

Chapter 10



CARRICKMACROSS TOWN
DEVELOPMENT PLAN
2007-2013



Introduction

10.1.0 Introduction

The Carrickmacross Town Development Plan 2007 - 2013 is the successor document to the Carrickmacross Urban Development Plan 2001 – 2006, the Convent Lands Master Plan together with and any previous plans. The plan relates to the administrative area of Carrickmacross Town Council and relevant lands within Monaghan County Council area as identified on the attached map CKDP1. This plan should be read in conjunction with the Monaghan County Development Plan 2007 – 2013.

This Development Plan has been prepared concurrently with the Plans for Monaghan County and the four other towns of Monaghan, Castleblayney, Clones, and Ballybay, in an attempt to provide a more comprehensive and cohesive blue print for the development of the county as a whole.

As such the land use zoning map contains zoned lands within the environs of the towns that are located within the functional area of Monaghan County Council. For the sake of clarity and to avoid repetition, these maps have not been reproduced elsewhere. They will however, in so far as they relate to lands zoned for a particular land use within the functional area of the County Council, form part of the County Development Plan 2007 - 2013.

It should be noted that many policies contained within the Monaghan County Development Plan will also be applicable to the Carrickmacross Town Development Plan. In order to avoid repetition, common policies have not been repeated in each plan, but have in many cases, been highlighted and cross referenced by paragraph numbers and policy references. In all cases however, policies contained within the Monaghan County Development Plan that relate to urban development shall apply and be considered to form part of the Carrickmacross Development Plan, unless otherwise stated. Similarly, policies contained within the Carrickmacross Town Development Plan will be applicable to all zoned lands identified on the attached map CKDP1 and shall form part of the Monaghan County Development Plan 2007- 2013 unless otherwise stated.

The Carrickmacross Development Plan 2007 – 2013 sets out the Council's vision for the development of Carrickmacross and contains objectives which it seeks to implement over the period of the plan. These objectives relate to a range of topics including road and traffic, provision of services,

preservation and conservation of buildings and protection of sites of scientific, historic or cultural importance. The plan will also address current and future plans for the development of Carrickmacross town through the provision by means of zoning of appropriate areas of land for residential, commercial, industrial, open space and recreational areas etc.

10.1.1 Location and Context

Carrickmacross is the main town in the south of the county located on the Dublin to Derry (N2) National Route. It is strategically located close to the M1 Motorway link at Ardee, approximately, 80 km north of Dublin, 35 km south of Monaghan town and 21 km west of Dundalk

The town services the economic needs of a large rural hinterland, which extends into counties Cavan, Meath, Louth and Armagh. Like all towns located close to the border with Northern Ireland, Carrickmacross suffered socially, economically and physically as a result of the troubles, throughout the 1970's and 1980's. However the town has a firm commercial and industrial base and its strategic location along the N2 Dublin - Derry National Primary Route, proximity to Dundalk, the gateway for the North-East Region and easy access to the M1 Motorway and Dublin has attracted significant inward investment resulting in a buoyant local economy, strong growth and demand for residential and retail development and expansion of the town.



Courthouse Square

10.1.2 Historical Context

Historically, Carrickmacross has always been regarded as the gateway to County Monaghan and South Ulster. The Irish name for Carrickmacross is 'Carraig Mhacaire Rois' which translated means 'The Rock of the Wooded Plain'. It derives its name from a large white Limestone Rock, which was visible near the Bridge up to the end of the 17th Century. A noted market town since the 16th century, it housed the principal pig and butter market for the region. The town itself is over 350 years old and owes its origins to the Earls of Essex. The 3rd Earl erected a castle here in the 1630's and the town developed accordingly. At the end of the 18th century and at the beginning of the 19th century Carrickmacross had a distillery, a tannery, and also manufactured goods such as tobacco, candles, soap and nails. The town was heavily affected by the Great Famine and the population dropped from 2,711 in 1841 to 1,779 in 1891. This period saw the construction of the Workhouse and Fever Hospital on the Shercock Road.

During the 19th Century the town not only established itself as a market town, but also as a place for public meetings. The Catholic middle classes of the town were able to attract many prominent speakers and towards the end of the 19th century the town hosted several rallies and processions. In the same period, the arrival of the Sisters of St. Louis established education for girls at primary and secondary levels. The sisters were associated with the revival of Carrickmacross lace after its decline in the mid 19th Century.

Throughout the 20th century the town developed as a market town and industrial centre, with the establishment of new industries throughout the 1970's and 1980's offering stable employment. Today the town of Carrickmacross is an expanding town with a prosperous commercial centre and vibrant industrial base. The town centre has a wide main street enclosed by the Courthouse to the north and St. Finbarr's Church at the top of Castle Street, to the south. There are a number of historical buildings in the town, which complement the range of bustling shops on Main Street. The town is noted for its Carrickmacross lace and also for its achievements in the Tidy Towns competitions.

10.1.3 Carrickmacross Today

In recent years the town has expanded to the south and west. The residential development of the Convent Lands to the south of the town centre, by Monaghan County Council, created new opportunities for growth and development of

the town. A new civic centre and commercial area is currently under development to the south of Main St. The opening of the N2 Carrickmacross by-pass to the east of the town has relieved the town centre of the traffic congestion that was limiting its function and attractiveness as a retail and commercial centre.

Carrickmacross is a popular residential town with an expanding population. The town seeks to further develop and expand its housing and industrial base in order to accommodate the growing demands of the town within the regional context. Over the next number of years the County Council will develop improved water and sewerage facilities for the town, enabling it to expand further and cater for this demand. The opening up of the Convent lands coupled with the recent completion of the by pass will facilitate the development of additional lands and allow the town to expand further. The town's proximity to the Dublin Belfast corridor will further help Carrickmacross to develop to its full potential as a commercial and residential centre.

Vision

10.2.0 Vision

The purpose of this plan is to set out the shared vision of how the sustainable and co-ordinated growth and development of Carrickmacross Town can be shaped in a planned manner which will also act as a catalyst for the economic, physical, cultural, and environmental development of the town. Carrickmacross is the residential, retail, industrial, employment, educational and tourist centre for the south of the County. The Plan aims to give direction to the town's expansion while encouraging an inclusive, transparent and accountable approach to future development during the plan period of 2007 -2013 and beyond. The plan shall be a reference manual for all investors including public, private, voluntary sectors etc., who intend to invest in the town's future.

