v) The necessary infrastructure and services for the development are in place or can be provided at the expense of the developer</p> <p>(vi) The application comprises a maximum of 25% of the residential units required to satisfy the housing demand in the settlement for the period 2011-2019³</p> <p>(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 residential development has already been granted and of which more than 25% of the residential units remain unoccupied or undeveloped³</p> <p>(viii) The development meets the requirements of the remaining relevant policies within the development plan.</p>	<p>which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.</p> <ul style="list-style-type: none"> ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>The Settlement/Core Strategy provides a hierarchy of settlements which will cater for balanced and sustainable growth of the county. The policy above will ensure the controlled expansion of fourth tier settlements as residential and local retail centres and enable the sustainable development of the fifth and sixth tier settlements.</p> <p>The inclusion of Policy CSP1 which is an overarching policy, will ensure that residential development within Tier 4, Tier 5 and Tier 6 Settlements will comply with the provisions of the Habitats Directive. In addition the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Housing in Rural Areas Under Strong Urban Influence</p> <p>RHP1. All projects associated with rural housing in Rural Areas Under Strong</p>	<p>No negative impacts on Natura 2000 sites anticipated from</p>	<p>No</p>	<p>No</p>	<p>No</p>

Urban Influence shall be considered under policies AAP1-AAP4 contained within Chapter 4 Environment and Heritage of the Monaghan County Development Plan 2013-2019.	implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within the Chapter 3 of the Draft Development Plan. The inclusion of this policy will ensure that all residential developments within Rural Areas Under Strong Urban Influence are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Housing in Rural Areas Under Strong Urban Influence</p> <p>Policies RHP2-RHP9</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a 	Yes	Yes	Yes

	surface/ground water sensitive Natura site/s.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
<p>This management zone has been compiled in accordance with the requirements of the Sustainable Rural Housing Guidelines for Planning Authorities to ensure that development in the countryside, outside the planned limits of settlements takes place in a sustainable manner. With regard to areas which are designated as Rural Areas Under Strong Urban Influence, the amount of urban generated housing is significant. Such as designation will help to reduce the pressure on the countryside and associated services.</p> <p>The inclusion of Policy RHP1, which is an overarching policy will ensure that residential development within Rural Areas Under Strong Urban Influence will comply with the provisions of the Habitats Directive. In addition the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Housing in Stronger Rural Areas</p> <p>RHP10: 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within the Chapter 3 of the Draft Development Plan. The inclusion of this policy will ensure that all residential developments within Stronger Rural Areas are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Housing in Stronger Rural Areas</p> <p>RHP11: Applications for single dwellings in these areas will be accommodated subject to normal planning considerations.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> fragmentation of habitats 	Yes	Yes	Yes

	<ul style="list-style-type: none"> ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>This management zone has been compiled in accordance with the requirements of the Sustainable Rural Housing Guidelines for Planning Authorities to ensure that development in the countryside outside the planned limits of settlements takes place in a sustainable manner. The amount of urban generated housing in these areas is significant, although not as great as in the rural areas identified as being under strong urban influence. The key objectives in these areas are to maintain population levels by accommodating appropriate rural development and consolidate the existing town and village structure.</p> <p>The inclusion of Policy RHP10, which is an overarching policy, will ensure that residential development within Stronger Rural Areas will comply with the provisions of the Habitats Directive. In addition the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Rural Housing in Structurally Weak Rural Areas	No negative impacts on Natura 2000 sites	No	No	No

RHP12: 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.	anticipated from implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within the Chapter 3 of the Draft Development Plan. The inclusion of this policy will ensure that all residential developments within Structurally Weak Areas are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Chapter 3 – Settlement/Core Strategy</p> <p>Policies for Rural Housing in Structurally Weak Rural Areas</p> <p>RHP13: Applications for single dwellings in these areas will be accommodated subject to normal planning considerations</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a 	Yes	Yes	Yes

	surface/ground water sensitive Natura site/s.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
<p>All of the structurally weak areas in County Monaghan are those remaining areas that lie outside either the Rural Areas Under Strong Urban Influence or the Stronger Rural Areas. These areas have characteristics such as persistent and significant population decline, low population density, as well as a weaker economic structure. They are at risk of losing the level of population necessary to sustain essential services such as schools, local shops and sporting clubs, leading to difficulties in supporting a sustainable and vibrant rural community. In an attempt to address these problems and develop sustainable rural communities, the Planning Authority will accommodate demand for permanent residential development in structurally weak areas.</p> <p>The inclusion of Policy RHP12, which is an overarching policy, will ensure that residential development within Structurally Weak Areas will comply with the provisions of the Habitats Directive. In addition the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.</p>				

CHAPTER 4 – ENVIRONMENT AND HERITAGE

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objective for Heritage Plan HPO1: Implement the objectives and actions detailed within the Draft County Monaghan Heritage Plan 2012-2017 or any future updated version.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable. The County Monaghan Heritage Plan 2012-2017 will set out objectives and actions to help us understand, promote and conserve the heritage of County Monaghan over the next number of years.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objective for Geological Heritage GHO1: To undertake an audit of geological heritage sites within County Monaghan during the lifetime of this plan.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable. 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 County Council under the Planning and Development Act 2000 to protect sites of geological interest.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objective for Geological Heritage GHP1: To protect geological heritage sites within the county from inappropriate development.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objective for Geological Heritage GHP 2. To protect geological NHAs / pNHAs as they become designated and notified to Monaghan County Council, during the lifetime of this plan.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policy for Geological Heritage GHP 3. Notify the Geological Survey of Ireland in advance of any significant ground excavations.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Landscape Protection LPO1: Sustain, conserve, manage and enhance the landscape diversity, character and quality of the County for the benefits of current and future generations.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Landscape Protection LPO2: 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Landscape Protection LPP1: 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 subsequent amendments) when determining a planning application.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Landscape Protection LPP 2: Protect the landscapes and natural environments of the county by ensuring that any new developments in designated sensitive rural landscapes do not	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

detrimentally impact on the character, integrity, distinctiveness or scenic value of the area.				
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Landscape Protection LPP3: 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Areas of Primary Amenity Value PAP1: 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Areas of Primary Amenity Value PAP 2. Development within primary amenity areas that would normally be	No negative impacts on Natura 2000 sites anticipated from implementation of	No	No	No

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.	objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Areas of Secondary Amenity Value SAO 1. Maintain and improve public access to amenity areas while protecting the flora, fauna, heritage and character of the amenity area.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Areas of Secondary Amenity Value SAO 2. Promote and encourage community initiatives in the provision of amenity facilities to improve access to amenity areas, where appropriate.	Facilitating access to amenity areas within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to 	Yes	Yes	Yes

	cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
The following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Areas of Secondary Amenity Value</p> <p>SAP 1. Limit development within Areas of Secondary Amenity Value to compatible amenity developments on unobtrusive sites.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
The following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure and Chapter 15 Development Management Guidelines.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Areas of Secondary Amenity Value</p> <p>SAP 2. Tree planting and felling will be strictly controlled to ensure minimal disturbance of landscape and the environment.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Areas of Visual Amenity</p> <p>AVP 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Areas of Visual Amenity</p> <p>AVP 2. 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</p>	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:	Yes	Yes	Yes

<p>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 overlooking lakes and waterways, where such development would detrimentally impact on the setting of that lake or waterway <i>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.</i></p>	<ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>The following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Biodiversity and Natural Heritage</p> <p>BDO 1. To protect, enhance and promote for current and future generations the rich biodiversity of County Monaghan.</p>	<p>No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy</p>	<p>No</p>	<p>No</p>	<p>No</p>
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Biodiversity and Natural Heritage</p> <p>BDO 2. To designate County Biodiversity Sites within the lifetime of the Plan and to</p>	<p>No negative impacts on Natura 2000 sites anticipated from implementation of</p>	<p>No</p>	<p>No</p>	<p>No</p>

protect the ecological integrity of these sites	objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Biodiversity and Natural Heritage BDO 3. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Biodiversity and Natural Heritage BDO 4. Promote the management and development of wildlife features such as hedgerows, riparian corridors, wetlands that are essential for the migration, dispersal and genetic exchange of wild species.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Valuable habitat is not limited to designated areas and attempts should be made to preserve semi-natural habitats such as wetlands, woodland, trees and hedgerows and to enhance habitats in the surrounding area. The diversity of habitats of local biodiversity value within the county is a valuable resource in supporting the overall Natura 2000 site and measures should be taken to avoid their degradation and removal wherever possible. The above policy should be amended as follows: BDO 4. 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.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Biodiversity and Natural Heritage</p> <p>BDO 5. Ensure that development proposals to do not lead to the spread of invasive species. Ensure that landscaping proposals do not include invasive species.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Invasive species represent one of the greatest threats to biodiversity, second only to that caused by direct habitat destruction. A number of invasive, non invasive species of both flora and fauna are present throughout the County. The SEA undertaken indicates that 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. Consequently it is recommended that the above policy be included within the Biodiversity Section (Chapter 4) of the Draft Development Plan, as a precautionary principle.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Biodiversity and Natural Heritage</p> <p>BDO 6. Implement the actions of the Monaghan Biodiversity Action Plan 2009-2014 and any subsequent version.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>The Monaghan Biodiversity Action Plan 2009-2014 provides 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 and monitors successes and reassesses the need for action. It is considered important to implement the actions of this plan to heighten biodiversity conservation and therefore the inclusion of the above policy is recommended within the Biodiversity Section (Chapter 4) of the Draft Development Plan.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Biodiversity and Natural Heritage	No negative impacts on Natura 2000 sites anticipated	No	No	No

BDO 7. Ensure that the Council, in the performance of its functions, takes account of the Ramsar Conventions' principle of conservation and wise use of wetlands as a contribution towards achieving sustainable development.	from implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objective for the Protection of Trees and Hedgerows	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
THO 1. Seek to increase existing coverage, in conjunction with new development and encourage the establishment of native species.				
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objective for the Protection of Trees and Hedgerows	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
THO 2. Employ where appropriate, Tree Preservation Orders to protect important trees, groups of trees or woodlands of special amenity value.				
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objective for the Protection of Trees and Hedgerows	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Policies for Protection of Trees and Hedgerows	No negative impacts on	No	No	No

THP 1. Protect trees and hedgerows from development that would impact adversely upon them.	Natura 2000 sites anticipated from implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
The value of linear boundary features such as trees and hedgerows is specifically identified in Article 10 of the Habitats Directive, which states that Member States shall endeavour in land use plans and development policies to encourage the management of features of the landscape which are of major flora and fauna. It is recommended that the above policy is amended as follows:				
THP 1. 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.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Protection of Trees and Hedgerows THP 2. 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)	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Protection of Trees and Hedgerows THP 3. 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 are replaced by new native planting.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				

<p>Given the importance attached to linear boundary features such as trees and hedgerows is specifically identified in Article 10 of the Habitats Directive it is recommended that the above policy be amended as follows:</p> <p>THP 3. 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.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Protection of Trees and Hedgerows</p> <p>THP 4. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policy for Sliabh Beagh Conservation Management</p> <p>SBP 1: To implement the objectives of the Sliabh Beagh Conservation Management Plan.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
<p>The Conservation Management Plan for Sliabh Beagh, 2011, was commissioned by Truagh Development Association and Sliabh Beagh Environmental Management Committee. The Plan aims to provide information to support the sustainable environmental management and promotion of the Sliabh Beagh Uplands and maintain and enhance the biodiversity and nature conservation values of the area for the benefit of present and future generations. The report contains detailed information on the habitats present, management issues and recommendations on how to enhance nature conservation values of the site. It is recommended that the above policy be included within Chapter 4 Environment and Heritage.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'

<p>Policies for the Protection of Designated Sites</p> <p>DSP 1. 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.</p>	<p>No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy</p>	<p>No</p>	<p>No</p>	<p>No</p>
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>The most important and valuable habitats are afforded protection under European and National legislation by way of designation such as Special Areas of Conservation and Special Protection Areas. Legislation requires that appropriate 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. It is therefore recommended that the above policy, which specifically relates to Natura 2000 sites, be included within Chapter 4, Environment and Heritage.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for the Protection of Designated Sites</p> <p>DSP 2. Protect the SACs, SPAs, 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.</p>	<p>No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy</p>	<p>No</p>	<p>No</p>	<p>No</p>
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>By virtue of the inclusion of policy DSP1 above which gives specific reference to Natura 2000 sites it is considered that the policy be amended as follows:</p> <p>DSP 2: Protect the SACs, SPA, NHA and pNHAs 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 nay such development will have no significant adverse effects</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'

Objective for Wetlands WLO 1: To protect existing wetlands from destruction, infilling, fragmentation and degradation.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
County Monaghan contains a wide range of wetlands and their associated species, of high international and national importance. Wetland functions include water filtration, flood buffering and habitat for wildlife and provide significant 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. It is recommended therefore that the above objective be included within Chapter 4 Environment and Heritage.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policy for Wetlands WLP 1: Development that would destroy, fragment and degrade wetlands will be resisted.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
County Monaghan contains a wide range of wetlands and their associated species, of high international and national importance. Wetland functions include water filtration, flood buffering and habitat for wildlife and provide significant 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. It is recommended therefore that the above policy be included within Chapter 4 Environment and Heritage.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objective for Appropriate Assessment AAO 1: Ensure that the Council in the performance of its functions takes account of the Habitats and Birds Directives.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
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). The planning authority is obliged to exercise its functions, including consent functions in compliance with the requirements of the Birds and Habitats Directives. It is recommended that the above objective be included within Chapter 4.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Appropriate Assessment</p> <p>AAP1: Ensure that all plans and projects in the County likely to have a significant effect on a Natura 2000 site, either alone or in combination with other plans or projects are subject to Appropriate Assessment in accordance with Article 6 of the Habitats Directive.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>In accordance with Article 6(3) of the Habitats Directive, it is considered that the above policy be amended to read as follows:</p> <p>AAP 1: Ensure that all plans and projects in the County, not directly connected 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 and where necessary accompanied by a Natura Impact Statement in accordance with Article 6 of the Habitats Directive and should have regard to the DoEHLG guidance "Appropriate Assessment of Plans and Projects in Ireland (2009) and any future updated version.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Appropriate Assessment</p> <p>AAP 2: 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 likely to have significant effects on a Natura 2000 site.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>The above mentioned guidance is intended to assist and guide local and planning authorities in the application of Article 6(3) and 6(4) of the Habitats Directive. It is recommended that the above policy be included within Chapter 4 of the Draft Development Plan. It is recommended that the above policy be included within Chapter 4.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Appropriate Assessment</p> <p>AAP 3: 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 4.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Appropriate Assessment</p> <p>AAP 4: 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>The document entitled "Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities 2009 recommends that the DeCLG be consulted at every stage of the plan making process. Furthermore the guidelines state that the Minister of DeCLG, the Heritage Council and An Taisce are required to be notified if an application for a proposed development might affect or is unduly close to a site of ecological interest. One of the roles of National Parks and Wildlife Service is to implement the EU Habitats and Bird Regulations and they are therefore a necessary consultation point. It is recommended that the above policy be included within Chapter 4.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'

Policies for Appropriate Assessment AAP 5: 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment It is recommended that the above policy be included within Chapter 4.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Protection of Water WPO 1. Protect and improve County Monaghan's water resources.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Protection of Water WPO 2. 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 WPP 5. All discharges to such streams should be assessed with a view to minimisation of risk to waters.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Protection of Water WPO 3. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Protection of Water WPO 4. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Valuable habitat is not limited to designated areas and attempts should be made to preserve semi-natural habitats such as wetlands, woodland, trees and hedgerows and to enhance habitats in the surrounding area. The diversity of habitats of local biodiversity value within the county is a valuable resource in supporting the overall Natura 2000 site and measures should be taken to avoid their degradation and removal wherever possible. It is recommended that the above policy				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Protection of Water WPO 5. Achieve 'good status' in waterbodies and prevent deterioration of existing water quality status in all waterbodies in accordance with the Water Framework Directive.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
<p>The EU Water Framework Directive is an important piece of EU environmental legislation which aims at improving our water environment. It applies to rivers, lakes, groundwater, estuaries and coastal waters. Member States must aim to achieve good status in all waters by 2015 and must ensure that status does not deteriorate in any waters. It is recommended that the above policy be included within Chapter 4, Environment and Heritage.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Protection of Water</p> <p>WPP 1. 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</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
<p>County Monaghan is situated within two International River Basin Management Plans the Neagh Bann and North Western. In addition information on status, objectives and measures in the River Basin Districts has been compiled for smaller, more management geographical areas than river basin districts termed water management units, these units represent smaller river and lake basins where managed of the pressures, investigations and measures will be focussed and refined during the implementation of the River Basin Management Plans. It is recommended that the above policy be amended to take account of these Unit Action Plans.</p> <p>WPP 1. 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.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Protection of Water</p> <p>WPP 2. 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)</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Developments generating trade effluents (waste waters) or discharging domestic type waste water in unsewered areas need to address requirements of 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) for the entire site. It is recommended therefore that the above policy be included within Chapter 4, Environment and Heritage.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Protection of Water</p> <p>WPP 3. 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 <i>Groundwater Protection Scheme for County Monaghan</i> available at (www.gsi.ie) and <i>Guidance on the Authorisation of Discharges to Groundwater</i> (available at www.epa.ie) will be required where appropriate.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Protection of Water</p> <p>WPP 4. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Protection of Water</p> <p>WPP 5.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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Implementation of the River Basin Management Plans will require setting priorities, with a higher priority being given to drinking water sources, protected areas under the Birds and Habitats Directive, existing high and good water quality sites and those water bodies with a protect or improve target by 2015. It is recommended therefore that the above policy is included within Chapter 4 Environment and Heritage. The Water Protection Plan Checklist will help identify aspects of the development which are likely to pose a risk to water.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Protection of Water</p> <p>WPP 6. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Protection of Water</p> <p>WPP 7. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Protection of Water</p> <p>WPP 8. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be amended as follows:</p> <p>WPP 8. 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.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Protection of Water</p> <p>WPP 9. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>County Monaghan is noted for its intensive agricultural activities however the intensive nature of such activity presents challenges for environmental protection. Grassland counties such as County Monaghan have limited spreading opportunities, have many sensitive water bodies, substantial areas of wet soils and soils with high runoff risk.</p> <p>It is recommended that the above policy is included within Chapter 4 Environment and Heritage.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Protection of Water</p> <p>WPP 10. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>The qualifying features of Kilroosky Lough Cluster SAC which depend upon surface water quality and quantity include the Annex I habitat Hard oligo-mesotrophic waters with benthic vegetation of Chara species and the Annex II species white-clawed crayfish. The qualifying features of the SAC which depend upon groundwater quality and quantity include Annex I habitats Calcareous fens with Cladium mariscus and species of the Caricion davallianae and Alkaline fens. Consequently it is considered that development within the vicinity of surface water and groundwater SACs should not be permitted where it is considered that they would adversely affect the quality or quantity of groundwater or surface water supply to the Natura 2000 sites.</p>				

