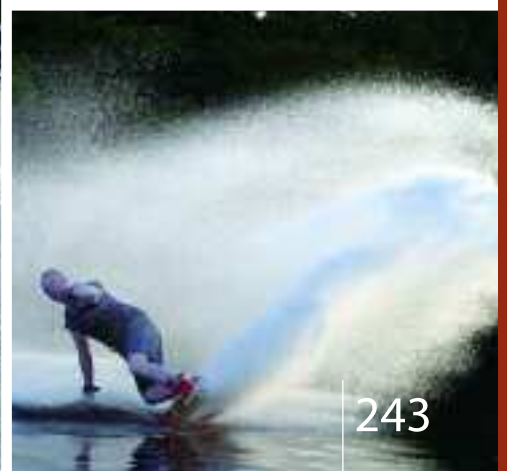


Chapter 11



CASTLEBLAYNEY TOWN DEVELOPMENT PLAN 2007-2013



Introduction

11.0 Introduction

The Castleblayney Development Plan 2007 - 2013 is the successor document to the 2001 – 2006 Urban Development Plan and any previous plans. The plan relates to the administrative area of Castleblayney Town Council as identified on the attached map CYDP1. 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, Carrickmacross, 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.

It should be noted that many policies contained within the County Development Plan will also be applicable to the Castleblayney 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 County Development Plan that relate to urban development shall apply and be considered to form part of the Castleblayney Development Plan, unless otherwise stated. Similarly, policies contained within the Castleblayney Development Plan will be applicable to all zoned lands identified on the attached map CYDP1 and shall part of the Monaghan County Development Plan 2007- 2013 unless otherwise stated.

The Castleblayney Development Plan 2007 – 2013 sets out the Council's vision for the development of Castleblayney 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 Castleblayney town through the provision by means of zoning of appropriate areas of land for residential, commercial and retail, industrial, open space and recreational areas.



Main Street, Castleblayney

11.1 Location and Historical Context

Castleblayney is the third largest town in County Monaghan and is located on the main national primary route from Dublin to Derry (N2). The national secondary route (N53) links the town to Dundalk, the gateway for the region. The town benefits from its strategic location between Monaghan (24kms), Dundalk (27 kms) and Carrickmacross (17kms) and Armagh City (27 kms).

Castleblayney's origins can be traced back to the period of Saint Maeldoid who founded a church near Lough Muckno in early times. In terms of its existing settlement form and built environment, the historical development of the town is closely associated with the plantation of Ulster and the succession of the Blayney family to land entitlement in the area from 1607. In particular, the emergence of Castleblayney is inextricably linked to the establishment of Blayney Castle (close to the site of the existing Hope Castle) and the management of the surrounding estate. From the period of the late 1700s, the blayney's were responsible for cultivating local industry and establishing key buildings in the settlement including the Markethouse/Courthouse, the Church of Ireland Church and the Roman Catholic Church.

Castleblayney has continued to function largely as a market/service centre for its rural hinterland, which extends in to County Armagh. The decline in agriculture and the closure of key industries and service functions in the town, together with the impact of the Troubles, have left obvious structural deficiencies in the town that need to be addressed. However in recent years the town has developed as a residential centre and new commercial and retail developments have strengthened the town's economic base.

It is within this context that the new Development Plan for Castleblayney is now formulated.

Strategy & Vision

11.2 Strategy and Vision

The Castleblayney Town Development Plan 2007-2013 seeks to:

1. Create a clear strategic framework for the sustainable development of the town and its hinterland.
2. Give spatial expression to the economic, cultural and social aims of the town.
3. Provide a basis for significant 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
4. Establish a framework for more detailed specific local plans and projects within the town
5. Protect and enhance the unique heritage and social amenities of the town.
6. Renew and regenerate the town as the economic driver for the area
7. To enhance and promote the town's image

Up to recently, Castleblayney has failed to capitalize on its strategic position on the county's premier N2 route and its close proximity to the North of Ireland. Increasing mobility, declining population levels and a failure to attract significant new industrial investment contributed to the town's decline in the latter half of the last century. Areas requiring specific attention in this development plan include the following:-

- The need to establish a viable and growing population, sufficient to support a wide variety of employment and services.
- Development of infrastructure to accommodate growth within the town
- Development of Lough Muckno and its environs as a tourist asset
- Re-development of back lands and derelict sites throughout the town
- Provision of sufficient parking within the town centre
- Proximity to border, political, historic and economic disadvantage

Land Use Planning

11.3 Land Use Planning

The Castleblayney 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 land use zoning. The land-use planning map relating to Castleblayney Town is at the back of this plan (map CYDP1)

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 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. Castleblayney has been zoned with a variety of land uses enclosed 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. The land uses are as follows:-

- **Town Centre.**

Areas zoned as Town Centre can include mixed uses including commercial retail, offices, light industrial and residential uses.