The term "sustainable development" is a theme which runs through the plan and it requires that development occurs in a manner which shall provide for the greater community need without compromising the ability of future generations to meet their needs and enjoy the same quality of life and environment. This approach will also protect the natural and built environment by ensuring that new development is of a high standard taking into account surrounding properties and uses.

Land Use Planning

10.3 Land Use Planning

The Carrickmacross Development Plan is fundamentally concerned with promoting growth and development while protecting the natural and built environment. The primary tool to implement this strategy is through its land use zoning policies. The land-use planning map relating to Carrickmacross Town is located at the back of this plan (map CKDP1).

Land use zonings indicate the purpose for which particular areas of land may be used and outline policy with regard to the approximate location and distribution of land uses and activities. The purpose of such zonings is to allow for the rational use of land, protect the amenity of the town and to allow adequate space for current and future developments. Carrickmacross Town has been zoned with a variety of land uses within a development limit which should provide compatible land uses and sufficient lands for the sustainable development of the town over the plan period 2007 -2013. A range of land uses are listed in Matrix Table 10.1, indicating their broad acceptability in the different land use zones.

10.3.1 Permitted in Principle

The Council will seek to ensure the development of lands and properties in accordance with the zoning objectives set out in this section of the plan. Land uses designated as 'Permitted in Principle' are generally acceptable, subject to compliance with the relevant policies, standards and requirements set out in this plan and the Monaghan County Development Plan 2007 - 2013.

10.3.2 Open for Consideration.

Land uses indicated as 'Open for Consideration' are uses that are not considered acceptable in principle in all parts of the relevant land use zone. Such uses may however be acceptable in some locations where the Planning Authority is satisfied that the proposed use would not conflict with the general objectives for the zoned use and would be in the interests of the proper planning and sustainable development of the area.

10.3.3 Not Permitted

Lands uses that are indicated, as 'Not Permitted' in the Land Use Zoning Matrix will not be permitted.

10.3.4 Other Uses

Proposed uses that are not listed in the Land Use Zoning Matrix will be considered on the merits of each individual planning application, with reference to the most appropriate use of a similar nature indicated in the table. Uses that conflict with the general objectives of the zoned area will not be permitted.

10.3.5 Non Conforming Uses

It is not intended that existing established uses within the zones identified on Map CKDP1 that are inconsistent with the primary zoning objective should be curtailed. Where extensions or improvements to these uses are proposed, each proposal shall be considered on its merits in accordance with the proper planning and sustainable development of the area

10.4.0 Land Use Zoning Objectives

10.4.1 Zoning Objective A Town Centre.

To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use, with the overall aim of maintaining and strengthening the vitality and viability of Carrickmacross town centre.

The purpose of this zone is to protect and enhance the character and function of Carrickmacross town centre. It will be the aim of the Planning Authority to maintain and develop an attractive and flourishing town centre and provide shopping, services and facilities for the community.

The town centre shall be promoted as the principle location for retail, office, leisure, entertainment, cultural and service uses in Carrickmacross. Developers should note that a strong emphasis will be placed on the design and context of all proposals in the town centre.

**10.4.2 Zoning Objective B
Low and Higher Density Housing**

To protect and improve existing residential amenity; to provide for new residential development and to provide for new and improved ancillary services.

The Planning Authority acknowledges that there is an increasing demand for the provision of larger detached dwellings on substantial plots within the planned limits of settlements. To accommodate this need the Planning Authority has zoned areas of low density housing where densities in excess of 6 residential units to the acre (15 dwellings per hectare) will be prohibited.

In accordance with the provisions of the Residential Density Guidelines for Planning Authorities, the Planning Authority shall encourage higher residential densities in appropriate locations, subject to appropriate qualitative safeguards, which ensure that the highest quality of residential environment is achieved. A total of 190 hectares of higher density housing has been zoned in this plan. Higher density residential developments will be encouraged within and close to town & settlement centres, where the higher densities reflect the character of the area; the design is of high quality; and the development is on lands that can be serviced.

While housing is the primary use in this zone, recreation, crèche / playschool, clinic / surgeries and sheltered housing may also be accommodated in some locations. Limited retailing may also be provided where it has been clearly demonstrated that their provision is directly linked to the housing use (e.g. local shop or neighbourhood centre). A total of 106 hectares of low density housing has been zoned in this plan.

**10.4.3 Zoning Objective C
Industry and employment**

To provide for new industrial and employment development

It is anticipated that the provision of two significant land banks for industrial development to the east of the by pass will accommodate the industrial development needs of Carrickmacross over the life of the plan and beyond.

Area C1 as identified on the attached map CKDP1 comprises approximately 40 hectares of zoned industrial land. This area will be promoted as the primary location for new industrial development in Carrickmacross during the life of the plan.

Area C2, comprising approximately 13 hectares of land, as identified on the attached plan, has been zoned to provide a strategically located land bank for further industrial development in the town.

Access to these portions of industrial lands shall be via reconfigured split level junctions off the N2 National Primary Route. All proposals for new development on these lands must ensure that access to adjoining lands is facilitated and that no lands are 'land locked' as a result of proposed works. Given their location at gateways to the town, the Planning Authority shall insist on high quality design, finish and landscaping.

Other uses such as vehicle service centre, car showrooms, business park, builders yards, call centres and ancillary uses may also be acceptable. The development of some of these lands for retail warehousing is open to consideration, subject to compliance with the policies laid out in the Retail Development Strategy for County Monaghan, October 2003. General comparison and convenience retailing as well as residential uses will not be permitted on these lands.

**10.4.4 Zoning Objective D
Commercial**

To provide for commercial development

**10.4.5 Zoning Objective E
Community/ Civic /Educational**

To provide for community, civic and educational facilities



Convent School, Carrickmacross

10.4.6 Zoning Objective F Recreation/Open Space

To protect and provide for recreation and open space for the present and future needs of Carrickmacross.

The areas identified in this zoning objective include both private and public recreation / open space. These areas have been zoned to allow for the provision of recreational facilities and open space that allow for active sporting and passive uses.

A specific area of land has been zoned for recreational use at the on the Ardee Road, adjacent to Lough Naglack (F1 of map CKDP1). It is anticipated that this zoning will provide a land bank for both active and passive recreation activities in Carrickmacross.

It shall be a policy of the Planning Authority to resist development that would result in a loss in the amount of recreation / open space within the town.

Areas of open space within existing residential estates as outlined on a planning application shall be deemed to be Recreation / Open Space but will be required in compliance with policy H6 of the County Development Plan 2007 - 2013.