It is recommended therefore that the above policy be included within Chapter 4, Environment and Heritage.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Protection of Water</p> <p>WPP 11. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It will be an overall objective of the councils to protect and improve the water quality of County Monaghan. Consequently development which would have an unacceptable impact on the water environment, including surface and groundwater quality and quantity, river corridors and associated wetlands will not be permitted</p> <p>It is recommended therefore that the above policy be included within Chapter 4, Environment and Heritage.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Protection of Water</p> <p>WPP 12. Floodplains and riparian corridors will be maintained free from development to provide flood retention features within these areas.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Green Infrastructure</p> <p>GIO 1. Develop a Green Infrastructure Strategy within County Monaghan during the life-time of the Development Plan.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Green infrastructure planning also can facilitate the protection of Natura 2000 sites and help fulfil the requirements under Article 6 of the Habitats Directive by ensuring that plans and projects do not significantly impacts on the integrity of a Natura 2000 sites. It is recommended therefore that the above policy be amended as follows:				
GIO 1. 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 is central to this strategy. This Strategy shall be prepared in full compliance with the requirements of SEA and Habitats Directives.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Green Infrastructure GIO 2. Seek a net gain in green infrastructure through the protection and 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	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Green Infrastructure GIO 3. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policy for Green Infrastructure</p> <p>GIP 1. Resist development that would fragment or prejudice the County's strategic green infrastructure network.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>The Green Infrastructure planning approach builds a network of interconnected areas of land and water. This network includes natural and semi-natural features in the landscape including wetlands, woodlands, farmland, parklands, rivers, lakes and other open spaces. An interconnected network helps ensure that our natural systems function properly and provide us with many benefits including clean air, clean water, flood protection, health benefits, food, and the provision of tourism and recreation areas. Given the significant value of the green infrastructure network it is recommended that the above policy be amended as follows:</p> <p>GIP 1. Resist development that would damage, degrade, fragment or prejudice the County's strategic green infrastructure network.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Architectural and Built Heritage</p> <p>ABO 1. To secure the preservation of all sites and features of architectural and historical interest.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Architectural and Built Heritage</p> <p>ABO 2. To retain the historic cores of towns and villages including existing street layout, historic building lines and traditional plot widths within towns and villages.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Architectural and Built Heritage ABO 4. To promote the sympathetic reuse and adaption of structures having architectural heritage merit.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Architectural and Built Heritage ABO 5. To protect historic demesnes and designed landscapes within the county from degradation and fragmentation.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Architectural and Built Heritage ABO 6. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Architectural and Built Heritage</p> <p>ABP 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within the Chapter 4 of the Draft Development Plan. The inclusion of this policy will ensure that all developments associated with architecture and built heritage are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Architectural and Built Heritage</p> <p>ABP 2. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the Protection of Protected Structures	No negative impacts on Natura 2000 sites anticipated	No	No	No

PSO 1. Protect and/or conserve, as appropriate, all structures included in the Record of Protected Structures set out in Appendix 5.	from implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the Protection of Protected Structures PSO 2. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the Protection of Protected Structures PSO 3. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the Protection of Protected Structures	No negative impacts on	No	No	No

PSO 4. 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.	Natura 2000 sites anticipated from implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for the Protection of Protected Structures</p> <p>PSP 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for the Protection of Protected Structures</p> <p>PSP 2. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for the Protection of Protected Structures</p> <p>PSP 3. Prevent loss of architectural heritage, by requiring an owner of a protected structure to carry out works if Monaghan County Council considers that the structure is, or may become, endangered.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for the Protection of Protected Structures</p> <p>PSP 4. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Protection of Built Industrial Heritage</p> <p>CRO 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Protection of Built Industrial Heritage</p> <p>CRO 2. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Protection of Architectural Conservation Areas</p> <p>ACO 1. Preserve and where possible enhance the character and appearance of Architectural Conservation Areas.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Protection of Architectural Conservation Areas</p> <p>ACO 2. 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 Architecture Conservation Areas</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

in the villages of Glaslough, Inniskeen, Rockcorry and Mullan during the life of this Plan				
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the Protection of Architectural Conservation Areas ACO 3. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the Protection of Architectural Conservation Areas ACO 4. Establish, where appropriate, Special Planning Controls for Architecture Conservation Areas if it is considered that all or part of an Architecture Conservation Area is of significant importance to the character of the town in which it is situated.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for the Protection of Architectural Conservation Areas	No negative impacts on	No	No	No

ACP 1. Resist development that would adversely affect the character and appearance of Architectural Conservation Areas.	Natura 2000 sites anticipated from implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objective for the Protection of Archaeological Heritage AHO 1. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objective for the Protection of Archaeological Heritage AHO 2. 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 Appendix 6 and discovered within the lifetime of this plan.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objective for the Protection of Archaeological Heritage AHO 3. Encourage the sensitive incorporation of significant archaeological finds into development schemes, where appropriate.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for the Protection of Archaeological Heritage AHP 1. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for the Protection of Archaeological Heritage AHP 2. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for the Protection of Archaeological Heritage</p> <p>AHP 3. 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 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for the Protection of Archaeological Heritage</p> <p>AHP 4. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for the Protection of Archaeological Heritage</p> <p>AHP 5. When considering development in the vicinity of all archaeological monuments, the Planning Authority will require the preparation and submission on an of an archaeological 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for the Protection of Archaeological Heritage</p> <p>AHP 6. Require archaeological investigations at pre-approval stage where development is proposed on areas of archaeological potential.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for the Protection of Archaeological Heritage</p> <p>AHP 7. Consider archaeological value when considering proposals for public</p>	No negative impacts on Natura 2000 sites anticipated from implementation of	No	No	No

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.	objective/policy Implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for the Protection of Archaeological Heritage</p> <p>AHP 8. Have regard to Historic Landscape Character Assessments in assessing planning applications.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policy for Noise Control</p> <p>NCP 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Air Quality AQO 1: Encourage a more energy efficient approach to the design and servicing of buildings for residential, commercial, industrial and other uses, including public buildings.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Air Quality AQO 2: Promote the retention of trees, hedgerows and other vegetation, and encourage forestation and tree planting as a means of air purification and filtering.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Air Quality AQP 3: Support the expansion and development of public transport systems and non motorised modes of transport to improve air quality.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Air Quality AQP 4: To facilitate measures which seek to reduce emissions of greenhouse gases for example through the integration of land use and transportation.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Air Quality AQP 1: 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Air Quality AQP 2: 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				

CHAPTER 5 – ECONOMIC ACTIVITY

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Rural Revitalisation</p> <p>RRO 1: 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.</p> <p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 5, Economic Activity of the Draft Development Plan. The inclusion of this policy will ensure that all plans and projects related to rural revitalisation will be assessed in accordance with the Habitats Directive.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Rural Revitalisation</p> <p>RRO 2. Encourage the balanced development of the County.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 	No	No	No

	<p>sites downstream of the discharge point.</p> <ul style="list-style-type: none"> ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective RRO1 will ensure that all plans and policies concerning rural revitalisation are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Agriculture</p> <p>AGO 1.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.</p>	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 5, Economic Activity of the Draft Development Plan. The inclusion of this policy will ensure that all plans and projects related to agriculture will be assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Agriculture</p> <p>AGO 2. Encourage the continued use of agricultural farm holdings and buildings.</p>	No negative impacts on Natura 2000 sites anticipated from	No	No	No

	Implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Agriculture AGO 3. Protect high quality agricultural land within the county.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Agriculture AGO 4. Protect soil, groundwater, wildlife habitats, conservation areas, rural amenities and scenic views from adverse environmental impacts as a result of all agricultural practices.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Agriculture	Any development within the county could potentially	Yes	Yes	Yes

<p>AGO 5. Address the infrastructural deficit so as to serve the needs of agriculture, in co- operation with the appropriate agencies.</p>	<p>afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p>				
<p>Objective AGO1 will ensure that all plans and policies concerning agricultural development are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Agriculture	No negative impacts on Natura 2000 sites	No	No	No

AGO 6. Realise the potential of tourism and agri-tourism as a means of contributing to farm diversification.	anticipated from Implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Agriculture AGO 7. Support the development of value added agricultural based activities and agri- food enterprises.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Forestry FYO 1. 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.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 5, Economic Activity of the Draft Development Plan. The inclusion of this policy will ensure that all plans and projects related to forestry will be assessed in accordance with the Habitats Directive.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Forestry FYO 2. Realise the potential of forestry on rural economies through the promotion of appropriate related industries and rural tourism.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Forestry FYO 3. Protect natural waters, wildlife habitats, conservation areas, heritage areas, archaeological sites and artefacts within forest sites and nature designations from pollution or injury.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Forestry FYO 4. Promote mixed species forestry and selective felling rather than clear felling	Depending upon the location of the forest within the county the following impacts may occur on the Natura 2000 network: <ul style="list-style-type: none"> Disturbance of terrestrial habitats through habitat loss and 	Yes	Yes	Yes

	<ul style="list-style-type: none"> fragmentation. Potential impacts on surface water dependant habitats through siltation, runoff of fertilisers, chemicals. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective FYO1 will ensure that all plans and policies concerning forestry development are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Climate Change</p> <p>CCO 1. To have regard to the National Climate Change Strategy 2007-2012 and any subsequent strategies.</p>	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Climate Change</p> <p>CCO 2. To facilitate measures which seek to establish a low carbon economy and society by 2020.</p>	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Climate Change CCO 3. To facilitate measures which seek to reduce emissions of greenhouse gases.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Climate Change CCO 4. To adopt sustainable planning strategies through integrating land use and transportation and by facilitating mixed use developments as a means of reducing greenhouse emissions.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Energy and Renewable Resources ERO 1. 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.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment

It is recommended that the above policy be included within Chapter 5, Economic Activity of the Draft Development Plan. The inclusion of this policy will ensure that all plans and projects related to energy and renewable resources will be assessed in accordance with the Habitats Directive.

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Energy and Renewable Resources</p> <p>ERO 2. 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</p>	<p>Depending upon the location of development required to facilitate renewable energy generation within the county the following direct and/or indirect impacts may occur on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment

Objective ERO1 will ensure that all plans and policies concerning energy and renewable resource development are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure and Chapter 15 Development Management Guidelines.

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Energy and Renewable Resources</p> <p>ERO 3.Promote and encourage the use of renewable energy sources in appropriate locations, where this can be done in an environmentally sensitive manner</p>	<p>Depending upon the location of development required to facilitate renewable energy sources within the county the following direct and/or indirect impacts may occur on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective ERO1 will ensure that all plans and policies concerning energy and renewable resource development are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Energy and Renewable Resources</p> <p>ERO 4. 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.</p>	<p>Depending upon the locations identified as potential for wind energy development within the county the following direct and/or indirect impacts may occur on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Slieve Beagh SPA could potentially be identified as an area for consideration of wind energy development which would create a risk for the qualifying feature of the site, the Hen Harrier.</p> <p>Objective ERO1 will ensure that all plans and policies concerning energy and renewable resource development are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Energy and Renewable Resources</p> <p>ERO 5. Promote the growth and use of renewable energy sources from vegetation/biomass and support the implementation of the Bioenergy Action Plan for Ireland</p>	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Energy and Renewable Resources</p> <p>ERO 6. Encourage the sustainable development of micro renewable electrical generation technology such as wind turbines, photo voltaic cells, micro combined heat and power plants.</p>	<p>Depending upon the location of such micro renewable electric generation technology within the county the following direct and/or indirect impacts may occur on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective ERO1 will ensure that all plans and policies concerning energy and renewable resource development are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Energy and Renewable Resources ERO 7. 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	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Energy and Renewable Resources ERO 8. Encourage efforts to reduce energy usage across all sectors in support of the implementation of the National Energy Efficiency Action Plan 2007-2020.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Energy and Renewable Resources	No negative impacts on	No	No	No

ERO 9. 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	Natura 2000 sites anticipated from implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Energy and Renewable Resources</p> <p>ERO 10. Promote the extension of the gas network throughout the County.</p>	<p>Depending upon the location of works required to extend the gas network within the county the following direct and/or indirect impacts may occur on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective ERO1 will ensure that all plans and policies concerning energy and renewable resource development are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Energy and Renewable Resources</p> <p>ERO 11. Consider the identification of a strategic corridor in the county for major energy infrastructure</p>	<p>Depending upon the location identified for a strategic corridor within the county the following direct and/or indirect impacts may occur on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective ERO1 will ensure that all plans and policies concerning energy and renewable resource development are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Industry</p> <p>INO 1. Ensure that all plans and projects relating to industry are subject to</p>	<p>No negative impacts on Natura 2000 sites anticipated from</p>	No	No	No

policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.		Implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment It is recommended that the above policy be included within Chapter 5, Economic Activity of the Draft Development Plan. The inclusion of this policy will ensure that all plans and projects related to industry will be assessed in accordance with the Habitats Directive.					
Development Plan Chapter/ Objective/Policy		Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Industry INO 2. Ensure that sufficient and suitable land is reserved for new enterprise development at key locations throughout the county		No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.					
Development Plan Chapter/ Objective/Policy		Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Industry INO 3. Promote new industrial development in other centres with existing infrastructural facilities, services, good communications, or where they can be provided at a reasonable cost.		Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none">▪ fragmentation of habitats▪ habitat loss▪ disturbance of species▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to	No	No	No

	<p>cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.</p> <ul style="list-style-type: none"> ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective INO1 will ensure that all plans and policies concerning industrial development are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Industry</p> <p>INO 4. Encourage the growth and/or expansion of existing locally based small scale industry through the provision of suitably serviced sites.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of 	Yes	Yes	Yes

	<p>treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.</p> <ul style="list-style-type: none"> ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective INO1 will ensure that all plans and policies concerning industrial development are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Industry</p> <p>INO 5. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination'	Risk of 'significant'

			Impacts	combination Impacts'
Objectives for Industry INO 6. Ensure that a high standard of design, layout and amenity is provided and maintained in all new industrial developments.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Industry INO 7. Promote Lough Egish as a centre for industrial development	Lough Egish is not located within close proximity to either of the Natura 2000 sites in the County, however development within the area may result in the following in direct impacts on the Natura 2000 network <ul style="list-style-type: none"> pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. Pollution of watercourses from increased discharge 	Yes	Yes	Yes

	from WWTPs/septic tanks if discharge is directly or indirectly to a surface/ground water sensitive Natura site/s.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective INO1 will ensure that all plans and policies concerning industrial development are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Industry INO 8. Support an expanded education and research sector in County Monaghan.	Depending upon the location of sites to facilitate the education and research sector within the county the following direct and/or indirect impacts may occurring on the Natura 2000 network <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the 	Yes	Yes	Yes

	<ul style="list-style-type: none"> discharge point. Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly or indirectly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective INO1 will ensure that all plans and policies concerning industrial development are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Industry</p> <p>INO 9. Continue to support and facilitate cross-border co-operation and trade between County Monaghan and Northern Ireland.</p>	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Industry</p> <p>INO 10. Ensure that suitably serviced sites are accommodated in appropriate</p>	No negative impacts on Natura 2000 sites anticipated from	No	No	No

locations.	Implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Industry INO 11. Promote the protection and conservation of the existing environment in industrial areas	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Extractive Industry EIO 1. 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.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 5, Economic Activity of the Draft Development Plan. The inclusion of this policy will ensure that all plans and projects related to extractive industry will be assessed in accordance with the Habitats Directive				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Extractive Industry</p> <p>EIO 2. 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.</p>	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Extractive Industry</p> <p>EIO 3. 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.</p>	<p>Any Development within the county the following direct and/or indirect impacts may occurring on the Natura 2000 network</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective EIO1 will ensure that all plans and policies concerning extractive industry development are subject to the provisions of the Habitats Directive. In addition, the following				

Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Retail Development</p> <p>RTO 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 5, Economic Activity of the Draft Development Plan. The inclusion of this policy will ensure that all plans and projects related to retail development will be assessed in accordance with the Habitats Directive				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Retail Development</p> <p>RTO 2. 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.</p>	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Retail Development</p> <p>RTO 3. To improve accessibility to, and from, existing centres</p>	Any development within the county could potentially afford for direct and/or indirect impacts on the	Yes	Yes	Yes

	<p>Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective RTO1 will ensure that all plans and policies concerning retail development are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Retail Development	No negative impacts on Natura 2000 sites	No	No	No

RTO 4. To promote excellence in urban design including a general upgrade in the built environment and shop facades.	anticipated from Implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Retail Development RTO 5. To improve the variety, range and quality of retail outlets within town and village centres.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Retail Development RTO 6. To encourage alternative uses for vacant or derelict buildings.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Retail Development	No negative impacts on	No	No	No

RTO 7. Establish effective management and promotion of the county towns.	Natura 2000 sites anticipated from Implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Retail Development	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
RTO 8. Review the Retail Development Strategy for County Monaghan during the plan period 2013 – 2019				
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Retail Development	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
RTO 9. 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 residents, visitors, shoppers and businesses.				
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Retail Development</p> <p>RTO 10. 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</p>	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Retail Development</p> <p>RTP 1. 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</p>	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Tourism</p> <p>TMO 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 5, Economic Activity of the Draft Development Plan. The inclusion of this policy will ensure that all plans and projects related to tourism will be assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism TMO 2. Continue to assist and support agencies involved in tourism development and promotion	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism TMO 3. Encourage and support increased co-ordination, cohesion and linkages between Monaghan County Council and Failte Ireland Midlands East.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism TMO 4. Support the implementation of the Tourism & Amenities Actions as	No negative impacts on Natura 2000 sites anticipated from	No	No	No

outlined in the Economic Strategy & Implementation Plan for Co Monaghan 2010 – 2014 and any subsequent strategy	Implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Tourism</p> <p>TMO 5. Optimise the current opportunities to develop rural tourism attractions/facilities provided by the National Rural Development Programme and EU funding programmes</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 	Yes	Yes	Yes

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment

Objective TMO1 will ensure that all plans and policies concerning tourism development are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Tourism</p> <p>TMO 6. 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</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> fragmentation of habitats habitat loss disturbance of species pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a 	Yes	Yes	Yes

	surface/ground water sensitive Natura site/s.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective TMO1 will ensure that all plans and policies concerning tourism development are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism TMO 7. 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	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism TMO 8. Capitalise on the natural resources of the area by working to promote identified angling centres in the county, and by promoting the county as a centre of excellence for angling	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be amended as follows: TMO 8. 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				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism TMO 9. Encourage the improvement of access, signage/interpretation and tourist information facilities.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism TMO 10. Establish Clones as a destination for cruisers upon completion of the reinstatement of the Ulster Canal.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism TMO 11. Establish Lough Muckno as a major international venue for angling competitions & festivals.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism TMO 12. Encourage the development of joint marketing activities with neighbouring counties, especially cross-border contacts	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism TMO 13. Continue to actively promote Co Monaghan using both existing and newly developing technologies	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism TMO 14. Encourage and support festivals as a method of attracting visitors	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Tourism</p> <p>TMO 15. Support the incubation of new tourism, recreation and activity businesses where gaps occur and within clusters/hubs</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective TMO1 will ensure that all plans and policies concerning tourism development are subject to the provisions of the Habitats Directive. In addition, the following Chapters</p>				

contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism TMO 16. 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	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism TMO 17. 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	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism	Any development within the	Yes	Yes	Yes

<p>TMO 18. Evaluate public transport provision and where appropriate provide support for alternatives to the use of private cars to access visitor attractions.</p>	<p>county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective TMO1 will ensure that all plans and policies concerning tourism development are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

CHAPTER SIX – INFRASTRUCTURE AND SERVICES

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Transportation</p> <p>TRO 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 6, Infrastructure and services of the Draft Development Plan. The inclusion of this policy will ensure that all plans and projects related to transportation will be assessed in accordance with the Habitats Directive.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Transportation</p> <p>TRO 2. Promote the integration of land use and transport, by encouraging and consolidating development in the existing network of towns and villages.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect 	Yes	Yes	Yes

	<p>impacts on Natura 2000 sites downstream of the discharge point.</p> <ul style="list-style-type: none"> ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective TRO1 will ensure that all plans and policies regarding the development of transportation are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Transportation</p> <p>TRO 3. Promote development that reduces dependence on private vehicle transport in accordance with the principles set out in the Department of Transport's <i>Smarter Travel</i></p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater 	Yes	Yes	Yes

	which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective TRO1 will ensure that all plans and policies regarding the development of transportation are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Transportation</p> <p>TRO 4. Promote high quality, flexible and responsive local transport services in urban and rural communities</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective TRO1 will ensure that all plans and policies regarding the development of transportation are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Transportation TRO 5. Promote and facilitate the use of cycling and walking as alternative sustainable modes of transport.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Transportation TRO 6. Promote the provision of facilities for use by electric vehicles in accessible locations throughout the county.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'

Objectives for Transportation TRO 7. 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.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Transportation TRO 8. Secure a safe and efficient road network.	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective TRO1 will ensure that all plans and policies regarding the development of transportation are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9				

Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Transportation</p> <p>TRO 9. Promote and facilitate where possible the use of rail transport.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment

Objective TRO1 will ensure that all plans and policies regarding the development of transportation are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Transportation TRO 10. Promote the protection and conservation of the existing environment.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Transportation TRO 11. Prepare a Land Use Transportation Plan for the County.	<p>Implementation of a transport plan may lead to construction of new infrastructure. Potential direct and/or indirect impacts include</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective TRO1 will ensure that all plans and policies regarding the development of transportation are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Public Transportation PTO 1. 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 Development Plan 2013-2019.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 6, Infrastructure and services of the Draft Development Plan. The inclusion of this policy will ensure that all plans and projects related to transportation will be assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Public Transportation PTO 2. Promote the creation of new transport routes by public and private operators throughout the county	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> fragmentation of habitats habitat loss disturbance of species pollution of watercourse during construction and 	Yes	Yes	Yes

	through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective PTO1 will ensure that all plans and policies regarding the development of public transport facilities are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development and Chapter 6 Infrastructure and Services.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Roads Network RNO 1. 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.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 6, Infrastructure and services of the Draft Development Plan. The inclusion of this policy will ensure that all plans and projects related to transportation will be assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Roads Network RNO 2. Provide for the safe and efficient movement of vehicles and pedestrians within the county.	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network	Yes	Yes	Yes

	through: <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Objective RNO1 will ensure that all plans and policies regarding the development of the roads network are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Roads Network RNO 3. Protect emerging or preferred routes in relation to future road schemes and land requirements for future road upgrades.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Roads Network RNO 4. Facilitate programmed improvements to the road network.	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective RNO1 will ensure that all plans and policies regarding the development of the roads network are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Roads Network	Any development within the county could potentially	Yes	Yes	Yes

RNO 5. Maintain all roads within the county to the appropriate standards.	<p>afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective RNO1 will ensure that all plans and policies regarding the development of the roads network are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Roads Network</p> <p>RNO 6. Improve junction standards where necessary and appropriate.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss 	Yes	Yes	Yes

	<ul style="list-style-type: none"> ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective RNO1 will ensure that all plans and policies regarding the development of the roads network are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Roads Network</p> <p>RNO 7. Provide for cycle lanes and footpaths along the roads network where appropriate.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to 	Yes	Yes	Yes

	cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective RNO1 will ensure that all plans and policies regarding the development of the roads network are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Roads Network RNO 8. 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	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment It is recommended that the above policy be included within Chapter 6, Infrastructure and Services. These documents are reference points for best practice for road infrastructure projects.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for National Roads NRO 1. Improve traffic flows on National Roads by achieving an average inter urban journey speed of at least 80 kph.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Roads Network</p> <p>NRO 2. Facilitate programmed improvements to the National Road network, as outlined above, in partnership with the National Roads Authority.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective RNO1 will ensure that all plans and policies regarding the development of the roads network are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Roads Network</p> <p>NRO 3. Maintain all national roads within the county to the highest standards, in partnership with the National Roads Authority.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the</p>	Yes	Yes	Yes

	<p>Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective RNO1 will ensure that all plans and policies regarding the development of the roads network are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Roads Network</p> <p>NRO 4. Facilitate the improvement and development of the strategic routes through County Monaghan as indicated in the Border Regional Authority Planning Guidelines 2010-2022.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of 	Yes	Yes	Yes

	treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective RNO1 will ensure that all plans and policies regarding the development of the roads network are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Roads Network NRO 5. Ensure that the N2 Clontibret to Border realignment corridor is protected from development that may comprise this portion of the N2 realignment.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Roads Network NRO 6. 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.	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> fragmentation of habitats habitat loss 	Yes	Yes	Yes

	<ul style="list-style-type: none"> ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective RNO1 will ensure that all plans and policies regarding the development of the roads network are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Roads Network	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
NRO 7. Prohibit the creation of any new access onto any portion of realigned national route where the original national road has been reclassified or downgraded				
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Strategic Non National Routes</p> <p>NNO 1. Ensure that the traffic carrying capacity and the strategic nature of these routes is not adversely affected.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Strategic Non National Routes</p> <p>NNO 2. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective RNO1 will ensure that all plans and policies regarding the development of the roads network are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Regional Roads</p> <p>RRO 1. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective RNO1 will ensure that all plans and policies regarding the development of the roads network are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Local Roads</p> <p>LRO 1. Facilitate the improvement of non-public accommodation roads under the Local Improvement Scheme Programme funded by state grants and contributions from benefiting landowners.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective RNO1 will ensure that all plans and policies regarding the development of the roads network are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Local Roads</p> <p>LRO 2. Carry out improvement works including specific works on bridges, signage, road markings, footpaths, public lighting and traffic management</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the</p>	Yes	Yes	Yes

facilities to improve road safety and traffic management.	<p>Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective RNO1 will ensure that all plans and policies regarding the development of the roads network are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Urban and Development Roads</p> <p>URO 1. 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</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 6, Infrastructure and Services of the Draft Development Plan. The inclusion of this policy will ensure that all plans and projects relating to urban and development roads will be assessed in accordance with the Habitats Directive.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Urban and Development Roads</p> <p>URO 2. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective URO1 will ensure that all plans and policies regarding the development of urban and development roads network are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Urban and Development Roads	Any development within the county could potentially	Yes	Yes	Yes

URO 3. 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	<p>afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective URO1 will ensure that all plans and policies regarding the development of urban and development roads network are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Urban and Development Roads</p> <p>URO 4. Develop, in partnership with benefiting landowners and developers, new, safe access points to serviceable lands.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss 	Yes	Yes	Yes

	<ul style="list-style-type: none"> ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective URO1 will ensure that all plans and policies regarding the development of urban and development roads network are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Urban and Development Roads</p> <p>URO 5. Identify and develop safe cycle lanes within the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay where possible during the lifetime of the plan</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater 	Yes	Yes	Yes

	which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective URO1 will ensure that all plans and policies regarding the development of urban and development roads network are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Water Services</p> <p>WSO 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 6, Infrastructure and Services of the Draft Development Plan. The inclusion of this policy will ensure that all plans and projects relating to the development of water services infrastructure will be assessed in accordance with the Habitats Directive.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Water Services</p> <p>WSO 2. Complete the projects outlined in the Water Services Investment Programme and Assessment of Needs Report 2010-2012, subject to the availability of funding.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> fragmentation of habitats 	Yes	Yes	Yes

	<ul style="list-style-type: none"> ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective WSO1 will ensure that all plans and policies regarding the development of water service infrastructure are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Water Services</p> <p>WSO 3. Improve the quality and capacity of water supply throughout the county in partnership with the all stakeholders.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Water Services	No negative impacts on	No	No	No

WSO 4. Protect the source and raw water quality of all public and private water supply schemes throughout the county.	Natura 2000 sites anticipated from implementation of objective/policy.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Water Services</p> <p>WSO 5. Reduce water wastage and unaccounted for water through water conservation measures and improvements to existing infrastructure, including both the public and private sector.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective WSO1 will ensure that all plans and policies regarding the development of water service infrastructure are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Water Services WSO 6. Provide an adequate supply of piped water for fire fighting.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Water Services WSO 7. Protect existing aquatic habitats in the case of surface waters.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Water Services WSO 8. 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	Improving water services may result in a decrease in water loss from older infrastructure and water mains. However, Potential impacts which may occur as a result of undertaking the	Yes	Yes	Yes

	<p>required works include</p> <ul style="list-style-type: none"> increased water abstraction which may lead to negative impacts on groundwater and surface water dependant habitats. In turn this could lead to disturbance/loss of species and habitat loss. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective WSO1 will ensure that all plans and policies regarding the development of water service infrastructure are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Waste water Treatment</p> <p>WTO 1. Ensure that all plans and projects relating to the development of waste water treatment facilities are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 6, Infrastructure and Services of the Draft Development Plan. The inclusion of this policy will ensure that all plans and projects relating to the development of waste water treatment facilities will be assessed in accordance with the Habitats Directive.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Waste water Treatment</p> <p>WTO 2. 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</p> <p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Wastewater Treatment</p> <p>WTO 3. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of 	Yes	Yes	Yes

	watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective WTO1 will ensure that all plans and policies regarding the development of waste water service infrastructure are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Wastewater Treatment WTO 4. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Wastewater Treatment WTO 5. 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	Overall, improving wastewater services will have a positive effect on surface water and groundwater quality, leading	Yes	Yes	Yes

	<p>to positive impacts on habitats and species. However undertaking works to improve and extending such infrastructure may result in the following direct and/or indirect impacts:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective WTO1 will ensure that all plans and policies regarding the development of waste water service infrastructure are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Wastewater Treatment</p> <p>WTO 6. Complete the proposals outlined in the Water Services Investment Programme and Assessment of Needs Report 2010-2012, subject to funding.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>One of the main threats to surface water dependant Natura 2000 sites is the lack of adequate WWTW facilities and adequate water supply servicing within their catchments it is therefore recommended that the above policy is amended as follows:</p>				

WTO 6. 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](#)

In addition objective WTO1 will ensure that all plans and policies regarding the development of waste water service infrastructure are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Wastewater Treatment WTO 7. Manage receiving waters in accordance with EU Water Framework 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)	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment

Not applicable.

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Wastewater Treatment WTO 8. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment

Not applicable.

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Wastewater Treatment</p> <p>WTO 9. Promote the appropriate development and use of Integrated Constructed Wetlands within the County.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Valuable habitat is not limited to designated areas and attempts should be made to preserve semi-natural habitats such as wetlands, woodland, trees and hedgerows and to enhance habitats in the surrounding area. The diversity of habitats of local biodiversity value within the county is a valuable resource in supporting the overall Natura 2000 site and measures should be taken to avoid their degradation and removal wherever possible. It is recommended that the above policy be included within Chapter 5 Infrastructure and Services.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Wastewater Treatment</p> <p>WTO 10. Dispose of sludges produced in the water and waste water process according to sludge disposal regulations and in an environmentally and sustainable manner.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Wastewater Treatment</p> <p>WTP 1. Development shall be limited or restricted in those areas where capacity is not available and where funding is unavailable to increase the size of the relevant facility.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Wastewater treatment is essential to ensure public health and to ensure that the quality of receiving waters, either ground or surface, are not diminished by the discharge. Consequently it is recommended that the above policy is amended as follows:				
WTP 1. 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.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Wastewater Treatment</p> <p>WTP 2. 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.</p> <p>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.</p> <p>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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination'	Risk of 'significant'