- **Industry and employment**
- **Commercial**
- **Community/ Civic / Educational**
- **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. These areas are vital for the social well being of the residential population and also to provide a facility for the public in general.

- **Local Landscape Policy Areas (LLPAs).**

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.

- **Low and Higher Density Housing**

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, Castleblayney Town Council shall encourage higher residential densities in appropriate locations, subject to appropriate qualitative safeguards, which ensure that the highest quality of residential environment is achieved. Higher density residential developments will be encouraged within and close to town, 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. There are 82 ha and 78 ha zoned for low and higher density housing respectively within the development limits of Castleblayney.

Areas zoned for housing may, where necessary, accommodate some retail or community development, where the provision of these is directly related to the residential use.

- **Local Area Action Plan (LAAPs)**

This area includes portions of vacant lands and derelict buildings to the rear of Muckno Street and adjacent to Gas Lough and Lough Muckno. This area offers significant development potential but is likely to remain undeveloped in the absence of the Planning Authority taking a pro active role in their redevelopment, under the aegis of a comprehensive, detailed, high-quality plan. The Planning Authority proposes preparing an Action Plan for this area, during the life of this plan, to help stimulate and direct development in a sustainable manner.

Applications for development, which would not inhibit the primary zoning use will be considered on their merits and permission may be granted where the planning authority consider that the proposed use or development would not be detrimental to the primary use objective for that area.

Archaeology & Built Heritage

11.4. Archaeology

The uncovering of archaeological objects will be closely linked to explorations and investigations into the Muckno area.

There will be a presumption against development that would adversely affect sites of archaeological importance and their settings, unless there are exceptional circumstances to indicate otherwise.

Policies for the protection of Archaeological Heritage in Castleblayney are provided in Chapter 4 of the County Development Plan 2007 - 2013.

11.4.1 Built Heritage

In terms of its built environment, Castleblayney has a rich legacy of buildings and structures symbolic of the different stages of its development and linked to its development as a market/service centre for the rural hinterland. The character and distinctiveness of the town is as much associated with the manmade environment as it is with the natural setting of the town. Conservation and renewal of the architectural and historic character has the added benefit of encouraging economic revival. Moreover, greater awareness of Castleblayney's heritage helps generate self-confidence and pride in the town and so helps to develop an attractive image to the inhabitants, visitors, tourists and potential investors alike.

Key features of the built environment in Castleblayney

As in the case of many towns in Ireland, some of the finest architecture to be found in Castleblayney was constructed by the Churches. In addition to these religious institutions, an appraisal of the built environment in the town points to a number of outstanding structures and facades worthy of protection. These include:-

Saint Maeldoids Church of Ireland

This Church was built in 1808 on the site of the first church to be established in Castleblayney. The 36 metre tall spire was added to the structure in 1818. The cemetery of Saint Maeldoids comprises the Blayney Vaults, which contain the remains of the 6th Lord Blayney.

Saint Mary's Church

Barn-style design inclusive of Gothic revival transepts, pinnacles and buttresses. It has a smooth rendered, pale, blue-grey finish.

The Courthouse

This large building dates from the 1800s and occupies a prominent position in Market Square at the intersection of West Street, Muckno Street and Henry Street. This Courthouse was built in 1856 and the architectural differ-

ences between the bottom storey and upper part of the building indicate that the Courthouse was constructed on top of the old Market house, which dates from 1801. It still retains much of its wrought iron railings. It is proposed to renovate and restore the Courthouse.

Hope Castle

Lord Andrew Thomas Blayney built this castle in the 1780s near the site of the original castle. It is one of Castleblayney's most imposing edifices and commands a spectacular view of the environs of Lake Muckno.