10.4.7 Zoning Objective G Local Landscape Policy Areas (LLPAs)

To protect important landscape features and elevated lands within Carrickmacross from development that would detrimentally impact on the amenity of the landscape or on the natural setting of the town.

These areas are important landscape features and elevated lands within the settlement that have been identified so as to ensure that developments do not detrimentally impact on the amenity of the landscape nor on the natural setting of the town. Development in these areas will be severely restricted.

10.4.8 Zoning Objective H Local Action Area Plan (LAAP)

To prepare and implement Local Area Action Plans for the Areas H1 & H2 as identified on the attached map CKDP1

Area H1 includes portions of vacant lands and derelict

buildings to the west of Main Street and Mullinary Street. Area H2 comprises a portion of land to the east of Main Street between Chapel Lane and O'Neill Street. These areas offers significant development potential but are likely to remain undeveloped, or be developed in a piecemeal manner in the absence of the planning authority taking an active role in their redevelopment, under the aegis of a comprehensive, detailed, high-quality plan. The planning authority proposes preparing and implementing Local Area Action Plans for these areas, during the life of this Town Plan, to help stimulate and direct development in a sustainable manner.



Bath Avenue, Carrickmacross

Table 10.1 Land Use Zoning Matrix

DEVELOPMENT TYPE	LAND USE ZONING							
	A	B	C	D	E	F	G	H
Housing / Apartment Scheme	P	P	X	X	X	X	X	O
Single House / Apartment	P	P	X	X	X	X	X	O
Halting Site	O	P	O	O	O	X	X	O
Hotel / Guest House	P	O	X	O	X	X	X	O
Restaurant	P	O	O	O	X	X	X	O
Shop (Convenience)	P	O	O	O	X	X	X	O
Shop (Comparison)	P	X	O	O	X	X	X	O
Retail Warehouse	O	X	O	O	X	X	X	O
School	P	O	O	O	P	X	X	O
Medical and Related Consultant	P	O	X	O	O	X	X	O
Nursing Home	P	P	X	O	O	X	X	O
Community / Sports Hall	P	O	O	O	P	O	X	O
Recreational Buildings	P	O	O	O	O	O	X	O
Cultural Use / Library	P	O	O	O	P	O	X	O
Offices	P	X	O	O	O	X	X	O
Bank / Financial & Prof. Service	P	X	X	X	X	X	X	O
Car Repairs, panel beating etc	X	X	P	O	X	X	X	X
Motor Sales	O	X	P	O	X	X	X	O
Car Parks	P	X	O	O	X	X	X	O
Cinema, Dance hall, Disco	P	X	O	O	O	X	X	O
Industry	X	X	P	O	X	X	X	X
Workshops	O	X	P	O	X	X	X	X
Playing Fields	O	O	O	O	O	O	X	X
Park / Playground	O	O	O	O	O	P	O	O
Amusement arcade	O	X	X	X	X	X	X	O
Hot food take away	P	O	O	O	X	X	X	O
Creche / Playschool	P	O	O	O	O	X	X	O
Petrol Filling Station			O					

A	Town Centre
B	Housing
C	Industry & Employment
D	Commercial
E	Civic /Cultural / Education
F	Recreation / Open Space
G	Local Landscape Policy Area
H	Local Area Action Plan

P	Normally permitted
O	Open for consideration
X	Not normally permitted

Archaeology & Built Heritage

10.5.0 Archaeology

From the earliest days of Christianity in Ireland a monastic establishment was sited in the town. It is referred to as "Cell Rois" and probably occupied the area around the ruined church in Magheross. On the earliest known map of the area, Thomas Raven's survey of the Essex Estate 1634, Essex's Castle and bawn indicated a prominent mound at the southern end of the Main Street. Taking into consideration its strategic location overlooking the monastic settlement, and the point where the ancient route from the south crossed the small river at the foot of the hill, this could well have been the remnants of a Norman Motte and Bailey.

Essex's castle was destroyed in the Williamite Wars but was partially rebuilt as a lodge for Lord Bath's land agent. The St. Louis nuns acquired this in turn and beneath the Convent and its immediate environs may lie the foundations of the extensive fortification that was the castle and bawn. The remains of 18th century industries are to be found in various parts of the town. At one time the town had three distilleries, a brewery, a tanyard, tobacco manufacturers and bakeries.

There were water mills in operation at the bottom of Castle Street by the river, powered by water from the town dam or lake that extended westwards through Mullinary. Water from this pond was brought to the distillery in the Convent grounds by way of a "mill race" part of which is still to be seen.

On the perimeter of the town there are two features of historical importance. They are the fort on Lurgan Hill and the Crannog on Lisanisk Lake. The Lurgan's Fort was the seat of the Mc Mahon's of Farney, and on occasion the seat of the ruling chieftain of Monaghan. Towards the end of the 1500's the Mc Mahons moved their residence to the crannog on Lisanisk Lake, and it was there that the leaders of the 1641 rebellion planned the rising. The old famine graveyard called "Bully's Acre" is considered worthy of preservation.

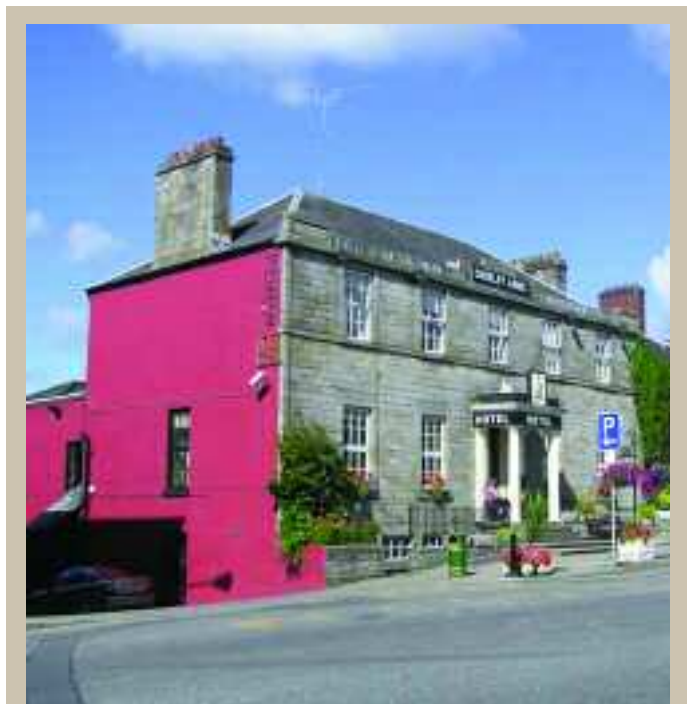
The planning authority may place restrictions or conditions on developments, which may include the preservation of all or part of any archaeological remains within a site or may

also require the applicant to employ a competent archaeologist to monitor, test or excavate within the area covered by the application.