			Impacts	combination Impacts'
Objectives for Flooding FLO 1. 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 Plan 2013-2019. Such plans and policies should also have regard to the Water Framework Directive and associated water sensitive habitats and species.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment It is recommended that the above policy be included within Chapter 6, Infrastructure and services of the Draft Development Plan. The inclusion of this policy will ensure that all plans and projects related to flood risk management will be assessed in accordance with the Habitats Directive, the Water Framework Directive and associated water sensitive habitats.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Flooding FLO 2. 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	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Flooding FLO 3. Prepare out a Strategic Flood Risk Assessment (SFRA) for the County, taking account of climate change so that risk is avoided where possible.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Flooding FLO 4. Recognise, secure and promote the natural role of floodplains as a form of flood defence and an important environment and social resource.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Flooding FLO 5. Promote an integrated sustainable approach to the management of development and flood risk.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Flooding FLO 6. Protect and enhance the county's floodplains and wetland as vital green infrastructure which provides space for storage and conveyance of floodwater,	No negative impacts on Natura 2000 sites anticipated from implementation of	No	No	No

enabling flood risk to be more effectively managed and reducing the need to provide flood defences in the future.	objective/policy.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Flooding</p> <p>FLP 1. 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</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Flooding</p> <p>FLP 2. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives of Litter Management Plan 2010 – 2012	No negative impacts on Natura 2000 sites	No	No	No

	anticipated from implementation of objective/policy.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives on Waste Management WMO 1. Ensure that all plans and projects relating to waste management are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment It is recommended that the above policy be included within Chapter 6, Infrastructure and Services of the Draft Development Plan. The inclusion of this policy will ensure that all plans and projects relating to waste management will be assessed in accordance with the Habitats Directive, the Water Framework Directive and associated water sensitive habitats.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives on Waste Management WMO 2. Continue to implement the North East Region Waste Management Plan (NERWMP)	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through <ul style="list-style-type: none"> ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater 	Yes:	Yes	Yes

	which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective WMO1 will ensure that all plans and policies regarding the development of waste management infrastructure are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development and Chapter 6 Infrastructure and Services.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives on Waste Management WMO 3. 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 WMP	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives on Waste Management WMO 4. Manage the Council's waste and recycling facilities so as to achieve value for money and in a sustainable manner.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives on Waste Management WMO 5. Promote Environmental Awareness within all sectors of the Community	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives on Waste Management WMO 6. Promote Sustainable Development and Agenda 21.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives on Waste Management WMO 7. Continue to work with the relevant sectors to enable intensive agricultural activities to operate and develop while employing best environmental practices.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives on Waste Management WMO 8. Continue to develop the Council's environmental and enforcement programme.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives on Waste Management WMO 9. Encourage 'best environmental practices' and the use of bio technologies in industry, businesses and Local Authorities.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives on Waste Management WMO 10. Implement and enforce environmental legislation.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies on Waste Management WMP 1. Implement the Litter Management Plan 2010-2012	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies on Waste Management WMP 2. Apply the 'Polluter Pays' Principle, proximity principle, precautionary principle of shared responsibility in all waste management initiatives.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies on Waste Management WMP 3. Adopt and use the Groundwater Protection Scheme as a planning tool	No negative impacts on Natura 2000 sites anticipated from implementation of	No	No	No

	objective/policy.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies on Waste Management WMP 4. Require all new developments to provide waste management facilities commensurate with their nature and scale	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies on Waste Management WMP 4. Require all new developments to provide waste management facilities commensurate with their nature and scale	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Telecommunications TCO 1. Ensure that all plans and projects relating to the development of telecommunications are subject to policies AAP1-AAP5 contained within	No negative impacts on Natura 2000 sites anticipated from implementation of	No	No	No

Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.		objective/policy.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment It is recommended that the above policy be included within Chapter 6, Infrastructure and Services. The inclusion of this policy will ensure that all plans and projects relating to the development of telecommunications infrastructure are assessed in accordance with the Habitats Directive.					
Development Plan Chapter/ Objective/Policy		Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Telecommunications TCO 2. Facilitate the delivery of a high capacity Information Communication Technology (ICT) infrastructure throughout the County.		Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none">▪ fragmentation of habitats▪ habitat loss▪ disturbance of species▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.	Yes	Yes	Yes
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Objective TCO1 will ensure that all plans and policies regarding the development of telecommunications infrastructure are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.					

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Telecommunications TCO 3. Balance the benefits of telecommunications masts against associated dis-amenities, having regard to government guidelines and national policy	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Telecommunications TCO 4. Encourage the sharing of support structures for telecommunication infrastructures	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Telecommunications TCO 5. Consider the installation of telecommunications ducting when carrying out public infrastructure works.	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: ▪ fragmentation of habitats	No	No	No

	<ul style="list-style-type: none"> ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective TCO1 will ensure that all plans and policies regarding the development of telecommunications infrastructure are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Major Accidents Directive</p> <p>MAP 1. Protect areas of particular natural sensitivity or interest in the vicinity of establishments covered by this Directive, through appropriate safety distances or other appropriate measures where necessary</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 6 Infrastructure and Services. The inclusion of this policy will ensure that all plans and projects relating to the development of telecommunications infrastructure are assessed in accordance with the Habitats Directive				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'

Policies for Major Accidents Directive MAP 2. Facilitate the implementation of the “Seveso II and III” major accidents directive 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	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential ‘In Combination’ Impacts	Risk of ‘significant combination Impacts’
Policies for Major Accidents Directive MAP 3. Consult the Health and Safety Authority (HSA), where appropriate, when considering proposals for new development	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential ‘In Combination’ Impacts	Risk of ‘significant combination Impacts’
Policies for Major Accidents Directive MAP 4. The Council will have regard to the provision of the Fire Services Act 1981.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Fire Services</p> <p>FSO 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 6, Infrastructure and Services. The inclusion of this policy will ensure that all plans and projects relating to the development of infrastructure to facilitate fire services are assessed in accordance with the Habitats Directive.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Fire Services</p> <p>FSO 2. Provide a new Fire Station in Castleblayney and Ballybay to facilitate accommodation of fire service vehicles and fire personnel welfare provisions in appropriate location</p>	<p>Neither Castleblayney nor Ballybay are located within close proximity to either of the Natura 2000 sites in the County, however potential indirect impacts may include:</p> <ul style="list-style-type: none"> pollution of watercourses during construction which in turn may lead to cumulative and indirect impacts on Natura sites downstream of the discharge point. Pollution of watercourses from increased discharge 	Yes	Yes	Yes

	from WWTPs/septic tanks if discharge is directly or indirectly to a surface/ground water sensitive Natura site/s.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective FSO1 will ensure that all plans and policies regarding the development of fire service infrastructure are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Fire Services</p> <p>FSO 3. 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</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge 	Yes	Yes	Yes

	from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective FSO1 will ensure that all plans and policies regarding the development of fire service infrastructure are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Fire Services</p> <p>FSO 4. Provide a new extension to Carrickmacross Fire Station for the accommodation of a Regional Command Unit vehicle</p>	<p>Although Carrickmacross is not located within close proximity to either of the Natura 2000 sites in the County potential indirect impacts may include:</p> <ul style="list-style-type: none"> pollution of watercourses during construction which in turn may lead to cumulative and indirect impacts on Natura sites downstream of the discharge point. Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly or indirectly to a surface/ground water 	Yes	Yes	Yes

	sensitive Natura site/s. or water sensitive Natura site/s.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective FSO1 will ensure that all plans and policies regarding the development of fire service infrastructure are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Civil Defence CDO 1. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 6, Infrastructure and Services. The inclusion of this policy will ensure that all plans and projects relating to the development of civil defence facilities are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Civil Defence CDO 2. Provide support and facilities to operate the various Civil Defence activities	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> fragmentation of habitats habitat loss disturbance of species 	Yes	Yes	Yes

	<ul style="list-style-type: none"> pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective CDO1 will ensure that all plans and policies regarding the development of civil defence infrastructure are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development and Chapter 6 Infrastructure and Services.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Civil Defence</p> <p>CDO 3. Provide a new Civil Defence Headquarters in Monaghan town for the accommodation of vehicles, ancillary equipment and training facilities</p>	<p>Although Monaghan Town is not located within close proximity to either of the Natura 2000 sites in the County potential indirect impacts may include:</p> <ul style="list-style-type: none"> pollution of watercourses during construction which in 	Yes	Yes	Yes

	<p>turn may lead to cumulative and indirect impacts on Natura sites downstream of the discharge point.</p> <ul style="list-style-type: none"> ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly or indirectly to a surface/ground water sensitive Natura site/s or water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective CDO1 will ensure that all plans and policies regarding the development of civil defence infrastructure are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Civil Defence</p> <p>CDO 4. Upgrade rescue resources to cater for severe weather and flooding events in the most appropriate locations throughout the county.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective CDO1 will ensure that all plans and policies regarding the development of civil defence infrastructure are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.				

CHAPTER SEVEN - DEVELOPMENT OF COMMUNITY INFRASTRUCTURE

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Community Infrastructure</p> <p>CIO 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 7 Community Infrastructure. The inclusion of this policy will ensure that all plans and projects related to the development of community infrastructure are assessed in accordance with the Habitats Directive.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Community Infrastructure</p> <p>CIO 2. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Community Infrastructure</p> <p>CIO 3. Encourage cross border community cultural initiatives</p>	No negative impacts on Natura 2000 sites anticipated from	No	No	No

	implementation of objective/policy.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Community Infrastructure CIO 4. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Community Infrastructure CIO 5. Promote the use of existing buildings for community purposes particularly where the present use is redundant.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Community Infrastructure	No negative impacts on	No	No	No

CIO 6. 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.	Natura 2000 sites anticipated from implementation of objective/policy.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Community Infrastructure</p> <p>CIO 7. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a 	Yes	Yes	Yes

	surface/ground water sensitive Natura site/s.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective CIO1 will ensure that all plans and policies regarding the development of community infrastructure are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Community Infrastructure CIO 8. Ensure that sufficient lands are available for educational infrastructure and a third level institution.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Community Infrastructure CIO 9. Ensure that library facilities are available to all people in the County.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Community Infrastructure CIO 10. Ensure that all courthouses in Monaghan are maintained in a good state of repair.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Community Infrastructure CIO 11. Provide sufficient and well maintained facilities for motor taxation incorporating access for disabled persons.	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Community Infrastructure CIO 12. Facilitate the development of allotments and community gardens at suitable locations throughout the County.	Where facilities are located in close proximity to Natura sites Potential impacts may include: <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species 	Yes	Yes	Yes

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective CIO1 will ensure that all plans and policies regarding the development of community infrastructure are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Community Infrastructure CIO 13. 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	No negative impacts on Natura 2000 sites anticipated from Implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Arts and Culture ACO 1. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 7 Community Infrastructure. The inclusion of this policy will ensure that all plans and projects related to the development of community infrastructure are assessed in accordance with the Habitats Directive.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Arts and Culture ACO 2. Develop programmes, alone or in partnership with others, where appropriate, to support the development of the arts.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Arts and Culture ACO 3. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Arts and Culture ACO 4. Encourage cross border cultural initiatives.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Arts and Culture ACO 5. Support arts and entertainment activities in the county by co- operating with the Arts Council, arts groups in the county and other bodies.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Arts and Culture ACO 6. Encourage the provision of facilities for the arts including theatres throughout the county.	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> fragmentation of habitats habitat loss disturbance of species pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. Pollution of 	Yes	Yes	Yes

	watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective ACO1 will ensure that all plans and policies regarding the development of arts and culture facilities are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Arts and Culture ACO 7. Support the provision of facilities for arts in partnership with other bodies, arts organisations and local communities.	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> fragmentation of habitats habitat loss disturbance of species pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. Pollution of 	Yes	Yes	Yes

	watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective ACO1 will ensure that all plans and policies regarding the development of arts and culture facilities are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines. Economic Development, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Childcare Facilities CFO 1. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 7 Community Infrastructure. The inclusion of this policy will ensure that all plans and projects related to the development of childcare facilities are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Childcare Facilities CFO 2. To encourage the provision of childcare facilities in appropriate locations, including residential areas, town centres, district and neighbourhood centre and in	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network	Yes	Yes	Yes

<p>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.</p>	<p>through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective CFO1 will ensure that all plans and policies regarding the development of childcare facilities are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 7 Development of Community Infrastructure.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Childcare Facilities</p> <p>CFO 3. Childcare facilities will be permitted in rural areas within 2 km of 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</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>

<p>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.</p>	<p>through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective CFO1 will ensure that all plans and policies regarding the development of childcare facilities are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 7 Development of Community Infrastructure.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Recreation and Amenity</p> <p>RAO 1. 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.</p>	<p>No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.</p>	<p>No</p>	<p>No</p>	<p>No</p>

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 7 Community Infrastructure. The inclusion of this policy will ensure that all plans and projects related to the development of recreation and amenity facilities are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Recreation and Amenity RAO 2. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Recreation and Amenity RAO 3. Where possible, the Local Authority may combine with developers and local communities in the provision and improvement of recreational facilities.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Recreation and Amenity RAO 4. Protect the amenity of scenic and environmentally sensitive areas and promote the knowledge and appreciation of the natural amenities of the County.	No negative impacts on Natura 2000 sites anticipated from	No	No	No

	implementation of objective/policy.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Recreation and Amenity</p> <p>RAO 5. 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</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
<p>Objective RAO1 will ensure that all plans and policies regarding the development of recreation and amenity facilities are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Recreation and Amenity RAO 6. Support local sports and community groups in the development of facilities	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective RAO1 will ensure that all plans and policies regarding the development of recreation and amenity facilities are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Recreation and Amenity	Any development within the county could potentially	Yes	Yes	Yes

RAO 7. Promote the provision of public playgrounds and parks in all settlement centres and ensure compliance with the County Council's Play Policy	<p>afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective RAO1 will ensure that all plans and policies regarding the development of recreation and amenity facilities are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Recreation and Amenity</p> <p>RAO 8. Facilitate and encourage the provision of youth centres or amenity centres for young people</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss 	Yes	Yes	Yes

	<ul style="list-style-type: none"> ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective RAO1 will ensure that all plans and policies regarding the development of recreation and amenity facilities are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Recreation and Amenity</p> <p>RAO 9. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Recreation and Amenity	No negative impacts on	No	No	No

RAO 10. Maintain and conserve existing rights of way within the County.	Natura 2000 sites anticipated from implementation of objective/policy.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Recreation and Amenity RAO 11. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Recreation and Amenity RAO 12. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Recreation and Amenity</p> <p>RAO 13. 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</p>	<p>Potential direct and/or Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective RAO1 will ensure that all plans and policies regarding the development of recreation and amenity facilities are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Recreation and Amenity</p> <p>RAO 14. Identify locations for recreation facilities suitable for older persons, in appropriate locations, during the lifetime of the plan.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective RAO1 will ensure that all plans and policies regarding the development of recreation and amenity facilities are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan, Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Cycling and Walking</p> <p>CWO 1. Ensure that all plans and projects relating to the provision of cycling and</p>	No negative impacts on Natura 2000 sites	No	No	No

walking facilities are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.	anticipated from implementation of objective/policy.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 7 Community Infrastructure. The inclusion of this policy will ensure that all plans and projects related to the development of cycling and walking facilities are assessed in accordance with the Habitats Directive				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Cycling and Walking CWO 2. Support, promote and facilitate walking and cycling as alternative modes of transport in appropriate locations throughout the county.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Cycling and Walking CWO 3. Develop a walking and cycling strategy for the County during the lifetime of the plan	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> fragmentation of habitats habitat loss disturbance of species pollution of watercourse during construction and through the discharge of 	Yes	Yes	Yes

	treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective CWO1 will ensure that all plans and policies regarding the development of cycling and walking facilities are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 7 Development of Community Infrastructure.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Cycling and Walking</p> <p>CWO 4. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective CWO1 will ensure that all plans and policies regarding the development of cycling and walking facilities are subject to the provisions of the Habitats Directive. In addition,				

the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 7 Development of Community Infrastructure.

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Cycling and Walking</p> <p>CWO 5. Protect established walking routes from development which would adversely impact upon them</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Cycling and Walking</p> <p>CWO 6. 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</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective CWO1 will ensure that all plans and policies regarding the development of cycling and walking facilities are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 7 Development of Community Infrastructure.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Cycling and Walking</p> <p>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:</p> <p>CWP 1. Safe and convenient pedestrian and cycle access, and accessible pedestrian crossing policy developed under the Disability Act.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective CWO1 will ensure that all plans and policies regarding the development of cycling and walking facilities are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 7 Development of Community Infrastructure.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Cycling and Walking</p> <p>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:</p> <p>CWP 2. Safe, convenient and secure cycle parking and ancillary/associated facilities</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Cycling and Walking</p> <p>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:</p> <p>CWP 3. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 	Yes	Yes	Yes

	sites downstream of the discharge point.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective CWO1 will ensure that all plans and policies regarding the development of cycling and walking facilities are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 7 Development of Community Infrastructure.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Traveller Accommodation</p> <p>TAO 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 7 Community Infrastructure. The inclusion of this policy will ensure that all plans and projects related to the provision of traveller accommodation are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Traveller Accommodation</p> <p>TAO 2. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse 	Yes	Yes	Yes

	<p>during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.</p> <ul style="list-style-type: none"> ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective TAO1 will ensure that all plans and policies regarding the development of traveller facilities are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Traveller Accommodation</p> <p>TAO 3. Monaghan Local Authorities will aim to improve existing accommodation and provide new accommodation, particularly in Carrickmacross and Castleblayney</p>	<p>Although Carrickmacross and Castleblayney Towns are not located within close proximity to either of the Natura 2000 sites in the County, the following indirect impacts may occur:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species 	Yes	Yes	Yes

	<ul style="list-style-type: none"> pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective TAO1 will ensure that all plans and policies regarding the development of traveller facilities are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Social Inclusion</p> <p>SIO 1. Identify locations where a local action plan is required to tackle urban/rural decline and adopting a community involvement approach in accordance with <i>The Monaghan Model – A Guide to Best Practice in Community Consultation</i></p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Social Inclusion SIO 2. Facilitate and promote parity of access to transport services in order that the socially excluded may gain access to employment and services	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Social Inclusion SIO 3. 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	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Social Inclusion SIO 4. Identify and develop in areas of need, schemes for environmental improvement in cooperation with the local community and in local authority housing estates	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Social Inclusion SIO 5. Increase access to suitable and appropriate accommodation for all in the county of a type suited to their requirements	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Disabled Access DAO 1. Continue to raise awareness of the needs of people with disability in the county through media, social networking and other campaigns	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Disabled Access DAO 2. Continue to deliver on the objectives of Making Monaghan Accessible-response to the Disability Act 2005.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Disabled Access</p> <p>DAO 3. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Library Facilities and Services</p> <p>LFO 1. Strive to ensure that library services are fully accessible to all throughout the county.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Library Facilities and Services</p> <p>LFO 2. Engage in a meaningful way with the public when planning and developing new services.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Library Facilities and Services LFO 3. Develop formal links with other service providers and community organisations and where appropriate deliver joint services.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Nursing Homes and Retirement Villages NHO 1. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment It is recommended that the above policy be included within Chapter 7 Community Infrastructure. The inclusion of this policy will ensure that all plans and projects related to the provision of nursing homes and retiring villages are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Nursing Homes and Retirement Villages NHO 2. 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.	Potential direct and/or indirect impacts include <ul style="list-style-type: none"> fragmentation of habitats habitat loss disturbance of species 	Yes	Yes	Yes