Its name derives from Mr Henry Thomas Hope who purchased Blayney Castle and the adjoining Estate in 1853. Hope replastered and embellished this three-storey Georgian brick house and added the front entrance porch. He also built the nearby Coach House.

In addition to its landmark status and locational attributes, its associations over the years and various uses also sets it apart for special consideration. Between 1900 and 1904, Hope Castle housed Queen Victoria's son, the Duke of Connaught. Since then, it has been used as a barracks (1919-1921), a temporary hospital (1932-1937) and more recently, from 1942-1974, as a guesthouse run by Franciscan sisters. The building currently operates as a hotel.



Hope Castle

Hope Castle Gates & Gate Lodges

These structures form the entrance to Muckno Park and help to define the break between the urban fabric of the town and its rural hinterland.

One of the lodges is in a very bad condition. The other is in need of refurbishment and modernisation.

The Coach House next to Hope Castle

This was built in the 1860s by Henry Thomas Hope. Its special character owes much to its stonework and ironwork and its carriage archways.

First Presbyterian Church, Lakeview

The Presbyterian Church in Castleblayney was built in 1787 on land donated by Lord Blayney. Its barn style design has gothic influences.

The Hope Arms Hotel

Located on Main Street directly opposite the entrance to Lough Muckno this hotel is registered as being operational since 1824. Its plain frontage belies an impressive interior and detailed fittings. It also has a nice set of wrought-iron railings. Its most notable guest was Charles Stewart Parnell who resided in the hotel in 1883 during the Monaghan By-Election of that year. This building is currently being renovated.

Hope Temple

Located at Concra, this building was a resting/summer house for the Blayney and the Hope families. There is only one side of the structure remaining.

Convent of Mercy

The Sisters of Mercy arrived in Castleblayney in 1905 and opened a school on New Street. The Convent was built in 1910 on the former site of an old Brewery.

The Almshouses

Built in 1879 the Castleblayney Almshouses are prominently located at the entrance to the town from the Carrickmacross and Dundalk direction. Their redbrick appearance, symmetrical form and extensive lawn have a prominent setting on the rising ground of Connabury Hill.

Their design attributes include 5 towering chimneystacks and arched doorways. The caretaker's lodge at the front of the site is designed in sympathy with the almshouses. This building has recently been refurbished.

The rounded corner at Market Square

The unusual rounded configuration of this road and its ascent from Muckno Street into West Street has resulted in an unusual curved frontage which characterises this part of the town.

The Corner House at the junction of Market Square and Henry Street

This building is unusual in Castleblayney in that its form curves with the street. This style is more commonly found in Monaghan Town itself.

Building adjoining Bank of Ireland, West Street

This building with a vertical emphasis, massing and regular window pattern complements the adjoining Bank of Ireland property. Its interior also retains much of the dimensional character of the late nineteenth century.



Entrance to Hope Castle, Castleblayney

Important Facades

This row of stone landlord cottages was built in 1877 for the labourers of the Hope Estate. Their exteriors are in good condition and they constitute one of the most attractive streetscapes found within the town.



Church Street Cottages

Church Street Gate Lodge and Pillars to Hope Castle

This Gate Lodge and Pillars, which date from 1877, were the Church Street entrance to Hope Castle.

The Caretakers residence at Saint Maeldoids

Built in the style of the landlord cottages, its brickwork and gothic finishing complement the building line of the landlord cottages.

The Seven Houses

Located on Market Square, these have now been consolidated into 4 houses, consisting of a terraced row of 3 cottages and a detached 2 storey building known as "Forest View", which has distinctive window shutters, barge boards and dormer windows.

McGuigan's Boutique, Muckno Street

The traditional pilaster, stall riser and entablature of this shop front set it apart from the adjoining frontage on this side of Muckno Street.

Lyric Theatre/Cinema

With seating capacity for 1,200 people this theatre was, at one time, the largest in Ireland. The theatre also doubled up as a cinema.

Bank of Ireland, West Street

The cut stone/brick facade is enhanced by intricate fenestration and door detailing, with the windows varying in size and shape in each storey. The bank is built in a style quite similar to the Muckno Gate Lodges whereby a cut stone pattern forms the base of the ground floor and the red-bricked frontage on the upper floors is adorned with quoin stones.

Row of 5 houses in Market Square at Muckno Gates

Wrought ironwork forms part of the property railings and window frames. The White House guesthouse is one of the finer properties found in the square. The nearby oriel window above the archway also lends to the especial character of this area.