It is the policy of the planning authority to ensure that all those undertaking development work are aware of their obligation under the National Monuments Act to report the discovery of archaeological objects to the National Museum.

10.5.1 Built Heritage

Carrickmacross was a noted market town from the 16th century. Its broad Main Street facilitated the holding of various markets e.g. pork, cattle, butter, hay, corn and fowl. Today, Main Street has many splendid buildings such as the Bank of Ireland, The Allied Irish Bank, The Ulster Bank, the Shirley Arms Hotel and the Garda Barracks, which date from the 19th century. At the north end of Main Street a considerable portion of the original Market House and Square remains, with its cast iron colonnade, pediment and cupola. Sadly, little of the matching western side of the Market Square remains; save the little cut stone Tollhouse with its fleur-de-lis crest and Shirley Coat of Arms.



Shirley Arms Hotel,
Carrickmacross

Other buildings of note throughout the town are the Fever Hospital and Workhouse on the Shercock Road and the stone cottages with the Bath Crest in St. Joseph's Terrace. St. Joseph's Church, with its soaring slender spire and the castellated Convent of St. Louis.

Policies for the protection of Heritage in Carrickmacross Town are provided in Chapter 4 of the County Development Plan 2007 - 2013. Specific objectives for the protection of heritage in the town are as follows;

Policies for the Protection of Heritage	
CK1.	Protect and preserve the Protected Monuments and Structures located within the Town Council area as identified in appendices 5, 6 of the County Development Plan 2007 - 2013 & CK1
CK2.	Protect existing Architectural Conservation Areas in Carrickmacross as listed in appendix CK2 by ensuring that all developments within them comply with the policies laid out in chapter 4 of the Monaghan County Development Plan 2007 – 2013 and the DOEHLG. Architectural Heritage Protection Guidelines In these areas repair and refurbishment of existing buildings will be favoured over demolition and new build.
CK3.	Protect the architectural quality of Carrickmacross by investigating the potential of designating additional Architectural Conservation Area(s) (ACAs) in the town in accordance with DOEHLG 'Architectural Heritage Protection', during the plan period 2007 -2013
CK4.	Protect and conserve the streetscape character, architectural quality and heritage of the town
CK5.	Ensure that new development will enhance, respect and compliment the form and scale of the existing town streetscape and architecture.

10.5.2 Natural Heritage

Lough Naglack (and its environs) is an Area of Secondary Amenity (see Appendix 1 of the County Development Plan). It is also a designated Proposed Natural Heritage Area. It is an invaluable natural resource that has helped shape the development of Carrickmacross and should be afforded the highest degree of protection.

Fea Demesne is located within the development limit for Carrickmacross. This is an important limestone grassland and should be protected.

Policies for the protection of Areas of Primary Amenity and Proposed Natural Heritage Areas in Carrickmacross are contained in Chapter 4 of the County Development Plan 2007 - 2013. Specific objectives for the protection of heritage in Castleblayney are as follows;

A portion of a Proposed Natural Heritage Area in the Lough

Policies for the Protection of Heritage	
CK 6.	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.
CK 7.	Prohibit development within the proposed Natural Heritage Area in the Lough Fea Demesne where this would detrimentally impact its conservation status.
CK 8	Protect and conserve the Proules River and Lough Na Glack and its environs from inappropriate development

Town Centre

10.6.0 Town Centre

New development in Carrickmacross Town Centre shall be compliant with the policies laid out in Chapter 8 of the County Development Plan 2007 - 2013. Specific objectives for Carrickmacross are as follows:-

Policies for Town Centre	
CK 9.	Develop the town centre as a residential, retail and services centre and encourage the refurbishment, renewal and re-use of existing buildings and derelict sites within it.
CK 10.	Prepare and implement Local Area Action Plans (LAAP) for lands identified as H1 & H2 on map CKDP1, between Main Street and Mullinary Street, and lands between Chapel Lane and O'Neill Street.
CK 11.	Promote the vitality and viability of the town centre by prohibiting, except in exceptional circumstances, the location of town centre uses such as financial institutions, offices, etc outside the designated town centre, as defined on map CKDP1.
CK 12.	Carry out environmental improvement schemes on O'Neill Street and Farney Street.
CK 13.	Use statutory legislative powers to discourage and prevent dereliction and encourage regeneration and development in the town
CK 14.	Ensure that sufficient parking is available for town centre uses
CK 15.	Continue to provide public investment directly and in partnership with the voluntary or private sector, to support the vibrancy of the town.
CK 16.	Encourage the principle of 'living over the shop' within the town centre
CK 17.	Encourage and facilitate the under grounding of utility cables in the town centre.
CK 18.	Support the existing town centre use along Main Street while developing an expanded town centre on the Convent Lands

Shop Fronts

10.6.1 Shop Fronts

In accordance with chapter 8 of the Monaghan County

Development Plan 2007- 2013, the Council will seek to retain the remaining traditional shop fronts in the town. Care should also be taken to ensure that the new shop front designs are in keeping with the existing character especially on the Main Street and O'Neill Street.

The scale of a shop front should be of a size in relation to the façade of the individual building and to the street as a whole. Equally much of the character of the Carrickmacross Town Centre is derived from the use of wood, slate, tile, colour washed plaster and hand painted signs. This tradition should be continued whenever possible in renovation work and in contemporary designs. The number of different materials should be kept to a minimum.

10.6.2 New Shop fronts

Where it is proposed to insert a new shop front into an existing building it is important to ensure that the new development:

- Maintains the vertical lines in the facade of a street provided by the differentiation of individual buildings, quoins and window proportions.
- Maintains the horizontal lines in the facade of a street provided by the ridges of roofs, eaves, window cills, stringcourses and the fascias of shops.

A large new building should have the facade differentiated vertically, to be consistent in scale and character with other buildings in the street. Windows, particularly in the upper storeys, should have a vertical emphasis in their proportions and shall be hardwood sliding sash. Display windows which are strongly horizontal in character should be sub-divided by the use of vertical mullions.