	<ul style="list-style-type: none"> pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective NHO1 will ensure that all plans and policies regarding the development of nursing home facilities are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Schools and Education</p> <p>SEO 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 7 Community Infrastructure. The inclusion of this policy will ensure that all plans and projects related to the provision of schools and education facilities are assessed in accordance with the Habitats Directive.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Schools and Education</p> <p>SEO 2. 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.</p>	<p>Potential direct and/or indirect impacts include</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective SEO1 will ensure that all plans and policies regarding the development of school and education facilities are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Schools and Education	No negative impacts on	No	No	No

SEO 3. Work in close association with all relevant agencies to ensure that educational provision is matched to future skills and needs within County Monaghan.	Natura 2000 sites anticipated from implementation of objective/policy.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Schools and Education</p> <p>SEP 1. All projects relating to the provision of schools and educational facilities shall be considered under policies AAP1-AAP4 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 7 Community Infrastructure. The inclusion of this policy will ensure that all plans and projects related to the provision of schools and educational facilities are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Schools and Education</p> <p>SEP 2. Proposals for new educational facilities or extensions to existing facilities will normally be granted planning permission subject to the following criteria:</p> <p>(i) Scale and design of any resulting building does not harm the character and visual amenity of the area</p> <p>(ii) The proposals would not result in significant disturbance in terms of traffic, car parking and noise</p> <p>(iii) The facilities are accessible by a choice of modes of transport and</p>	<p>Potential direct and/or indirect impacts include</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to 	Yes	Yes	Yes

<p>satisfactory provision of car parking spaces are made available in accordance with table 8.2 in Chapter 15, Development Management Guidelines of the Monaghan County Development Plan 2013-2019</p> <p>(iv) traffic safety considerations are met</p>	<p>cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.</p> <ul style="list-style-type: none"> ▪ pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Policy SEP1 will ensure that all plans and policies regarding the development of nursing home facilities are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services and Chapter 15 Development Management Guidelines.</p>				

CHAPTER EIGHT – STRATEGIC OBJECTIVES FOR SETTLEMENTS

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Strategic Objectives for the Hub Town of Monaghan</p> <p>SSO 1. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 	Yes	Yes	Yes

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment

Objective SSO14 will ensure that all plans and policies regarding the development within the hub town of Monaghan is subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan and Chapter 15 Development Management Guidelines.

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Strategic Objectives for the Hub Town of Monaghan</p> <p>SSO 2. 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</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic 	Yes	Yes	Yes

	tanks if discharge is directly to a surface/ground water sensitive Natura site/s.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective SSO14 will ensure that all plans and policies regarding the development within the hub town of Monaghan is subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Strategic Objectives for the Hub Town of Monaghan SSO 3. Protect and enhance the unique heritage, character and streetscape of the town.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay SSO 4. 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	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay</p> <p>SSO 5. 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.</p> <p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay</p> <p>SSO 6. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on 	Yes	Yes	Yes

	<p>Natura 2000 sites downstream of the discharge point.</p> <ul style="list-style-type: none"> pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective SSO14 will ensure that all plans and policies regarding the development within the hub town of Monaghan is subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay</p> <p>SSO 7. Attract investment and new employment opportunities to the towns, while supporting existing sustainable enterprises.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay	Any development within the county could potentially	Yes	Yes	Yes

SSO 8. Promote the towns as a residential, employment, retail and service centres.	<p>afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective SSO14 will ensure that all plans and policies regarding the development within the hub town of Monaghan is subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay</p> <p>SSO 9. Promote the towns as industrial and commercial centres</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective SSO14 will ensure that all plans and policies regarding the development within the hub town of Monaghan is subject to the provisions of the Habitats Directive. In</p>				

addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay SSO 10. Protect and enhance the heritage, character and streetscape of the towns	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay SSO 11. Ensure the towns are attractive places to live and work in.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay SSO 12. Provide a wide range of amenity, sporting and cultural facilities including public spaces and parks	Any development within the county could potentially afford for direct and/or indirect impacts on the	Yes	Yes	Yes

	<p>Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective SSO14 will ensure that all plans and policies regarding the development within the hub town of Monaghan is subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay SSO 13. Establish a framework for more detailed specific local plans and projects within the towns.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for all settlements within County Monaghan SSO 14. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 8 Strategic Objectives for Settlements. The inclusion of this policy will ensure that all plans and projects associated with developments within every settlement in County Monaghan are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for all settlements within County Monaghan SSO 15. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment

Objective SSO14 will ensure that all plans and policies regarding the development within the hub town of Monaghan is subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for all settlements within County Monaghan</p> <p>SSO 16. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge 	No	No	No

	from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective SSO14 will ensure that all plans and policies regarding the development within the hub town of Monaghan is subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for all settlements within County Monaghan</p> <p>SSO 17. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites 	Yes	Yes	Yes

	<p>downstream of the discharge point.</p> <ul style="list-style-type: none"> ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective SSO14 will ensure that all plans and policies regarding the development within the hub town of Monaghan is subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for all settlements within County Monaghan</p> <p>SSO 18. Facilitate and/or provide the infrastructure and services necessary to accommodate anticipate population growth in each settlement.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge 	Yes	Yes	Yes

	<p>of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.</p> <ul style="list-style-type: none"> ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective SSO14 will ensure that all plans and policies regarding the development within the hub town of Monaghan is subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for all settlements within County Monaghan</p> <p>SSO 19. 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 settlements.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	Yes	Yes	Yes
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for all settlements within County Monaghan</p> <p>SSO 20. Maintain vibrant rural areas by encouraging the sustainable development in these settlements in accordance with the provisions of the DEHLG Sustainable Rural Housing Guidelines.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective SSO14 will ensure that all plans and policies regarding the development within the hub town of Monaghan is subject to the provisions of the Habitats Directive. In</p>				

addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for all settlements within County Monaghan SSO 21. Ensure strong road connections between settlements and promote public transport strategies that could facilitate services in the lower tier settlements.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	Yes	Yes	Yes
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for all settlements within County Monaghan SSO 22. Encourage towns and villages to develop specialist niche activities or roles that could help distinguish them and thereby promote their development.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for all settlements within County Monaghan SSO 23. Ensure that new development within settlements shall be appropriate	No negative impacts on Natura 2000 sites anticipated from	No	No	No

in terms of use, siting, scale, layout, design, materials and character.	implementation of objective/policy.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for all settlements within County Monaghan</p> <p>SSO 24. Promote the refurbishment and regeneration of the centre of towns and villages.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is 	Yes	Yes	Yes

	directly to a surface/ground water sensitive Natura site/s.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective SSO14 will ensure that all plans and policies regarding the development within the hub town of Monaghan is subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for all settlements within County Monaghan</p> <p>SSO 25. Encourage appropriate development on infill sites, derelict sites, vacant plots, brownfield sites and backlands.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes

	<ul style="list-style-type: none"> ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective SSO14 will ensure that all plans and policies regarding the development within the hub town of Monaghan is subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Urban Residential Developments</p> <p>URO 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 8 Strategic Objectives for Settlements. The inclusion of this policy will ensure that all plans and projects related to urban residential development are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Urban Residential Developments	Any development within the county could potentially	Yes	Yes	Yes

<p>URO 2. To promote the towns as residential centres and encourage the development of new residential accommodation on zoned housing lands.</p>	<p>afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective SSO14 will ensure that all plans and policies regarding the development within the hub town of Monaghan is subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Urban Residential Developments</p> <p>URO 3. 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, of the Draft Monaghan County Development Plan 2013-2019.</p> <p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Urban Residential Developments</p> <p>URO 4. To provide directly or in partnership with the voluntary or private sector sufficient social and affordable housing to meet the needs of the area.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites 	Yes	Yes	Yes

	<p>downstream of the discharge point.</p> <ul style="list-style-type: none"> ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective URO1 will ensure that all plans and policies regarding urban residential development is subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan ,Chapter 15 Development Management Guidelines and Chapter 16 Housing Strategy.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Urban Residential Developments</p> <p>URO 5. To encourage social integration and a mixture of tenures in all housing developments</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Urban Residential Developments</p> <p>URO 6. To encourage the refurbishment and reuse of derelict buildings and</p>	Any development within the county could potentially afford for direct and/or	Yes	Yes	Yes

development on derelict lands and infill sites in the towns.	indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective URO1 will ensure that all plans and policies regarding urban residential development is subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Urban Residential Developments</p> <p>URO 7. To comply with the Housing Strategy for County Monaghan 2013 and any subsequent amending strategy.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective URO1 will ensure that all plans and policies regarding urban residential development is subject to the provisions of the Habitats Directive. In addition, the following</p>				

Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Urban Residential Developments</p> <p>URO 8. 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, form and detailing of the buffer shall be dependant on the likely impact of the road or the development on amenity</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Urban Residential Developments</p> <p>URO 9. Acquire sufficient lands to meet the needs of the Councils' Housing Construction Programmes.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Town Centres	No negative impacts on	No	No	No

TCO 1. 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.	Natura 2000 sites anticipated from implementation of objective/policy.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 8 Strategic Objectives for Settlements. The inclusion of this policy will ensure that all plans and projects related to town centre development are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Town Centres</p> <p>TCO 2. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> fragmentation of habitats habitat loss disturbance of species pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. Pollution of watercourses from 	Yes	Yes	Yes

	increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective TCO1 will ensure that all plans and policies regarding town centre development is subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Town Centres</p> <p>TCO 3. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on 	Yes	Yes	Yes

	<p>Natura 2000 sites downstream of the discharge point.</p> <ul style="list-style-type: none"> ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective TCO1 will ensure that all plans and policies regarding town centre development is subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Town Centres</p> <p>TCO 4. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'

Objectives for Town Centres TCO 5. Use statutory legislative powers to discourage and prevent dereliction and encourage regeneration and development in the town.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Town Centres TCO 6. Ensure that sufficient parking is available for town centre uses.	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> fragmentation of habitats habitat loss disturbance of species pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Objective TCO1 will ensure that all plans and policies regarding town centre development is subject to the provisions of the Habitats Directive. In addition, the following Chapters				

contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Town Centres TCO 7. Continue to provide public investment directly and in partnership with the voluntary or private sector, to support the vibrancy of the town.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Town Centres TCO 8.Encourage the principle of 'living over the shop' within the town centres.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Town Centres	Any development within the county could potentially	Yes	Yes	Yes

TCO 9. Encourage and facilitate the under grounding of utility cables in the town centres	<p>afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective TCO1 will ensure that all plans and policies regarding town centre development is subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Town Centres</p> <p>TCO 10. 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.</p>	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network	Yes	Yes	Yes

	through: <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Objective TCO1 will ensure that all plans and policies regarding town centre development is subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Retailing SRO 1. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment It is recommended that the above policy be included within Chapter 8 Strategic Objectives for Settlements. The inclusion of this policy will ensure that all plans and projects related retail development are assessed in accordance with the Habitats Directive.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Retailing</p> <p>SRO 2. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective SRO1 will ensure that all plans and policies regarding retail development are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain</p>				

objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential ‘In Combination’ Impacts	Risk of ‘significant combination Impacts’
Objectives for Retailing SRO 3. 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)	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential ‘In Combination’ Impacts	Risk of ‘significant combination Impacts’
Objectives for Retailing SRO 4. Encourage the provision of a wider range of convenience and comparison goods and size of retail units in the town centres	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and 	Yes	Yes	Yes

	<p>through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.</p> <ul style="list-style-type: none"> ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective SRO1 will ensure that all plans and policies regarding retail development are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for all settlements within County Monaghan</p> <p>SRO 5. Extend the retail base of the towns</p>	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:	Yes	Yes	Yes

	<ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective SRO1 will ensure that all plans and policies regarding retail development are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Industry, Enterprise and Employment	No negative impacts on	No	No	No

IEO 1. Ensure that all plans and projects relating to industry, enterprise and employment are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.	Natura 2000 sites anticipated from implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 8 Strategic Objectives for Settlements. The inclusion of this policy will ensure that all plans and projects related to industry, enterprise and employment related developments are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Industry, Enterprise and Employment IEO 2. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Industry, Enterprise and Employment IEO 3. 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	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> fragmentation of habitats habitat loss disturbance of species 	Yes	Yes	Yes

	<ul style="list-style-type: none"> pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective IEO1 will ensure that all plans and policies regarding industry, enterprise and employment developments are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Industry, Enterprise and Employment IEO 4. Encourage and promote the development of Industry within the towns over the plan period.	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network	Yes	Yes	Yes

	<p>through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective IEO1 will ensure that all plans and policies regarding industry, enterprise and employment developments are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Industry, Enterprise and Employment</p> <p>IEO 5. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective IEO1 will ensure that all plans and policies regarding industry, enterprise and employment developments are subject to the provisions of the Habitats Directive. In</p>				

addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Industry, Enterprise and Employment IEO 6. Ensure that a high standard of design, layout and amenity is provided and maintained in all new industrial developments.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Industry, Enterprise and Employment IEO 7. Continue to support and facilitate cross-border co-operation and trade	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Roads and Parking RPO 1. Ensure that all plans and projects relating to roads and parking are	No negative impacts on Natura 2000 sites anticipated from	No	No	No

subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019	implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 8 Strategic Objectives for Settlements. The inclusion of this policy will ensure that all plans and projects related to roads and parking are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Roads and Parking</p> <p>RPO 2. Construct new roads and improve the existing road network in, around and through the towns, to open up development lands and improve traffic safety.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective RPO1 will ensure that all plans and policies relating to roads and parking developments are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5				

Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Roads and Parking</p> <p>RPO 3. Reduce traffic congestion and improve access and traffic flow throughout the towns.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment

Objective RPO1 will ensure that all plans and policies relating to roads and parking developments are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Roads and Parking</p> <p>RPO 4. Construct and maintain pedestrian and traffic safety measures and implement traffic control measures, where required, throughout the towns</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective RPO1 will ensure that all plans and policies relating to roads and parking developments are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Roads and Parking</p> <p>RPO 5. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective RPO1 will ensure that all plans and policies relating to roads and parking developments are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Roads and Parking</p> <p>RPO 6. Strengthen and reconstruct all deficient sections of road pavement and footpath and provide additional pavements and footpaths in residential areas when resources become available.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective RPO1 will ensure that all plans and policies relating to roads and parking developments are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Roads and Parking</p> <p>RPO 7. Co-operate with developers in the provision of access points, roads, footpaths and services where it is deemed necessary</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective RPO1 will ensure that all plans and policies relating to roads and parking developments are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Roads and Parking</p> <p>RPO 8. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective RPO1 will ensure that all plans and policies relating to roads and parking developments are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Roads and Parking</p> <p>RPO 9. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Protection of Natural Heritage</p> <p>SNO 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 8 Strategic Objectives for Settlements. The inclusion of this policy will ensure that all plans and projects relating to natural heritage are assessed in accordance with the Habitats Directive.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Protection of Natural Heritage</p> <p>SNO 2. Prohibit development that would detrimentally impact on the value or designation of areas of natural amenity in the towns.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Protection of Natural Heritage</p> <p>SNO 3. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Protection of Natural Heritage</p> <p>SNO 4. 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 contrary to the zoning objective as outlined in Section 8.4 in Chapter 8, Development Management Guidelines, Monaghan County development Plan 2013-2019.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Protection of Natural Heritage</p> <p>SNO 5. Have regard to nature conservation issues when considering proposals for development which may detrimentally impact on habitats, species or features worthy of protection.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Protection of Built Heritage</p> <p>SBO 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 8 Strategic Objectives for Settlements. The inclusion of this policy will ensure that all plans and projects relating to built heritage are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Protection of Built Heritage</p> <p>SBO 2. Protect and preserve the Protected Monuments and Structures located within the towns.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Protection of Built Heritage</p> <p>SBO 3. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Protection of Built Heritage</p> <p>SBO 4. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the Protection of Built Heritage SBO 5. Protect and conserve the streetscape character, architectural quality and heritage of the towns	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the Protection of Built Heritage SBO 6. Encourage new developments to refurbish existing buildings and back lands to eliminate dereliction and reinforce the town centre where possible.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the Protection of Built Heritage SBO 7. Ensure that new developments enhance, respect and compliment the form and scale of the existing town streetscape and architecture.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the Protection of Built Heritage SBO 8. Preserve features which contribute to the townscape and character of the town – Archways facades, stonework, iron railings etc.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Recreation, Amenity and Open Space RAO 1. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment It is recommended that the above policy be included within Chapter 8 Strategic Objectives for Settlements. The inclusion of this policy will ensure that all plans and projects relating to the development of recreation, amenity and open space facilities are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Recreation, Amenity and Open Space RAO 2. 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	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Recreation, Amenity and Open Space</p> <p>RAO 3. 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</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
<p>Objective RAO1 will ensure that all plans and policies relating to recreation, amenity and open space developments are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Recreation, Amenity and Open Space</p> <p>RAO 4. Support the development of social, recreational, sporting and community facilities in appropriate locations</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective RAO1 will ensure that all plans and policies relating to recreation, amenity and open space developments are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Recreation, Amenity and Open Space</p> <p>RAO 5. Co-operate with relevant educational authorities in developing additional facilities in the towns with the view of improving the availability of education.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective RAO1 will ensure that all plans and policies relating to recreation, amenity and open space developments are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Recreation, Amenity and Open Space	No negative impacts on Natura 2000 sites	No	No	No