Castleblayney Town Council Offices and property on opposite site of Archway

These early nineteenth century buildings are located at either side of a pedestrian archway accessible to the largest backhand public car park in Castleblayney. While both buildings have good door cases and wrought iron railings, the Town Council building also has a fine bay window.

Post Office, West Street

Good traditional proportions.

Mallon Solicitor's office

Pleasing red-brick facade with good roof detailing and single bay window.

The built heritage is an invaluable and finite resource which requires effective stewardship to ensure its continued enjoyment by both present and future generations. Its retention helps to better inform future generations of the past and is critical to the reinforcement of a town's identity. Bearing these points in mind, the recently enacted Town Renewal Scheme and its emphasis on refurbishing buildings of character should assist in the protection and conservation of the architectural heritage.

Policies for the protection of Heritage in Castleblayney 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	
CB1.	Protect, preserve and restore the Protected Monuments and Structures located within the Town Council area as identified in appendices 5, 6 & CY1
CB2.	Designate Architectural Conservation Areas (ACAs) in Castleblayney in accordance with DOEHLG 'Architectural Heritage Protection' during the plan period 2007 - 2013
CB3.	Protect and conserve the streetscape character, architectural quality and heritage of the town
CB4.	Encourage new developments which refurbish existing buildings and back lands in order to eliminate dereliction and reinforce the town centre.
CB5.	Ensure that new development will enhance, respect and compliment the form and scale of the existing town streetscape and architecture.
CB 6.	Encourage and facilitate the restoration and refurbishment of the Courthouse during the plan period

11.4.2 Natural Heritage

Lough Muckno (and its environs) is one of only two Areas of Primary Amenity in the county (see appendix 1 and map 4.5 of the Monaghan County Development Plan). It is also a designated Proposed Natural Heritage Areas. It is an invaluable natural resource that has helped shape the development of Castleblayney and should be afforded the highest degree of protection.

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

Policies for the Protection of Heritage	
CB 7.	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.
CB 8.	Protect and conserve the River Fane and Gas Lake and its environs from inappropriate development



Lough Muckno

Town Centre

11.5 Town Centre

The oldest part of the town includes Muckno Street, Market Square, Main Street, York Street, Henry Street and Thomas Street. The properties located along these roads extend at right angles to the carriageway to include long linear back lands which are hampered by lack of good road access. The multi-ownership of land parcels off these streets and the inability to provide access and car parking has contributed to the dereliction of sizeable tracts of backland and the marked dilapidation of the buildings therein.

The principal axis that dissects the town is West Street (commonly referred to as Main Street). It is terminated at either end by the imposing edifices of the nineteenth century Courthouse and the twentieth century Lyric Theatre. With the exception of one prominent gap in the streetscape, a combination of narrow shop frontages and high verticality on West Street gives a fairly strong sense of enclosure to the town centre.

There are a number of key buildings in Castleblayney which act as important focal points at the entrances to the town. They strongly influence the perception of Castleblayney and are visual flagships for the quality of its built environment.

The Old Courthouse may be considered the most impressive structure in the town and its visual prominence contributes greatly to the townscape character of Castleblayney. Its apex setting helps punctuate the enclosed linear expanse of Main Street at the entrance into Lough Muckno Park. It is also identified closely with the core of the settlement and dominates the most important public space in the town. The two nearby gatehouses are also splendid buildings that perform a vital role in defining the square and in marking the entrance to the parkland.

This area to the east of Muckno Street, adjacent to Gas Lough offers significant development potential. The lands comprise of derelict properties and back gardens with limited access at present. However, the Planning Authority proposes preparing an Action Plan for this area, to help stimulate and direct development in a sustainable manner.

Castleblayney has the potential to create a new urban streetscape with the forthcoming construction of new roads parallel to Main Street, linking Monaghan Street and Muckno Street and the Bog Road. Development work has commenced on these backhand properties with pedestrian links to Main Street. Further lands will be released for development with the construction of new road access. Furthermore, the road opening will allow for the realistic consideration of other environmental improvements that could follow on the heels of the Town Renewal Scheme. A derelict sites survey of the area was carried out in November 2005 on behalf of the local authority by a private consultant.