The horizontal lines of a new facade or shop front should match as closely as possible those of adjacent buildings and the street facade generally. In particular the fascia or name board should not be of abnormal depth, e.g. breaking the

first floor stringcourse or extending to cover part of the display window - but should be consistent with those of adjacent shops and in scale with the rest of the shop front and the building as a whole. Where a business occupies more than one building the individuality of each building should be retained, as far as possible, by having a separate fascia for each building and by retaining any intervening pilasters, brackets or other forms of vertical differentiation.

10.6.3 Existing Shop Fronts

Traditional shop fronts have a distinctive character or make a particular contribution to the street scene. Where renovation is contemplated, it is important to ensure that any ornamental pilasters, brackets, cornice or other mouldings are retained, even where it is acceptable for the remainder of the shop front to be changed. Vertical sub-divisions of existing window glazing should also be retained.

The Council will actively discourage the following:

- The removal of features or alterations to existing shop fronts where they are considered to be historical or of architectural interest.
- Enlargement of existing windows above ground floor level.

Proposals for shop fronts within Carrickmacross shall have regard to the policies contained in Chapter 8 of the Monaghan County Development Plan, 2007 - 2013.



Main Street, Carrickmacross

Retailing

10.6.4 Retailing

Carrickmacross prospers as a service and retail town, functioning as a district centre for South Monaghan. In terms of turnover and selling space, the town ranks second in the County with most commercial activity located on Main Street and O'Neill Street. This is concentrated primarily to the Main Street, however O'Neill Street and Farney Street have seen some additional developments.

With the increased commercial significance of the town of Monaghan and the growing influence of Dundalk, there is a need for the retail sector to look at expanding the commercial base of the town to meet the needs of an increasing population by looking to redevelop backland areas and expand the retail sector onto other streets while protecting

the built heritage of the town and adding value to the town's shopping image. By enhancing the experience of the shopper and improving the facilities on offer the town will undoubtedly retain its current standing as a quality-shopping town with the added attraction of a high class built environment.

The development of a shopping centre on the Old Mart site and the expansion of further retail development into the Convent lands will help promote Carrickmacross as an attractive and vibrant retail centre.

Retailing proposals within Carrickmacross shall have regard to the Retail Development Strategy for County Monaghan, October 2003, together with the policies contained in Chapter 5 of the Monaghan County Development Plan, 2007 - 2013. Specific objectives for the development of retailing in the town are as follows:-

Policies for Retailing	
CK 19.	Protect the vitality and viability of Carrickmacross Town Centre 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 town.
CK 20.	Prohibit the location of retail development outside the town centre unless where it is compliant with the policies as laid out in The Retail Development Strategy for County Monaghan, October 2003
CK 21.	Encourage the provision of a wider range of convenience and comparison goods and size of retail units in the town centre.

Population & Housing

10.7.0 Population Trends

According to the 2006 census of population there are 1,973 people living in Carrickmacross Town compared to 1,964 people in 2002, an increase of 0.5%. The Carrickmacross Rural DED experienced an overall population increase of 10.5% which was the highest percentage increase in population between 2002 – 2006 compared with other rural DEDs of Monaghan, Castleblayney and Clones having increases of 9%, 3.7% and 4.4% respectively. The environs of

Carrickmacross also experienced significant population increase of 29.2% between 2002 (1,868) and 2006 (2,414). There is a general trend in County Monaghan where there is a desire to live on the edge of settlements and in rural areas. This is quite apparent in and around Carrickmacross.

Current trends now indicate that the population of Carrickmacross and its environs are likely to increase due mainly to the extension of the M1 motorway and by pass of Dundalk. Carrickmacross is now just over an hour's journey from Dublin and will increasingly appeal to people working in Dublin because of the journey time and comparatively cheaper land values.

10.7.1 Housing Strategy

Section 95(1) of the Planning and Development Act 2000 requires that a development plan shall set out a strategy for the purposes of ensuring that the housing needs of the

existing and future population of the area are provided for. Monaghan Local Authorities adopted a Housing Strategy in 2001. A revised Housing Strategy 2007 - 2013 was adopted on 5 June 2007.

10.7.2 Social Housing

SCHEME	SCHEMES			Net Total
	O.P.D.	Family	Total	
Cloughvalley Carrickmacross	37*	4	41	41
Cuirt Droim Ard, Carrickmacross	0	20	20	20
Rochdaniel Road, Carrickmacross	0	3	3	3
Emmet Road, Carrickmacross	0	1	1	1
28 Highfield	0	0	0	0
Totals	37*	28	65	65

*Excludes No. 2 An Gleann



Monaghan County Council has provided 178 houses in Carrickmacross, of which 65 remain in rented stock, with the

remainder either on tenant purchase or purchased outright. These are summarised in the tables above and below.

Scheme	Total Number of Houses Provided By Monaghan Local Authorities				Private Ownership		
	O.P.D.	Family	Demountables	Total	Owned Outright	Tenant Purchase	Total
Cloughvalley	42	84	0	126	73	7	80
Cuirt Droim Ard	0	20	0	20	0	0	0
Rochdaniel Road	0	30	0	30	24	3	27
Emmet Road	0	1	0	1	0	0	0
28 Highfield	0	1	0	1	1	0	1
Totals	42	136	0	178	98	10	108

Carrickmacross Town Council has provided 165 houses in Carrickmacross, of which 86 remain in rented stock, with the

remainder either on tenant purchase or purchased outright. These are summarised in the table below.

Scheme	Total Number of Houses Provided			Private Ownership		Tenants			
	O.P.D.	Family	Total	Owned Outright	Total	O.P.D.	Family	Total	Nett Total
Valley Close	0	32	32	1	16	0	16	16	32
Convent View	0	32	32	15	15	0	17	17	32
Drummond Etra	10	60	70	46	46	10	14	24	70
St. Macartans Villas	0	3	3	0	0	0	3	3	3
St. Macartans Tce	0	3	3	1	1	0	2	2	3
Cloughvalley	0	7	7	1	1	0	6	6	7
Inver Heights	0	1	1	0	0	0	1	1	1
Lurgans	0	1	1	0	0	0	1	1	1
Emmet Road/Street	0	2	2	0	0	0	2	2	2
Crann Nua	4	0	4	0	0	4	0	4	4
Cuirt Droim Ard	0	10	10	0	0	0	10	10	10
Total	14	151	165	80	80	14	72	86	165

10.7.3 Social & Affordable Housing Programme

Monaghan County Council, in conjunction with Respond Housing Association and Carrickmacross Town Council completed a scheme of 170 housing units and a community building in mid 2006. Phase 1 of the scheme delivered 20 social and 12 affordable houses to Monaghan County Council, 10 social houses to Carrickmacross Town Council and 14 social apartments to Respond Housing Association

in 2005. The scheme aimed to provide for a wide range of housing need including single, disabled and elderly applicants and various sizes of households with families. The provision of a community building will enable services for childcare and other community development initiatives to be developed on site.