RAO 5. Maintain existing rights of way and investigate the creation of additional public rights of way either, by agreement or by use of compulsory powers.	anticipated from implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Recreation, Amenity and Open Space</p> <p>RAO 6. Recreational facilities such as a Cinema or Bowling Alley shall be located within the town centre. Alternative 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).</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 	Yes	Yes	Yes

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective RAO1 will ensure that all plans and policies relating to recreation, amenity and open space developments are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism STO 1. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 8 Strategic Objectives for Settlements. The inclusion of this policy will ensure that all plans and projects relating to the development of tourism facilities are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism STO 2. Promote and facilitate the development of County Monaghan as a tourism centre in co operation with the public and private sector	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> fragmentation of habitats habitat loss disturbance of species pollution of watercourse during construction and 	Yes	Yes	Yes

	<p>through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.</p> <ul style="list-style-type: none"> ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective STO1 will ensure that all plans and policies relating to tourism development are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Tourism</p> <p>STO 3. Accommodate sustainable tourism related projects related to natural assets of the towns</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species 	Yes	Yes	Yes

	<ul style="list-style-type: none"> pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective STO1 will ensure that all plans and policies relating to tourism development are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Tourism</p> <p>STO 4. Encourage and accommodate the reopening of the Ulster Canal.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> fragmentation of habitats 	Yes	Yes	Yes

	<ul style="list-style-type: none"> ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective STO1 will ensure that all plans and policies relating to tourism development are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan , Chapter 10 Carrickmacross Town Development Plan, Chapter 11 Castleblayney Town Development Plan, Chapter 12 Clones Town Development Plan and Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Tourism</p> <p>STO 5. Promote and develop improved cross border networks to encourage tourism and business to operate in both Northern Ireland and the Republic of Ireland.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism STO 6. Develop facilities to provide accessible tourist information throughout the towns and their environs within the plan period	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism STO 7. Develop a website to provide local information to a wide audience.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism STO 8. Improve information boards throughout the towns and their environs.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				

CHAPER NINE – MONAGHAN TOWN DEVELOPMENT PLAN 2013-2019

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Town Centre</p> <p>MNO 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 9 Monaghan Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to town centre development in Monaghan Town are assessed in accordance with the Habitats Directive.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Town Centre</p> <p>MNO 2. Carry out environmental improvement schemes at Church Square, Dawson Street, Park Street, Glaslough Street, Dublin Street, Hill Street, and Mill Street.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Town Centre</p> <p>MNO 3. Ensure that all developments proposals in the vicinity of Dublin Street/Rosky have regard to the Local Area Action Plan for lands to the North East of Dublin Street.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objective for Retailing</p> <p>MNO4. 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</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 9 Monaghan Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to retail development in Monaghan Town are assessed in accordance with the Habitats Directive.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objective for Retailing</p> <p>MNO 5. Extend the town's retail base in accordance with the town's designation as a hub town under the NSS, Retail Planning Guidelines and the County Monaghan Retail Strategy</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> fragmentation of habitats habitat loss disturbance of species pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. Pollution of watercourses from 	Yes	Yes	Yes

	increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective MNO 4 will ensure that all plans and policies relating to retailing developments in Monaghan Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Industry and Employment MNO 6. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy.	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 9 Monaghan Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to industry and employment development in Monaghan Town are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Industry and Employment MNO 7. Promote Monaghan as the key industrial and employment centre of the county in line with its role as designated in the NSS.	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:	No	No	No

	<ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective MNO 6 will ensure that all plans and policies relating to industry and employment developments in Monaghan Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Natural and Built Heritage MNO 8 Ensure that all plans and projects relating to natural and built 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 9 Monaghan Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to recreation and open space development in Monaghan Town are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Natural and Built Heritage MNO 9. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Natural and Built Heritage MNO 10. To protect and enhance the character of the Architectural Conservation Areas within the town	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Recreation and Amenity	No negative impacts on Natura 2000 sites anticipated from	No	No	No

MNO 11. 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.	implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 9 Monaghan Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to recreation and amenity development in Monaghan Town are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Recreation and Amenity MNO 12. Ensure Peter's Lake and its environs are a key amenity area both for urban dwellers and the general public.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Recreation and Amenity MNO 13. To provide sufficient open space and amenity areas within and adjacent to the town.	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> fragmentation of habitats habitat loss disturbance of species 	Yes	Yes	Yes

	<ul style="list-style-type: none"> pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective MNO 11 will ensure that all plans and policies relating to recreation and amenity developments in Monaghan Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Tourism</p> <p>MNO 14. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 9 Monaghan Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to tourism development in Monaghan Town are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism	Any development within the county could potentially	Yes	Yes	Yes

<p>MNO 15. 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</p>	<p>afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective MNO 14 will ensure that all plans and policies relating to tourism developments in Monaghan Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 9 Monaghan Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

CHAPTER TEN – CARRICKMACROSS TOWN DEVELOPMENT PLAN 20013-2019

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Protection of Natural and Built Heritage</p> <p>CKO 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 10 Carrickmacross Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to the protection of natural and built heritage in Carrickmacross Town are assessed in accordance with the Habitats Directive.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Protection of Natural Heritage</p> <p>CKO 2. Protect and conserve the Proules River and Lough Na Glack and its environs from inappropriate development</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the Protection of Natural Heritage	No negative impacts on Natura 2000 sites anticipated from	No	No	No

CKO 3 Prohibit development within the environs of Lough Naglack, 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.	implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Town Centre CKO 4. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 10 Carrickmacross Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to town centre development in Carrickmacross Town are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Town Centre CKO 5. Prepare and implement Local Area Action Plans (LAAP) for lands identified on Map CKDP1, between Main Street and Mullinary Street and lands identified between Chapel Lane and O'Neill Street.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Town Centre CKO 6. Carry out environmental improvement schemes on O'Neill Street and Farney Street.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Town Centre CKO 7. Support the existing town centre use along Main Street while developing an expanded town centre on the Convent Land	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> fragmentation of habitats habitat loss disturbance of species pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. Pollution of 	Yes	Yes	Yes

	watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective CKO 4 will ensure that all plans and policies relating to town centre developments in Carrickmacross Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 10 Carrickmacross Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Residential Development CKO 8. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 10 Carrickmacross Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to residential development in Carrickmacross Town are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Residential Development CKO 9. Require developers of residential lands along the by-pass to provide and employ appropriate buffers to protect the residential amenity of proposed	No negative impacts on Natura 2000 sites anticipated from implementation of	No	No	No

<p>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</p>	objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Residential Development</p> <p>CKO 10. Acquire sufficient lands to meet the needs of the Council's Housing Construction Programme</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Industry, Enterprise and Employment</p> <p>CKO 11. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
<p>It is recommended that the above policy be included within Chapter 10 Carrickmacross Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to industry, enterprise and employment development in Carrickmacross Town are assessed in accordance with the Habitats Directive.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Industry, Enterprise and Employment</p> <p>CKO 12. Promote Carrickmacross as the key industrial centre in the south of the County.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective CKO 11 will ensure that all plans and policies relating to Industry, Enterprise and Employment developments in Carrickmacross Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 10 Carrickmacross Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Recreation and Amenity</p> <p>CKO 13. Ensure that all plans and projects relating to recreation and amenity are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 10 Carrickmacross Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to recreation and amenity in Carrickmacross Town are assessed in accordance with the Habitats Directive.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Recreation and Amenity</p> <p>CKO 14. Develop lands at the Ardee Road as the primary location for active recreational development in the town.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective CKO 13 will ensure that all plans and policies relating to recreation and amenity developments in Carrickmacross Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 10 Carrickmacross Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Recreation and Amenity CKO 15. Development and expand the town park at Lisanisk Lake.	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective CKO 13 will ensure that all plans and policies relating to recreation and amenity developments in Carrickmacross Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 10 Carrickmacross Town Development Plan and Chapter 15 Development Management Guidelines.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Recreation and Amenity CKO 16. Protect Bath Avenue from intrusive development.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism CKO 17. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 10 Carrickmacross Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to tourism development within Carrickmacross Town are assessed in accordance with the Habitats Directive.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism CKO 18. Promote and facilitate the development of Carrickmacross as a tourism centre in co operation with the public and private sector.	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network	No	No	No

	through: <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective CKO 17 will ensure that all plans and policies relating to tourism developments in Carrickmacross Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 10 Carrickmacross Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism	Any development within the county could potentially afford for direct and/or indirect impacts on the	No	No	No
CKO 19. Accommodate sustainable tourism related projects in and around Lough Naglack which are compatible with objective CK 3 of this plan.				

	<p>Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective CKO 17 will ensure that all plans and policies relating to tourism developments in Carrickmacross Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 10 Carrickmacross Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

CHAPTER ELEVEN – CASTLEBLAYNEY TOWN DEVELOPMENT PLAN 2013-2019

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Protection of Natural and Built Heritage</p> <p>CBO 1. Ensure that all plans and projects relating to natural 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 11 Castleblayney Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to the protection of heritage in Castleblayney Town are assessed in accordance with the Habitats Directive.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Protection of Natural and Built Heritage</p> <p>CBO 2. Encourage and facilitate the restoration and refurbishment of the Courthouse during the plan period</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the Protection of Natural and Built Heritage	No negative impacts on Natura 2000 sites anticipated from	No	No	No

CBO 3. 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.	implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the Protection of Natural and Heritage	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
CBO 4. Protect and conserve the River Fane and Gas Lake and its environs from inappropriate development.				
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Industry, Enterprise and Employment	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
CBO 5. Ensure that all plans and projects relating to industry, enterprise and employment within Castleblayney Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.				
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 11 Castleblayney Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to the development of industry, enterprise and employment facilities in Castleblayney Town are assessed in accordance with the Habitats Directive.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Industry, Enterprise and Employment</p> <p>CBO 6. Promote Castleblayney as a key industrial centre and encourage the provision of hi-tech industries</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective CBO 5 will ensure that all plans and policies relating to Industry, Enterprise and Employment developments in Carrickmacross Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 11 Castleblayney Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Roads</p> <p>CBO 7. Ensure that all plans and projects relating to roads infrastructure within Castleblayney Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 11 Castleblayney Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to road infrastructure development in Castleblayney Town are assessed in accordance with the Habitats Directive.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Roads</p> <p>CBO 8. 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</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Recreation and Amenity</p> <p>CBO 9. Ensure that all plans and projects relating to recreation and amenity within Castleblayney Town are subject to policies AAP1-AAP5 contained within Chapter</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019				
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 11 Castleblayney Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating the provision of recreation and open space facilities in Castleblayney Town are assessed in accordance with the Habitats Directive				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Recreation and Open Space CBO 10. Develop a town park at Drumillard within the life of the plan	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> fragmentation of habitats habitat loss disturbance of species pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective CBO 9 will ensure that all plans and policies relating to recreation and open space developments in Castleblayney Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 11 Castleblayney Town Development Plan and Chapter 15 Development Management Guidelines.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Tourism</p> <p>CBO 11. 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</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 11 Castleblayney Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating the provision of tourism facilities in Castleblayney Town are assessed in accordance with the Habitats Directive</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Tourism</p> <p>CBO 12. Promote Lough Muckno and its environs as the premier tourist attraction in the town.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Tourism</p> <p>CBO 13. 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</p>	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network	Yes	Yes	Yes

	<p>through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective CBO 11 will ensure that all plans and policies relating to tourism developments in Castleblayney Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 11 Castleblayney Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

CHAPTER TWELVE – CLONES TOWN DEVELOPMENT PLAN 2013-2019

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Protection of Heritage</p> <p>CLO 1. Ensure that all plans and projects relating to heritage within Clones Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 12 Clones Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to the protection of heritage in Clones Town are assessed in accordance with the Habitats Directive				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Protection of Heritage</p> <p>CLO 2. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 12 Clones Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to the protection of heritage in Clones Town are assessed in accordance with the Habitats Directive				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the Protection of Heritage CLO 3. 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	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the Protection of Heritage CLO 4. Protect and conserve the streetscape character, architectural quality, and heritage of the Diamond, MacCurtain St., Cara St, and Fermanagh St.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the Protection of Heritage CLO 5. 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	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:	Yes	Yes	Yes

Street, '98 Avenue, O'Duffy Terrace and Annalore St	<ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective CLO 1 and CLO 2 will ensure that all plans and policies relating to the protection of heritage in Clones Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 12 Clones Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Town Centre</p> <p>CLO 6. 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</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment

It is recommended that the above policy be included within Chapter 12 Clones Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to town centre development within Clones Town are assessed in accordance with the Habitats Directive.

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Town Centre</p> <p>CLO 7. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 	Yes	Yes	Yes

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment

Objective CLO 6 will ensure that all plans and policies relating to the town centre development in Clones Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 12 Clones Town Development Plan and Chapter 15 Development Management Guidelines.

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Town Centre</p> <p>CLO 8. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 	Yes	Yes	Yes

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective CLO 6 will ensure that all plans and policies relating to the town centre development in Clones Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 12 Clones Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Industry and Employment CLO 9. Ensure that all plans and projects relating to industry and 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	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 12 Clones Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to industry and employment development within Clones Town are assessed in accordance with the Habitats Directive				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Industry and Employment CLO 10. Support an expanded education and research sector in Clones	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> fragmentation of habitats habitat loss disturbance of species pollution of watercourse during construction and through the discharge of 	Yes	Yes	Yes

	<p>treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.</p> <ul style="list-style-type: none"> ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective CLO 9 will ensure that all plans and policies relating to industry and employment development in Clones Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 12 Clones Town Development Plan and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objective for Recreation and Amenity</p> <p>CLO 11. Ensure that all plans and projects relating to recreation and amenity within Clones Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 12 Clones Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to the development of recreation and open space facilities within Clones Town are assessed in accordance with the Habitats Directive</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objective for Recreation and Open Space</p> <p>CLO 12. Develop a linear park along the route of the Ulster Canal</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective CLO 11 will ensure that all plans and policies relating to recreation and open space development in Clones Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 12 Clones Town Development Plan and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objective for Recreation and Open Space	Any development within the county could potentially afford for direct and/or	Yes	Yes	Yes

CLO 13. Redevelop and upgrade the remainder of Barry McGuigan Park and the Town Park	indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective CLO 11 will ensure that all plans and policies relating to recreation and open space development in Clones Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 12 Clones Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism CLO 14. 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	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 12 Clones Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to the development of tourism facilities within Clones Town are assessed in accordance with the Habitats Directive				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Tourism</p> <p>CLO 15. 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</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective CLO 15 will ensure that all plans and policies relating to tourism development in Clones Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 12 Clones Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Tourism</p> <p>CLO 16. Encourage the provision of a hotel and other tourism accommodation on appropriate zoned lands in the Clones</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective CLO 15 will ensure that all plans and policies relating to tourism development in Clones Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 12 Clones Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Tourism</p> <p>CLO 17. Upgrade and develop angling facilities in Clones and the Erne East Area in co- operation with the Fisheries Board and other relevant water bodies</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective CLO 15 will ensure that all plans and policies relating to tourism development in Clones Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 12 Clones Town Development Plan and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Tourism</p> <p>CLO 18. 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</p>	<p>No negative impacts on Natura 2000 sites anticipated from</p>	No	No	No

tradition as the home of Ulster GAA	implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

CHAPTER THIRTEEN – BALLYBAY TOWN DEVELOPMENT PLAN 2013-2019

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Protection of Natural and Built Heritage</p> <p>BBO 1. Ensure that all plans and projects relating to 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</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 13 Ballybay Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to the protection of built heritage within Ballybay Town are assessed in accordance with the Habitats Directive				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Protection of Natural and Built Heritage</p> <p>BBO 2. Protect and conserve the streetscape character, and heritage of the town with particular emphasis on the Square and Main Street.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Protection of Natural and Built Heritage</p> <p>BBO 3. Encourage the Restoration of Ballybay Courthouse during the Plan</p>	No negative impacts on Natura 2000 sites anticipated from implementation of	No	No	No

period 2013-2019	objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the Protection of Natural and Built Heritage BBO 4. Ensure that all plans and projects relating to natural heritage within Clones Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 13 Ballybay Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to the protection of natural and built heritage within Ballybay Town are assessed in accordance with the Habitats Directive				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for the Town Centre BBO 5 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	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 13 Ballybay Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to town centre development within Ballybay Town are assessed in accordance with the Habitats Directive				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for the Town Centre</p> <p>BBO 6. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective BBO5 will ensure that all plans and policies relating to town centre development in Ballybay Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Recreation and Amenity</p> <p>BBO 7. Ensure that all plans and projects relating to recreation and amenity within Ballybay Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019</p> <p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 13 Ballybay Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to the development of recreation and amenity facilities within Ballybay Town are assessed in accordance with the Habitats Directive</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Recreation and Amenity</p> <p>BBO 8. Support the development of social, recreational, sporting and community facilities in Ballybay in appropriate locations</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes

	<ul style="list-style-type: none"> ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective BBO7 will ensure that all plans and policies relating to recreation and amenity development in Ballybay Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Recreation and Amenity</p> <p>BBO 9.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</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective BBO7 will ensure that all plans and policies relating to recreation and amenity development in Ballybay Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Recreation and Amenity</p> <p>BBO 10. Develop and enhance the town park in Ballybay during the plan period</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective BBO7 will ensure that all plans and policies relating to recreation and amenity development in Ballybay Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Tourism</p> <p>BBO 11. Ensure that all plans and projects relating to tourism within Ballybay are</p>	<p>No negative impacts on Natura 2000 sites anticipated from</p>	No	No	No

subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019	implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 13 Ballybay Town Development Plan. The inclusion of this policy will ensure that all plans and projects relating to the development tourism facilities within Ballybay Town are assessed in accordance with the Habitats Directive				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism BBO 12. Promote Lough Major and the Dromore River System as the premier tourist attractions in the area.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism BBO 13. Accommodate sustainable tourism related projects in an around Lough Major and the Dromore River System which are compatible with policies for the protection of natural heritage set out in the Monaghan County Development Plan 2013-2019	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> fragmentation of habitats habitat loss disturbance of species pollution of watercourse during construction and through the discharge of treated wastewater 	Yes	Yes	Yes

	<p>which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.</p> <ul style="list-style-type: none"> ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Objective BBO11 will ensure that all plans and policies relating to tourism development in Ballybay Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Tourism</p> <p>BBO 14. Upgrade and develop angling facilities in Ballybay in co-operation with the Fisheries Board and all other relevant water bodies.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of 	Yes	Yes	Yes

	treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Objective BBO11 will ensure that all plans and policies relating to tourism development in Ballybay Town are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements, Chapter 13 Ballybay Town Development Plan and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Tourism BBO 15. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				

CHAPTER FOURTEEN – VILLAGE DEVELOPMENT PLANS

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objective for Appropriate Assessment</p> <p>VPO 1: Ensure that all plans and projects relating to development within 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 14 Village Development. The inclusion of this policy will ensure that all plans and projects relating to all development in the villages of County Monaghan are assessed in accordance with the Habitats Directive</p>				

CHAPTER 15 – DEVELOPMENT MANAGEMENT GUIDELINES

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for New Development in Towns & Villages</p> <p>TVP 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 15 Development Management Guidelines. The inclusion of this policy will ensure that all plans and projects relating to new development within towns and villages are assessed in accordance with the Habitats Directive</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for New Development in Towns & Villages</p> <p>TVP 2. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not Applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'

<p>Policies for New Development in Towns & Villages</p> <p>TVP 3. 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.</p>	<p>No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy</p>	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not Applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for New Development in Towns & Villages</p> <p>TVP 4. 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.</p>	<p>No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy</p>	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for New Development in Towns & Villages</p> <p>TVP 5. 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.</p>	<p>No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy</p>	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for New Development in Towns & Villages</p> <p>TVP 6. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for New Development in Towns & Villages</p> <p>TVP 7. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for New Development in Towns & Villages</p> <p>TVP 8. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for New Development in Towns & Villages</p> <p>TVP 9. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for New Development in Towns & Villages</p> <p>TVP 10. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for New Development in Towns & Villages</p> <p>TVP 11. Development on the top of drumlins or on elevated or exposed lands shall be restricted to protect locally important views and landmarks.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for New Development in Towns & Villages</p> <p>TVP 12. All new development in towns and villages should be satisfactorily serviced.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for New Development in Towns & Villages</p> <p>TVP 13. Contemporary designs will be encouraged where they make a positive contribution to the setting of a town or village</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for New Development in Towns & Villages</p> <p>TVP 14. Where necessary, applications for development should be accompanied by landscaping proposals as detailed in policy LSP3</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for New Development in Towns & Villages</p> <p>TVP 15. Promote the protection and conservation of the existing habitats within Towns and Villages</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Shop Fronts</p> <p>SFP 1. Where possible, all traditional shop fronts should be retained to protect the character of a settlement.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Shop Fronts</p> <p>SFP 2. Traditional shop fronts within Architectural Conservation Areas must be retained and reinstated.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Shop Fronts</p> <p>SFP 3. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Shop Fronts</p> <p>SFP 4. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Shop Fronts</p> <p>SFP 5. Advertising and signage on all shop fronts will comply with policies ASP 1 – ASP 9.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Shop Fronts</p> <p>SFP 6. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Shop Fronts</p> <p>SFP 7. Where deemed necessary by the planning authority, roller shutters should be perforated, in a colour to compliment the façade, and contained within the shop front and behind the fascia</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Shop Fronts</p> <p>SFP 8. External steel roller shutters will not be permitted.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Shop Fronts</p> <p>SFP 9. Canopies will only be permitted where they will not adversely affect protected structures, Architectural Conservation Areas or the character of the streetscape.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Advertising, Signage and External Lighting</p> <p>ASP 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 15 Development Management Guidelines. The inclusion of this policy will ensure that all plans and projects relating to advertising, signage and external lighting within towns and villages are assessed in accordance with the Habitats Directive</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Advertising, Signage and External Lighting</p> <p>ASP 2. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Advertising, Signage and External Lighting</p> <p>ASP 3. The erection of advertising signs and free standing hoardings along National Routes, will not be permitted.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Advertising, Signage and External Lighting</p> <p>ASP 4. Signs will not generally be permitted in rural or residential areas, on or near buildings of historic importance/architectural merit, in amenity areas or where they would interfere with protected views.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Advertising, Signage and External Lighting</p> <p>ASP 5. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Advertising, Signage and External Lighting</p> <p>ASP 6. Advertising signs should be sympathetic in design and colour both to their surroundings and to the building on which they are displayed.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Advertising, Signage and External Lighting</p> <p>ASP 7. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Advertising, Signage and External Lighting</p> <p>ASP 8. Signs should be integrated into the streetscape and should not be visually intrusive.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Advertising, Signage and External Lighting</p> <p>ASP 9. Signage above the first floor sill level will be resisted to avoid clutter</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Advertising, Signage and External Lighting</p> <p>ASP 10. All external lighting shall be cowled and directed away from the public roadway.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Advertising, Signage and External Lighting ASP 11. Limited spot lighting of landmark buildings will be permitted.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Advertising, Signage and External Lighting ASP 12. The use of Irish language on shop fronts shall be encouraged.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Advertising, Signage and External Lighting ASP 13. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Advertising, Signage and External Lighting</p> <p>ASP 14. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Advertising, Signage and External Lighting</p> <p>ASP 15. The use of finger post signs will be restricted to giving advance notice of tourist attractions, accommodation and other suitable businesses</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Advertising, Signage and External Lighting</p> <p>ASP 16. Finger post signs shall not be used for product advertising.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Advertising, Signage and External Lighting</p> <p>ASP 17. Signs will only be permitted where premises are located away from the main traffic routes in rural areas.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Advertising, Signage and External Lighting</p> <p>ASP 18. Signs should, if possible, be located at the nearest junction.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Advertising, Signage and External Lighting</p> <p>ASP 19. Finger post signs will not be permitted where they give rise to confusion for road users or if they endanger traffic safety.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Advertising, Signage and External Lighting</p> <p>ASP 20. Finger post signs will not be permitted where they detract from areas of amenity or interfere with views and prospects.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Housing Developments</p> <p>HDP 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 15 Development Management Guidelines. The inclusion of this policy will ensure that all plans and projects relating to the provision of housing developments are assessed in accordance with the Habitats Directive</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Housing Developments</p> <p>HDP 2. All planning applications for housing developments shall have regard to the standards set out in the DEHLG publication <i>Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities</i> (May 2009), the DEHLG publication <i>Urban Design Manual – A Best Practice</i> (May 2009) and</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

the DEHLG publication <i>Sustainable Urban Housing: Design Standards for New Apartments</i> (September 2007)				
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Housing Developments</p> <p>HDP 3. All housing developments shall be constructed in accordance with DEHLG <i>Recommendations for Site Development Works for Housing Areas</i> (1998), <i>Monaghan County Council Water Services Technical Guidance Document</i> (2008) (or other such publications as specified by Monaghan Local Authorities), and the <i>National Roads Authority Specification for Road Works</i> (March 2000)</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Housing Developments</p> <p>HDP 4. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination

				Impacts'
<p>Policies for Housing Developments</p> <p>In addition to the requirements of the DEHLG publications <i>Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities</i>, <i>Urban Design Manual – A Best Practice</i>, and <i>Sustainable Urban Housing: Design Standards for New Apartments</i> all proposals for residential development shall;</p> <p>HDP 5. Respect the character of the surrounding area and the amenities of neighbouring properties.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Housing Developments</p> <p>HDP 6. Reflect the best local traditions in terms of design, form, mass and finishes</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Housing Developments</p> <p>HDP 7. 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</p>	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:	Yes	Yes	Yes

	<ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Policy HDP1 will ensure that all plans and policies relating to housing development in towns and villages are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Housing Developments	Any development within the county could potentially afford for direct and/or	Yes	Yes	Yes
HDP 8. Provide appropriately designed crèche facilities in all developments of				

<p>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.</p>	<p>indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Policy HDP1 will ensure that all plans and policies relating to housing development in towns and villages are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Housing Developments</p> <p>HDP 9. Ensure adequate provision of local neighbourhood facilities.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 	Yes	Yes	Yes
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Policy HDP1 will ensure that all plans and policies relating to housing development in towns and villages are subject to the provisions of the Habitats Directive. In addition, the				

following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Housing Developments</p> <p>HDP 10. 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 or provides compelling evidence that their removal is in the interests of providing a better quality residential environment.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Housing Developments</p> <p>HDP 11. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater 	Yes	Yes	Yes

	which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Policy HDP1 will ensure that all plans and policies relating to housing development in towns and villages are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Housing Development</p> <p>HDP 12. Be designed to deter crime and promote personal safety.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Housing Developments</p> <p>HDP 13. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> fragmentation of 	Yes	Yes	Yes

	<ul style="list-style-type: none"> habitats habitat loss disturbance of species pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Policy HDP1 will ensure that all plans and policies relating to housing development in towns and villages are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Housing Developments</p> <p>HDP 14. Make adequate and appropriately sited provision for the parking and turning of vehicles, including utility vehicles and fire tenders.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> fragmentation of habitats habitat loss disturbance of species pollution of watercourse during construction and 	Yes	Yes	Yes

	through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point.			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Policy HDP1 will ensure that all plans and policies relating to housing development in towns and villages are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Housing Developments</p> <p>HDP 15. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Housing Developments</p> <p>HDP 16. Development that would result in the loss of existing open space provision within residential areas will only be permitted where:</p>	Any development within the county could potentially afford for direct and/or indirect impacts on the	Yes	Yes	Yes

<ul style="list-style-type: none"> - 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. 	<p>Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Policy HDP1 will ensure that all plans and policies relating to housing development in towns and villages are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements and Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Rural Housing Design</p> <p>RDO 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 15 Development Management Guidelines. The inclusion of this policy will ensure that all plans and projects relating to rural housing design are assessed in accordance with the Habitats Directive</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Rural Housing Design</p> <p>RDO 2. It is an objective of the Council to prepare and implement a Design Guide for Rural Housing in County Monaghan</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Housing Standards</p> <p>RDP 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 15 Development Management Guidelines. The inclusion of this policy will ensure that all plans and projects relating to rural housing are assessed in accordance with the Habitats Directive				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Housing Standards</p> <p>RDP 2. The site and/or location of the dwelling within the site should be selected to maximise the benefits of shelter and sunshine.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Housing Standards</p> <p>RDP 3. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Housing Standards</p> <p>RDP 4. The building should not break any ridgeline or shore line.</p>	No negative impacts on Natura 2000 sites anticipated from	No	No	No

	implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Housing Standards</p> <p>RDP 5. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Housing Standards</p> <p>RDP 6. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Housing Standards</p>	No negative impacts on	No	No	No

RDP 7. 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.	Natura 2000 sites anticipated from implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Housing Standards</p> <p>RDP 8. The size, scale and mass of the building should reflect the traditional form of buildings in the area. Large monolithic designs sit 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Housing Standards</p> <p>RDP 9. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Housing Standards</p> <p>RDP 10. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Housing Standards</p> <p>RDP 11. "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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Housing Standards</p> <p>RDP 12. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Housing Standards</p> <p>RDP 13. The Planning Authority will encourage the use of environmentally friendly materials, produced from renewable resources. Concrete, stone, plaster and timber from renewable forests are acceptable and sustainable.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Housing Standards</p> <p>RDP 14. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Housing Standards</p> <p>RDP 15. The Council will resist the intensive development of dwellings in unserviced areas where they would detrimentally alter the rural character of the area</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Housing Standards</p> <p>RDP 16. 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.</p> <p>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 family¹¹ and their heirs shall be attached to any grant of permission.</p> <p>Where the agricultural use of the building(s) has been clearly 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Ribbon Development and Infill</p> <p>RDP 17. The Council will resist development that would create or extend ribbon development.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Ribbon Development and Infill</p> <p>RDP 18. 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 family¹³ 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Ribbon Development and Infill</p> <p>RDP 19. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Ribbon Development and Infill</p> <p>RDP 20. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Landscaping	No negative impacts on Natura 2000 sites	No	No	No

LSP 1. 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.	anticipated from implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Landscaping</p> <p>LSP 2. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Landscaping</p> <p>LSP 3. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Landscaping</p> <p>LSP 4. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Landscaping</p> <p>LSP 5. The use of inappropriate or ornate boundary treatments, gates and piers which incorporate concrete balustrades, brickwork, blockwork, or other unsympathetic materials should be avoided.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Accesses</p> <p>RAP 1. Access should be taken from existing lanes where practical.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Accesses</p> <p>RAP 2. New accesses should be positioned to minimise loss of hedgerow/trees.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Rural Accesses</p> <p>RAP 3. New access lanes/roads should run alongside existing hedgerows/boundaries and should follow the natural contours of the site. Sweeping driveways should be avoided.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Effluent Treatment</p> <p>ETP 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Effluent Treatment</p> <p>ETP 2. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Effluent Treatment</p> <p>ETP 3. 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</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Effluent Treatment ETP 4. Include treatment systems that are National Standards Authority of Ireland Agrément certified and include a minimum site area of 0.2 hectares.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Effluent Treatment ETP 5. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Mobile Homes TAP 1. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of	No	No	No

	objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 15 Development Management Guidelines. The inclusion of this policy will ensure that all projects relating to mobile home development are assessed in accordance with the Habitats Directive				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Mobile Homes</p> <p>TAP 2. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Mobile Homes</p> <p>TAP 3. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of	Risk of	Potential 'In	Risk of

	Objective/Policy	Significant Impact	Combination' Impacts	'significant combination Impacts'
<p>Policies for Alterations to Dwellings</p> <p>ADP 1. 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</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 15 Development Management Guidelines. The inclusion of this policy will ensure that all projects relating to extensions to dwellings are assessed in accordance with the Habitats Directive.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Alterations to Dwellings</p> <p>ADP 2. All new works should reflect the character, form, materials and design of the existing dwelling.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Alterations to Dwellings</p> <p>ADP 3. Extensions should normally be subordinate in size to the existing dwelling and be located to rear or side.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Alterations to Dwellings ADP 4. Extensions should not overshadow or overlook neighbouring properties or result in over development of the site.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Alterations to Dwellings ADP 5. House extensions to provide accommodation for elderly or dependant relatives should be attached to the existing property via an internal link.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Alterations to Dwellings ADP 6. Proposals for garages domestic stores and car ports for existing dwelling shall comply with Policy RDP14.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policy for Residential Amenity AMP 1. Development which has an overbearing or dominant visual impact on residential properties in the vicinity of the development shall be resisted.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Agricultural Horticultural and Forestry Developments AFP 1. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment It is recommended that the above policy be included within Chapter 15 Development Management Guidelines. The inclusion of this policy will ensure that all projects relating to agricultural, horticultural and forestry developments are assessed in accordance with the Habitats Directive				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Agricultural Horticultural and Forestry Developments AFP 2. 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	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:	Yes	Yes	Yes

<p>iii. does not seriously impact on the visual amenity of the area or on the natural or man made environment</p> <p>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</p> <p>v. is sited so to as to benefit from any screening provided by topography or existing landscaping</p> <p>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</p> <p>vii. will not result in an unacceptable loss of residential amenity by reason of noise, smell, pollution, general disturbance etc.</p> <p>viii. will not result in a traffic hazard</p> <p>ix. will not result in a pollution threat to sources of potable water, water courses, aquifers or ground water.</p>	<ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Policy ADP1 will ensure that all policies relating to agricultural, horticultural and forestry developments are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Agricultural Horticultural and Forestry Developments	Any development within the county could potentially afford for direct and/or	Yes	Yes	Yes
AFP 3. Facilitate the process of farm diversification and intensification by giving				

favourable consideration to appropriate new and existing, rural based farm enterprises.	indirect impacts on the Natura 2000 network through: <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Policy AFP1 will ensure that all policies relating to agricultural, horticultural and forestry developments are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Agricultural Horticultural and Forestry Developments AFP 4. Facilitate, where appropriate, specialist farming practices, e.g. Poultry rearing, mushroom growing, stud farms etc.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Agricultural Horticultural and Forestry Developments</p> <p>AFP 5. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Policy AFP1 will ensure that all policies relating to agricultural, horticultural and forestry developments are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Agricultural Horticultural and Forestry Developments	No negative impacts on	No	No	No