New development in Castleblayney Town Centre shall be compliant with the policies laid out in Chapter 8 of the

County Development Plan 2007 - 2013. Specific objectives for Castleblayney are as follows:-

Policies for Town Centre	
CB 9.	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.
CB 10.	Continue to regenerate back lands at West Street, Monaghan Road and Muckno Street, including the construction of new urban streets to provide access to inaccessible lands
CB 11.	Prepare and implement a Local Area Action Plan (LAAP) for lands to the rear of Muckno Street and adjoining Lough Muckno, as identified on map CYDP1
CB 12.	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 CYDP 1
CB 13.	Encourage the principle of 'living over the shop' within the town centre
CB 14.	Carry out environmental improvement schemes on West Street, Market Square, York Street and the remainder of Muckno Street.
CB 15.	Use statutory legislative powers to discourage and prevent dereliction and encourage regeneration and development in the town
CB 16.	Ensure that sufficient parking is available for town centre uses
CB 17.	Continue to provide public investment directly and in partnership with the voluntary or private sector, to support the vibrancy of the town.

Retail & Services

11.6 Retailing

The Retail Development Strategy for County Monaghan (2003) highlighted the high levels of leakage from Castleblayney to other towns in the region, particularly in the comparison goods sector. Dundalk, Armagh, Newry and Carrickmacross have all increased their retail capacity, while Castleblayney remained relatively under developed throughout the 1990's.

With the opening of new shopping centres in Monaghan Town and Dundalk, Castleblayney has suffered significant leakage in both the convenience and comparison goods sectors. Convenience shopping in Castleblayney has, to a large extent, become overly reliant upon the top-up shopping trade and the custom of the less mobile sections of the townspeople, namely the old and the unemployed. However the opening of a new discount store in February 2006 on the Monaghan Road and the construction of two new shopping centres off the Main Street will help to redress this loss. The significant leakage of comparison spending has not however been addressed.

Retailing proposals within Castleblayney 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	
CB 18.	Encourage development that would maintain and consolidate the retail core (as defined by the town centre boundary) of the town, in order to protect its vitality and viability as the principal shopping area for Castleblayney and its environs.
CB 19.	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
CB 20.	Encourage the provision of a wider range (i.e. convenience and comparison goods) and size of retail units in the town centre

Population & Housing

11.7.1 Population

The population of Castleblayney town has increased from 1,712 persons in 2002 to 1,822 in 2006, a percentage increase of 6.4%. This trend is a reversal of the 2002 census figure where there was a decline of -9.1% in the town between 1996 and 2002. The town census figure can however be broken down into urban and rural parts which shows a different picture. The urban area experienced a population decline of -4.2% between 2002 and 2006 while the rural (part) experienced a population increase of 19.9% over the same period. The environs of Castleblayney experienced a population increase of 6.4% between 2002 and 2006. These figures highlight the desire of people to live on the edge of Castleblayney which is a characteristic of the towns in County Monaghan.

Castleblayney rural area had an overall average increase of 3.7% from 10,136 persons in 2002 to 10,516 in 2006. This pattern of demand for one off rural housing is mirrored throughout County Monaghan with all rural electoral areas experiencing population increases.

11.7.2 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.



Main Street, Castleblayney

11.7.3 Social Housing

Monaghan County Council has provided 190 houses in Castleblayney, of which 85 remain in rented stock, with the remainder either on tenant purchase or purchased outright.

Castleblayney Town Council has provided 263 houses in Castleblayney, of which 76 remain in rented stock, with the remainder either on tenant purchase or purchased outright. Monaghan County Council commenced a design and build housing scheme in Bree, Castleblayney in 2004. This scheme will deliver the following housing units.

Provider	Number / Type
Monaghan County Council	35 units (16 x 3 Bedrooms, 3 x 4 bedrooms 14 x 2 Bedrooms two storey & 2 x 2 bedroom Single Storey - <i>Specially adapted</i>)
Castleblayney Town Council	16 units (9 x 3 Bedroom, 4 x 2 bedroom & 3 x 4 Bedroom),
Respond Housing Association	34 units (1 bedroom units)

11.7.4 Private Housing

Castleblayney has in recent years experienced a significant growth in construction of private housing developments. These developments have been concentrated primarily to the south and west of the town including developments at Bree and Tullanacrunat. It is considered likely that this trend will continue.

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 shall require 20% of units from all private housing developments on zoned housing land in Castleblayney.