Negotiations to deliver additional units under Part V are on-going at present with a number of developers in Carrickmacross.

10.7.4 Waiting list

There were in June 2007 121 applicants with a first preference for social housing in Carrickmacross.

Housing Waiting List

House Type Required	Carrickmacross Town Council
Family 4 Bed	7
Family 3 Bed	13
Family 2 bed	41
Single Person – 1 or 2 bed	28
Elderly person – 1 or 2 bed	6
Special Needs Intellectual Disability	11
Special Needs Physical Disability	15
Mental Health Applicants	0
Supported Elderly	0
Total	121

10.7.5 Acquisition of land for present & future needs

Carrickmacross Town Council will require land in Carrickmacross to enable direct provision of housing by the local authority to meet present and future needs.

In accordance with the requirements of Part V of the Planning and Development Act 2000 and in order to meet on-going social and affordable housing needs, the Planning Authority in accordance with the Housing Section shall require 20% of units from all private housing developments on zoned housing land in Carrickmacross.

10.7.6 Private Housing

Carrickmacross has in recent years experienced a significant growth in construction of private housing developments in all areas of the town.

10.7.7 Travellers

It is an objective of the plan to meet the needs of traveller families in the county. Policies in relation to traveller accommodation are laid out in policies TA 1 - TA 3 of the County Development Plan 2007 - 2013.

10.7.8 New Housing Schemes adjacent to the Carrickmacross by Pass

New proposals for residential housing schemes close to/in the vicinity of Carrickmacross by pass shall be required to incorporate a buffer between houses and the by pass. The buffer may include screening and/or acoustic barriers to ensure that the amenity of residents is not adversely affected by traffic. The width of the buffer will vary in width depending on circumstances such as road levels relative to

site level, amount of vegetation along by pass, over looking issues etc. Consideration should also be given to mitigation measures such as greater insulation and acoustic glazing.

Proposals for all new residential development within Carrickmacross will be subject to policies contained within chapter 8 of the County Development Plan 2007 - 2013 and the Residential Density Guidelines for Planning Authorities, DOEHLG. Specific policies relating to residential development in Carrickmacross are as follows:-

Policies for Residential Housing	
CK 22.	Promote Carrickmacross as a residential centre and encourage the development of new residential accommodation on zoned housing lands.
CK 23.	Provide sufficient zoned, serviceable land to meet the future housing needs of the town.
CK 24.	Provide directly or in partnership with the voluntary or private sector sufficient social and affordable housing to meet the needs of the area
CK 25.	Encourage social integration and a mixture of tenures in all housing developments
CK 26.	Encourage the refurbishment and reuse of derelict buildings and development on derelict lands and infill sites in the town
CK 27.	Comply with the County Monaghan Housing Strategy
CK 28.	Require developers of residential lands along the by pass to provide and employ appropriate buffers to protect the residential amenity of proposed dwellings, and to protect the visual amenity of the setting of the town. The design, scale, form and detailing of the buffer shall be dependant on the likely impact of the road or the development on amenity.
CK 29.	Acquire sufficient lands to meet the needs of the Town Council's Housing Construction Programme

Industry & Employment

10.8 Industry and Employment

Carrickmacross town has a number of industries, which have provided constant employment, both in the skilled and unskilled sectors notably in the food industries. The major employers in the town are Rye-Valley Foods, Farney Foods, Bose (who manufacture hi-fi equipment), and C&M Coldstores. These industries provide a substantial amount of work for the local working population and a large number of people who come to live and work in the town.

In 2002 there were 1,552 people aged 15 plus in Carrickmacross Urban area and of that number 777 people were at work. In Carrickmacross Rural area there were 2,003 people aged 15 plus and of them 1,129 were in employment. These figures showed a significant increase on the corresponding 1996 census figures with a 21.4 % increase in the numbers employed in the urban area and a 38.2% increase in the rural area.

The main employment sectors in Carrickmacross are manufacturing and commercial sectors with 26% and 25% respectively. Other employment areas include building/construction and professional services both of which have almost 12% of the workforce. What is notable however is that with only 12% in professional services, Carrickmacross has the lowest figure for this sector in

County Monaghan in 2002. The other urban areas of Monaghan (16%), Castleblayney (15%) and Clones (14%) all have greater numbers working in professional service's and this highlights a deficiency in Carrickmacross where there is a need to attract professional jobs in areas such as technology based industries. The provision of sufficient industrial zoned lands should encourage the location of such industries and with the ever improving roads network, Carrickmacross should be accessible and attractive to new businesses as journey times to Dublin, Drogheda and Dundalk are shortened and there is likely to be a comparative advantage in land values when compared to the aforementioned city and towns.

A total of 64 hectares of industrial zoned lands have been provided in this development plan. These lands will provide sufficient capacity for the development of the town's industrial base during the plan period. The majority of this land is located to the east of the town adjacent to the new by-pass where new development will benefit from easy access to the N2 National route. There are also the added benefits of the by-pass acting as a natural barrier between these lands and residential areas together the economies of scale associated with the grouping of industries/businesses.

Development proposals for industry in Carrickmacross will be subject to relevant policies contained within chapters 5 and 8 of the County Development Plan 2007- 2013. The objectives for industry in Carrickmacross are provided below:-

Policies for Industry	
CK 30.	Promote Carrickmacross as the key industrial centre in the south of the county
CK 31.	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.
CK 32.	Develop the lands identified as C1 and C2 on the attached map CKDP1 as the primary locations for new industrial development in the town
CK 33.	Facilitate the expansion of existing industrial enterprises where appropriate
CK 34.	Facilitate the expansion and development of existing urban-based industrial and manufacturing businesses subject to relevant development management guidelines. Such development should not unduly impact on the residential amenity of existing properties

Infrastructure & Services

10.9.0 Roads and Traffic Management

The opening of the Carrickmacross Town (N2) by-pass in 2004 has removed most north-south bound through traffic from the streets of Carrickmacross, particularly Main Street. The by-pass also reduced traffic use on those residential areas that offered alternative routes around the town centre at peak times. The reduced traffic flows through Main Street has improved the quality of life within the town and has a positive impact on commercial activity in the town.