AFP 6. 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.	Natura 2000 sites anticipated from implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Agricultural Horticultural and Forestry Developments	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
AFP 7. 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.				
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Agricultural Horticultural and Forestry Developments	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
AFP 8. Resist excessive afforestation that would negatively impact on the rural environment.				
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Agricultural Horticultural and Forestry Developments</p> <p>AFP 9. 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).</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>As a means of addressing pollution from agricultural sources it is necessary to implement the Good Agricultural Practices for the Protection of Waters Regulations (SI 101 of 2009) (the "Nitrates Regulations"). These regulations are the main instrument for controlling pollution from agriculture by providing support for good agricultural practice to protect waters against pollution. It is therefore necessary to ensure that the disposal of agricultural waste in a safe, efficient and sustainable manner which is in compliance with the aforementioned regulations. It is recommended that the above policy be included within Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Agricultural Horticultural and Forestry Developments</p> <p>AFP 10. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Hen harriers require deep heather in which to nest and a large area of open land on which to hunt. The nesting sites need to be relatively undisturbed during the breeding season. It is recommended that the above policy be included within Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Commercial Development in the Countryside</p> <p>CDP 1. 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.</p> <p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 15 Development Management Guidelines. The inclusion of this policy will ensure that all projects relating to Commercial Development in the Countryside are assessed in accordance with the Habitats Directive</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Commercial Development in the Countryside</p> <p>CDP 2. 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:-</p> <ul style="list-style-type: none"> • 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 • 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 <p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Commercial Development in the Countryside</p> <p>CDP 3. 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</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Commercial Development in the Countryside</p> <p>CDP 4. 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.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and 	Yes	Yes	Yes

	indirect impacts on Natura 2000 sites downstream of the discharge point. <ul style="list-style-type: none"> ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Policy CDP1 will ensure that all policies relating to commercial developments in the countryside are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Renewable Energy Developments REP 1. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 15 Development Management Guidelines. The inclusion of this policy will ensure that all projects relating to Renewable Energy Developments are assessed in accordance with the Habitats Directive</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Renewable Energy Developments</p> <p>REP 2. Facilitate wind energy development having regard to relevant legislation and guidance set out in the DEHLG's <i>Wind Energy Development Guidelines</i>, 2006 or any guidance which supersedes it.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Renewable Energy Developments</p> <p>REP 3. Proposals for wind turbines or wind farms within or adjacent to Slieve 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Sliabh Beagh SPA could potentially be identified as an area for consideration for wind energy development which would create a risk for the qualifying feature of the site: Hen Harrier. The Hen Harrier utilises the site for breeding purposes and also utilise the surrounding area as part of their foraging range. Potential impacts on the site include disturbance to birds including their flight paths, breeding areas, roosting sites and feeding areas. It is recommended that the above policy be included within Chapter 15 Development Management Guidelines.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Renewable Energy Developments</p> <p>REP 4. Facilitate the sustainable development of renewable electricity generation technology such as combined heat and power plants, photo voltaic cells, and hydroelectricity in appropriate locations, where this can be done in an environmentally sensitive manner.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Policies REP1 and REP3 will ensure that all policies relating to renewable energy developments in the countryside are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements and Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Telecommunications</p> <p>TEP 1. 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.</p>	<p>No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy</p>	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 15 Development Management Guidelines. The inclusion of this policy will ensure that all projects relating to telecommunications developments are assessed in accordance with the Habitats Directive</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Telecommunications</p> <p>TEP 2. Proposals telecommunications infrastructure within or adjacent to Slieve 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Sliabh Beagh SPA could potentially be identified as an area for telecommunications development which would create a risk for the qualifying feature of the site: Hen Harrier. The Hen Harrier utilises the site for breeding purposes and also utilise the surrounding area as part of their foraging range. Potential impacts on the site include disturbance to birds including their flight paths, breeding areas, roosting sites and feeding areas. It is acknowledged that telecommunications are an essential part of the local and national economy as well as being central to everyday life however the need to accommodate telecommunications systems must be balanced against a requirement to protect the environment. It is recommended that the above policy be included within Chapter 15 Development Management Guidelines.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Telecommunications</p> <p>TEP 3. Facilitate the delivery of a high capacity ICT infrastructure throughout the County.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse 	Yes	Yes	Yes

	during construction			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Policies TEP1 and TEP2 will ensure that all policies relating to telecommunications developments in the countryside are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Telecommunications</p> <p>TEP 4. Balance the benefits of telecommunications masts against associated dis-amenities, having regard to government guidelines and national policy.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Telecommunications</p> <p>TEP 5. Encourage the sharing of support structures for telecommunication infrastructures.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of	Risk of	Potential 'In	Risk of

	Objective/Policy	Significant Impact	Combination' Impacts	'significant combination Impacts'
<p>Policies for Telecommunications</p> <p>TEP 6. All proposals for telecommunication apparatus shall be assessed against the policies laid out in the DEHLG's <i>Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities</i> (1996).</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Telecommunications</p> <p>TEP 7. Masts or other apparatus shall not generally be permitted in areas of Primary or Secondary Amenity, in Architectural Conservation Areas or on or near Protected Structures.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy			
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Sliabh Beagh SPA could potentially be identified as an area for telecommunications development which would create a risk for the qualifying feature of the site: Hen Harrier. The Hen Harrier utilises the site for breeding purposes and also utilise the surrounding area as part of their foraging range. Potential impacts on the site include disturbance to birds including their flight paths, breeding areas, roosting sites and feeding areas. It is acknowledged that telecommunications are an essential part of the local and national economy as well as being central to everyday life however the need to accommodate telecommunications systems must be balanced against a requirement to protect the environment. It is recommended that the above policy is amended as follows: TEP 7. 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.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Telecommunications</p> <p>TEP 8. Masts or other apparatus shall be designed and located so as to limit any</p>	No negative impacts on Natura 2000 sites	No	No	No

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.	anticipated from implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Telecommunications</p> <p>TEP 9. Where considered appropriate, masts and antennae should be coloured or painted so as to be less visually intrusive.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Telecommunications</p> <p>TEP 10. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Electricity and Gas Infrastructure</p> <p>EGP 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 15 Development Management Guidelines. The inclusion of this policy will ensure that all projects relating to Electricity and Gas infrastructure Developments are assessed in accordance with the Habitats Directive</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Electricity and Gas Infrastructure</p> <p>EGP 2. Facilitate electricity and gas infrastructure improvements/installations which will not result in adverse impacts on the natural or built heritage of the county.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Electricity and Gas Infrastructure</p> <p>EGP 3. 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</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Industry</p> <p>INP 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 15 Development Management Guidelines. The inclusion of this policy will ensure that all projects relating to Industrial Developments are assessed in accordance with the Habitats Directive</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Industry</p> <p>INP 2. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Industry</p> <p>INP 3. 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:-</p> <ul style="list-style-type: none"> It is of a high specification and is compatible with the character of 	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

<ul style="list-style-type: none"> 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. 				
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Industry</p> <p>INP 4. 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.</p> <ul style="list-style-type: none"> 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 	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Industry</p> <p>INP 5. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Industry</p> <p>INP 6. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policy for Industry</p> <p>INP 7. Industrial development shall not generally be permitted in areas of Primary or Secondary Amenity, in Natural Heritage Areas, in Architectural Conservation Areas or on or near Protected Structures or Monuments.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy is amended as follows: INP 7. 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.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policy for Industry INP 8. Industrial development which seriously impacts on the visual amenity of the area or on the natural or man made environment shall be resisted.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policy for Industry INP 9. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
INP 10. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Extractive Industry EIP 1. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 15 Development Management Guidelines. The inclusion of this policy will ensure that all projects relating to Extractive Industrial Developments are assessed in accordance with the Habitats Directive				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Extractive Industry EIP 2. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Extractive Industry</p> <p>EIP 3. All proposals for quarrying shall be assessed against the policies laid out in the DEHLG's <i>Quarries and Ancillary Activities – Guidelines for Planning Authorities</i>, (2004).</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Extractive Industry</p> <p>EIP 4. Extractive industry development shall not generally be permitted in 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 outweighs 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
<p>It is recommended that the above policy is amended as follows:</p> <p>EIP 4. 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 outweighs 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.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Extractive Industry</p> <p>EIP 5. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Extractive Industry</p> <p>EIP 6. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Extractive Industry</p> <p>EIP 7. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Extractive Industry EIP 8. Restrict extraction in close proximity to existing developments where potential sources of nuisance are considered to be incompatible.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Extractive Industry EIP 9. All applications for extractive industry proposals must be accompanied by an integrated phased development and restoration plan for after care/reuse of the site.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment It is acknowledged, that by virtue of the fact that minerals development is usually only a temporary use of land, the submission of a high quality restoration plan can ensure net environmental and biodiversity gains. It is recommended that the above policy be included within Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Retail Development RTP 1. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment It is recommended that the above policy be included within Chapter 15 Development Management Guidelines. The inclusion of this policy will ensure that all projects relating to Retail Developments are assessed in accordance with the Habitats Directive				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Retail Development</p> <p>RTP 2. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Retail Development</p> <p>RTP 3. To maintain and consolidate existing retail cores by strictly enforcing the 'sequential approach' test to proposed retail development.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Retail Development</p> <p>RTP 4. To ensure that the location of new retail developments within the County, including supermarkets, petrol filling stations and fuel depots, is appropriate and sustainable.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Retail Development</p> <p>RTP 5. To ensure scale and type of retail provision is appropriate for different levels of the retail hierarchy.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Retail Development</p> <p>RTP 6. To require retail development proposals within towns and villages to make a positive contribution to the general townscape.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Tourism</p> <p>TOP 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>It is recommended that the above policy be included within Chapter 15 Development Management Guidelines. The inclusion of this policy will ensure that all projects relating to Tourism developments are assessed in accordance with the Habitats Directive</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Tourism TOO 2. Where appropriate, ensure that tourism proposals do not create a negative impact on the biodiversity, soil, water, cultural heritage or landscape of County Monaghan	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment It is recommended that the above policy be included within Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Tourism TOO 3. Resist development that would adversely affect the natural resources upon which tourism is based	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment It is recommended that the above policy be included within Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Policies for Tourism TOO 4. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Tourism</p> <p>TOO 5. Facilitate infrastructure for water related activities such as canoeing/kayaking, boating, angling, and canal cruising.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Kilroosky Lough Cluster Special Area of Conservation is located immediately north-west of Clones, Co. Monaghan. Magheraveely Marl Lough is also in close proximity to this site. The Conservation Objectives of both SACs include maintaining the Annex I habitats for which they have been selected at favourable conservation status. The qualifying feature of these sites that are particularly dependant on surface water quality and quantity are the Annex I habitat Hard oligo-mesotrophic waters with benthic vegetation of Chara species and the Annex II species White-clawed crayfish. Any reduction in surface water quality and quantity or groundwater quality and quantity has the potential to negatively impact on these features. It is therefore recommended that the above policy be amended as follows:</p> <p>TOO 5. 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</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Tourism</p> <p>TOO 6. Facilitate infrastructure for marine related activities such as boating, angling, and canal cruising.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Kilroosky Lough Cluster Special Area of Conservation is located immediately north-west of Clones, Co. Monaghan. Magheraveely Marl Lough is also in close proximity to this site. The Conservation Objectives of both SACs include maintaining the Annex I habitats for which they have been selected at favourable conservation status. The qualifying feature of these sites that are particularly dependant on surface water quality and quantity are the Annex I habitat Hard oligo-mesotrophic waters with benthic vegetation of Chara species and the Annex II species White-clawed crayfish. Any reduction in surface water quality and quantity or groundwater quality and quantity has the potential to negatively impact on these features. It is therefore recommended that the above policy be amended as follows:</p>				

TOO 6. 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.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Tourism</p> <p>TOO 7. Give favourable consideration to proposals for hotels, guesthouses and short term let self catering accommodation in defined settlements and in appropriate rural locations¹⁶ where the development would meet a clearly identified site specific tourism need.</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction and through the discharge of treated wastewater which in turn may lead to cumulative and indirect impacts on Natura 2000 sites downstream of the discharge point. ▪ Pollution of watercourses from increased discharge from WWTPs/septic tanks if discharge is directly to a surface/ground water sensitive Natura site/s. 	Yes	Yes	Yes

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Policy TOO1 will ensure that all policies relating to tourism developments are subject to the provisions of the Habitats Directive. In addition, the following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure, Chapter 8 Strategic Objectives for Settlements and Chapter 15 Development Management Guidelines.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Tourism</p> <p>TOO 8. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Tourism</p> <p>TOO 9. Promote and give favourable consideration to the sensitive redevelopment of derelict and vacant properties for tourism use.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for National Roads</p> <p>The Council will prohibit the creation of a new access or the intensification of use of an existing access onto a National Route in the general speed limit area, except in the following circumstances;</p> <p>NRP 1. Where a new dwelling is proposed for a farmer¹⁵ 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not Applicable.</p>				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for National Roads</p> <p>NRP 2. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable</p>				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for National Roads</p> <p>NRP 3. 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)</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for National Roads</p> <p>NRP 4. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for National Roads</p> <p>NRP 5. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for National Roads</p> <p>NRP 6. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for National Roads</p> <p>NRP 7. Limited extensions to an existing authorised use.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for National Roads</p> <p>NRP 8. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for National Roads</p> <p>NRP 9. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Parking</p> <p>PKP 1. 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</p>	Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network	Yes	Yes	Yes

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.	through: <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction 			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
The following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure and Chapter 8 Strategic Objectives for Settlements.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Parking</p> <p>PKP 2. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Parking</p> <p>PKP 3. Where the applicant cannot provide dedicated parking spaces, or can only provide the required number in part, the Council may accept a financial</p>	No negative impacts on Natura 2000 sites anticipated from implementation of	No	No	No

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.	objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Parking</p> <p>PKP 4. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Parking</p> <p>PKP 5. In residential developments, garages shall only be counted towards parking provision where they are large enough to accommodate both cars and an area for general storage. Alternatively, an area for general storage may be provided elsewhere within the curtilage of the dwelling.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Parking</p> <p>PKP 6. 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</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Parking</p> <p>PKP 7. Parking provision shall be located within or immediately adjacent to the site of the proposed development</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction 	Yes	Yes	Yes
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
The following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure and Chapter 8 Strategic Objectives for Settlements.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Parking</p> <p>PKP 8. Planting and landscaping of all car parks shall be required.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Parking</p> <p>PKP 9. 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</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction 	Yes	Yes	Yes
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
The following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure and Chapter 8 Strategic Objectives for Settlements.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Parking</p> <p>PKP 10. 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</p>	<p>Any development within the county could potentially afford for direct and/or indirect impacts on the Natura 2000 network through:</p> <ul style="list-style-type: none"> ▪ fragmentation of habitats ▪ habitat loss ▪ disturbance of species ▪ pollution of watercourse during construction 	Yes	Yes	Yes
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>The following Chapters contain objectives and policies which will ensure that the potential impacts listed above will be mitigated against, Chapter 4 Environment and Heritage, Chapter 5 Economic Development, Chapter 6 Infrastructure and Services, Chapter 7 Development of Community Infrastructure and Chapter 8 Strategic Objectives for Settlements.</p>				

CHAPTER SIXTEEN – HOUSING STRATEGY

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Housing HGO 1. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
It is recommended that the above policy be included within Chapter 16 Housing Strategy. The inclusion of this policy will ensure that all plans and projects relating to the provision of housing are assessed in accordance with the Habitats Directive				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Housing HGO 2. Focus principle supply efforts via the Rental Accommodation Scheme (RAS) and the Social Housing Leasing Initiative.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Housing HGO 3. Utilise the Local Authority housing stock to its maximum potential regarding the occupation of casual and long term vacancies.	No negative impacts on Natura 2000 sites anticipated from implementation of	No	No	No

	objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Housing HGO 4. Optimise budget provision and other possible funding to maintain and/or upgrade housing stock to appropriate standards.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Housing HGO 5. 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.	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
Objectives for Housing HGO 6. Continue to develop partnerships with the Voluntary Housing	No negative impacts on Natura 2000 sites anticipated from	No	No	No

Sector, utilising to the fullest extent its capabilities in social housing acquisition and management, especially regarding applicants with disabilities.	implementation of objective/policy			
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Housing</p> <p>HGO 7. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Housing</p> <p>HGO 8. Review the existing social housing land bank</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment				
Not applicable.				

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Housing</p> <p>HGO 9. 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.</p> <p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Housing</p> <p>HGO 10. 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.</p> <p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No
Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Policies for Housing</p> <p>HGO 1. 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.</p>	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment

It is recommended that the above policy be included within Chapter 16 Housing Strategy. The inclusion of this policy will ensure that all projects relating to the provision of housing are assessed in accordance with the Habitats Directive

Development Plan Chapter/ Objective/Policy	Potential Impact of Objective/Policy	Risk of Significant Impact	Potential 'In Combination' Impacts	Risk of 'significant combination Impacts'
<p>Objectives for Housing</p> <p>HGO 2. 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.</p> <p>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.</p> <p>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;</p> <ul style="list-style-type: none"> ▪ 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 	No negative impacts on Natura 2000 sites anticipated from implementation of objective/policy	No	No	No

<ul style="list-style-type: none"> ▪ 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 				
<p>Specific Action Required: Avoidance/Mitigation/Policy Deletion OR Amendment</p> <p>Not applicable.</p>				