East-west traffic must continue to access the town centre, but a key objective of this plan is to relieve traffic congestion and divert through traffic, particularly commercial traffic and heavy goods vehicles, from residential areas and the town centre by providing alternative routes around the town.

The following list of proposed roads will, when completed relieve traffic congestion, contribute towards improved traffic and pedestrian safety, provide greater and safer access to all parts of the town and open up lands for development.

- Phase one on the Industrial Link road from the R-178 Shercock road to the industrial estate.
- Roundabout and access road to Drummond Etra Car Park and Bridewell lane.
- Convent Lands link road from the Old Ardee road to the Bypass and Industrial Link road.
- Mini Roundabout and traffic management at Drummond Etra



Carrickmacross, by-pass

The completion of this road programme, together with environmental improvements as outlined in the proposed LAAPs in the town centre will make a significant contribution to the continuing development and prosperity of the town.

The following is a list of the road proposals planned for Carrickmacross during the plan period

- Completion of Industrial Link Road (R-178 to R-180)
- Link from Ardee Road to Kingscourt Road (R-179)
- Link from Kingscourt Road (R-179) to Shercock Road (R-178)
- Link from Shercock Road (R-179) to Ballybay Road (R-180)
- Backlands Service Road to West Main Street
- Service Road to lands between Castleblayney Road and Bypass (Cloughvally Upper)
- Road up-grades as required during the life of the plan

Access Road to Recreation lands (F1) on Ardee Road

An access road is proposed to service the recreation lands (F1) along the Ardee Road. The following policy will apply to this road proposal.

‘a 10 m strip will be provided on the northern side of submission CK47, CK187, CK298 (as referred to in the Managers Report, February 2007) for vehicular and pedestrian access to recreation/amenity land should an alternative not be provided’

Proposed Relief Road between Ardee/Drumconrath and Kingscourt Road

The Council acknowledges the need to develop a relief road between the Ardee/Drumconrath Road and the Kingscourt Road in order to open up land for development, to improve traffic linkages and to relieve congestion in the town. It is consequently a policy of the council to investigate and identify a route for the road and to prohibit any development that would prejudice the start and end points of the road on the Ardee/Drumconrath and Kingscourt Roads, as identified as points A and B on the Carrickmacross Town Zoning Map (Map CKDP 1).

10.9.1 Parking

Currently there are 138 spaces provided by the car parks at Shirley Lane, Deery's on Main Street and the car park behind Shirley Arms Hotel. Further car parking for 130 cars are provided at O'Duffy's on Main Street. More recently additional car parking has been provided at; Chapel Lane (60 spaces), an extension of the public car park at Drummond-Etra (total of 200 spaces), and an underground car park at the O' Gorman's Centre.

Street and O'Neill Street has improved traffic regulation in the town. Parking restrictions have now also been extended to other parts of the town by updating the Traffic Management By-Laws which should further improve parking control. The Town Council is committed to the further improvement of off-street parking throughout the town.

All new developments in Carrickmacross shall comply with car parking requirements laid out in chapter 8 the County Development Plan 2007 - 2013.

The introduction of two hour parking restriction on Main

Policies for Roads and Parking	
CK 35.	Construct new roads and improve the existing road network in and around and through the town, to open up development lands and improve traffic safety, in accordance with the proposals identified on map CKDP1 and table 6.6 of the Monaghan County Development Plan 2007 - 2013
CK 36.	Reduce traffic congestion and improve access and traffic flow throughout the town.
CK 37.	Construct and maintain pedestrian and traffic safety measures and implement traffic control measures, where required, throughout the town
CK 38.	Regulate and manage car-parking facilities throughout the town in accordance with chapter 8 of County Development Plan 2007 - 2013 and ensure that adequate space is provided in all new developments for off-street car parking and servicing.
CK 39.	Strengthen and reconstruct all deficient sections of road pavement and footpath and provide additional pavements and footpaths in residential areas when resources become available.
CK 40.	Co-operate with developers in the provision of access points, roads, footpaths and services and require where it is deemed necessary.

10.9.2 Waste Water Services

Under section 83 of the Local Government Act 2001 from the 1st January 2004 Monaghan County Council became the sole Sanitary Authority for County Monaghan. Monaghan County Council is now responsible for the provision of Water Services (Water and Waste Water) throughout the county.

Monaghan County Council address the social and affordable housing needs for the town.

10.9.3 Water Services

Work was completed in 2000 on the extension to the Carrickmacross Sewerage Scheme to service housing development on the Council's lands. The installation of services to these lands has enabled Carrickmacross Town Council and

10.9.4 Water Supply

Preliminary works on the Carrickmacross Water Augmentation scheme commenced in 2002. The scheme will secure the supply for the town and its immediate hinterland for the next twenty years. Interim works were carried out in 2004 and 2005 to secure the short-term water supply needs of the town while the design for the proposed new water treatment plant and acquisition of lands has been finalized. It is anticipated that these issues will be addressed in 2008 with completion of the new water treatment plant scheduled for 2010.

10.9.5 Wastewater Collection and Treatment

Design work and preliminary planning has been completed on this project which provides for the construction of new foul, combined and surface water sewers, the replacement of existing stone culverts and the refurbishment of existing sewers as well as the construction of new pumping stations and rising mains in the town area and surrounding environs. A review of the original proposals of 1994 was carried out in 2002 and updated the report to take account of new and proposed developments in the period since 1994, re-examining the main recommendations in respect of trunk sewer capacities and pipeline routes. The scheme incorporates a significantly upgraded infrastructure to provide for future residential and commercial expansion around the town

Site investigation works to confirm ground conditions and the drafting of contract documents and tendering process has been completed. Approval has been received to proceed with a part of the scheme (to facilitate development in the Ardee Road area). Subject to completion of final planning and land acquisition issues it is anticipated that construction works will commence this year with an anticipated completion by 2009.

The capacity of the existing treatment works is to be increased to provide adequate treatment facilities for the town for the next 25 years. Monaghan County Council proposes to upgrade and extend the existing Wastewater Treatment Plant at Drummond Etra, off the Ardee Road. An

Environmental Impact Assessment has been completed and following its anticipated approval by An Bord Pleanála in 2006, Monaghan County Council intends to proceed with the construction of the upgraded plant. Works are scheduled to commence in 2008.

10.9.6 Power and Telecommunications

Carrickmacross Town Council will continue to co-operate with statutory and regulated bodies in the provision of power and communication facilities throughout the town. Section 6.5 in chapter 6 contains the relevant policy for telecommunications throughout County Monaghan.

In 2005 work commenced on the North East Broadband Project of which Carrickmacross Town is one of six selected centres. The network consists of 2 loops so as to provide a resilient service which facilitates connectivity for public and private sector users. The overall length is c. 5 kms. The MAN has been taken in charge by eNet, the Management Services Entity with responsibility for management of system and marketing / development of broadband use.

10.9.7 Education

The Town Council in conjunction with Monaghan County Council will ensure that adequate provision is made for educational infrastructure within Carrickmacross during the plan period. The table below shows the main schools, school numbers in 1999 and 2004/2005 in Carrickmacross Town.

Name of School N=National S= Secondary	Enrolment 1999 (Previous Development Plan Figures)	Enrolment 2004
(N) St. Joseph's National school	232	236
(N) St. Louis National school	245	245
(N) Scoil Rois	141	165
Total National School pupils	618	646
(S) Patrician Brothers High School	425	382
(S) St. Louis Convent Secondary	635	568
(S) Inver College (V.E.C.)	560	573
Total Secondary school pupils	1,620	1523

Policies in relation to development for education purposes are contained in chapter 7 of the Monaghan County Development Plan, 2007 - 2013.

Recreation, Amenity & Open Space

10.10.0 Recreation, Amenity & Open Space

Recreational facilities in Carrickmacross are inadequately catered for throughout the town. Apart from the facilities provided by the local hotels, the only other facilities are the existing Gaelic/football grounds on the Ballybay Road (to be replaced by new Emmetts GAA grounds on the Donaghmoine Road) and the soccer grounds on the Shercock Road. While the Phoenix Sports Centre provides a high quality indoor facility, there remains shortage of formalised play areas in the town. The majority of the available indoor facilities are connected to schools and / or limited to members only thus limiting their accessibility.

There are a number of small Community halls in the town namely Holy Family Hall, Catholic Hall and Jackson's Hall, which are used by community groups for meetings and training courses. The halls are not suited for general youth indoor activities. There are a number of community playgroups in the town including an Irish language playgroup in St. Macartans Villas.

The Phoenix Sports Centre located on Chapel Lane opened in 1999 and provides much needed indoor recreational facilities for the youth of the town including sports arena for basketball, soccer, badminton and a centre for the community games organisations.

The GAA and soccer clubs have football pitches in the town, however due to the growth in their activities both require additional training fields to take the pressure of existing facilities. The GAA complex has facilities for squash and handball.

Golf is adequately catered for with facilities available at Mannan Golf Club outside the town in Donaghmoine and at the local golf club facility attached to the Nuremore Hotel.

The hotels in the town, namely the Nuremore, Carrick Court and the Shirley Arms have some recreational facilities on their premises including ballrooms, swimming pools, gymnasium and golf.

Coarse fishing is a popular activity in the area and is a

recognised fishing destination for a large number of anglers. Several guesthouses in the town provide angling facilities for their visitors.

Bath Avenue, also known as the Convent walk, a tree lined walkway through the Convent Lands, and the town park at Lisanisk Lake provide important recreational amenities close to the town centre. In addition there are several lakes located in or close to the town including Lough Naglack with its wooded shoreline and Lough Fea, which is of scientific value.



Streetscape, Carrickmacross

Policies in relation to development for recreation and open space are contained in chapter 7 of the Monaghan County Development Plan, 2007 - 2013. The objectives for recre-

ation and open space in Carrickmacross are provided below:-

Policies for Recreation and Open Space	
CK 41.	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
CK 42.	Provide sufficient recreation / open space and amenity areas within the town for its population and prevent the loss of existing or private open space unless alternative facilities are provided in a suitable location elsewhere
CK 43.	Develop lands at the Ardee Road (identified as F1 on map CKDP1) as the primary location for active recreational development in the town.
CK 44.	Develop and expand the town park at Lisanisk Lake
CK 45.	Protect Bath Avenue from intrusive development
CK 46.	Support the development of social, recreational, sporting and community facilities in Carrickmacross in appropriate locations
CK 47.	Co-operate with relevant educational authorities in developing additional facilities in the town with the view of improving the availability of education
CK 48.	Maintain existing rights of way and investigate the creation of additional public rights of way either, by agreement or by use of compulsory powers.
CK 49.	Recreational facilities such as a Cinema or Bowling Alley shall be located within the town centre or edge of 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 centre or edge of centre sites that are suitable, viable or available (Sequential Approach).

Tourism

10.11 Tourism

Carrickmacross town situated on the N2 is a recognised tourist destination. Within the town there are a number of high quality hotels and guesthouses, many with recreational facilities attached. There are also a number of tourist amenities close by, namely the Carrickmacross Lace gallery and the Patrick Kavanagh Centre in Inniskeen. The town is a suitable venue for anglers who avail of the good coarse angling lakes dotted around the local area.

The town has a rich cultural and architectural history and also an appealing social life, and the townscape of Carrickmacross is a noted attraction for many visitors to the area.

The Tidy Town's organisation in Carrickmacross has received national recognition through its work in enhancing the town's environs.

Golf is increasing becoming an important recreational amenity and the town has a number of courses in close proximity namely the golf course at the Nuremore Hotel, Cabra Castle golf course and Mannan golf course at Donaghmoyne. There is a pitch & putt course and a golf driving range located close to Inniskeen.

Policies in relation to development for tourism are contained in chapter 5 of the Monaghan County Development Plan, 2007 - 2013. The objectives for recreation and open space in Carrickmacross are provided below:-

Policies for Tourism	
CK 50.	Promote and facilitate the development of Carrickmacross as a tourism centre in co operation with the public and private sector
CK 51.	Accommodate sustainable tourism related projects in an around Lough Naglack which are compatible with Policy CK 6 of this plan.



Monument of Patrick Kavanagh overlooking Lisanisk Lake, Carrickmacross

View Map - Carrickmacross Town Map CKDP 1

Download a detailed copy below:

http://www.monaghan.ie/websitev2/download/pdf/planning/developmentplan2007-2013/FinalPrintedVersion/carrick_townReduced.pdf

View Map - Carrickmacross Town Centre Map CKDP 2

Download a detailed copy below:

<http://www.monaghan.ie/websitev2/download/pdf/planning/developmentplan2007-2013/FinalPrintedVersion/ckdp2Reduced.pdf>