11.7.5 Affordable Housing

Monaghan County Council has currently provided 24 units (3 Bedroom semi-detached houses) at Bree Castleblayney; while a further 36 houses will be provided by Respond.

Waiting list

In June 2007 there were 131 applicants with a first preference for social housing in Castleblayney as follows:

Housing Waiting List June 2007

House Type Required	Castleblayney Town Council
Family 4 Bed	7
Family 3 Bed	17
Family 2 bed	49
Single Person – 1 or 2 bed	38
Elderly person – 1 or 2 bed	7
Special Needs Intellectual Disability	11
Special Needs Physical Disability	2
Mental Health Applicants	0
Supported Elderly	0
Total	131

11.7.6 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.

Proposals for all new residential development within Castleblayney 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 Castleblayney are as follows:-

Policies for Residential Housing	
CB 21.	Promote Castleblayney as a residential centre and encourage the development of new residential accommodation on zoned housing lands.
CB 22.	Provide sufficient zoned, serviceable land to meet the future housing needs of the town.
CB 23.	Provide directly or in partnership with the voluntary or private sector sufficient social and affordable housing to meet the needs of the area
CB 24.	Encourage social integration and a mixture of tenures in all housing developments
CB 25.	Encourage the refurbishment and reuse of derelict buildings and development on brown field and infill sites in the town
CB 26.	Acquire sufficient lands to meet the needs of the Town Council's Housing Construction Programme
CB 27.	Comply with the Monaghan County Council Housing Strategy



Industry & Employment

11.8 Industry and Employment

As indicated in 11.1 Castleblayney is strategically located on the main national primary route from Dublin to Derry (N2), and is linked to Dundalk, the gateway for the region, via the national secondary route (N53). The major towns of Monaghan (24kms), Dundalk (27 kms) Carrickmacross (17 kms) and Armagh City (27 kms) are located a short distance away. Castleblayney's strategic location on main transport corridors, combined with the relatively short travelling distances from the town to ports and major centres of population, offers significant potential for growth in the industrial sector.

Historically, Castleblayney had a strong industrial tradition in the craft industries related to woodworking and furniture manufacture. However these industries have declined significantly throughout the country and most new industries in Co. Monaghan are concentrated or linked to the agri-food production.

Two distinct industrial areas have developed over the past thirty years in Castleblayney. Bree Industrial Estate, which was developed for industry in 1975 by the IDA, remains home to a number of sizeable industries including Kingspan Insulation Ltd, Shabra Polymex and Recycling Ltd and M.C. Chemicals Ltd. The new Castleblayney - Clontibret Re-alignment (N2) Route, currently under construction, will provide direct access to the estate.

A number of new industries have developed along the Monaghan Road to the north of the town. Castlecool Ltd., a

warehousing and distribution centre, and Cargill Integra, a food production company, have successfully established business here. Castleblayney Enterprise Ltd. has been hugely successful in establishing new businesses in the town and they have developed an Enterprise Centre on the Dublin Road which hosts small manufacturing and service enterprises. Through the provision of starter units, advice and administrative back-up for emerging businesses, this Centre acts as an invaluable launch pad for the creation of new businesses in the town.

A number of small and medium-sized manufacturing businesses are also located on the Monaghan Road, closer to the town centre and Muckno St. A number of serviced sites are currently being constructed on the Bog Road. Some industrial development is also being carried out on the Ballybay Road and further development is planned at Bree.

Approximately 69 ha of land have been zoned for industrial development in Castleblayney. This is considered sufficient to accommodate the anticipated level of industrial development in the town during the life of the plan. Newly zoned areas are located adjacent to access points to the National Primary Road and other main routes at the edge of town, to facilitate easier access for business and to reduce the need for goods vehicles to enter the town centre and residential areas. These areas are identified on the attached map CYDP 1.

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

Policies for Industry

CB 28.

Ensure that sufficient and suitable land is reserved for new industrial development at appropriate locations, where there are with existing infrastructural facilities, services, good communications, or where they can be provided at a reasonable cost.

CB 29.

Promote Castleblayney as a key industrial centre and encourage the provision of hi-tech industries

CB 30.

Facilitate the expansion of existing industrial enterprises where appropriate

Infrastructure & Services

11.9.0 Roads and Traffic Management

Since the closure of the railway in the 1950's, Castleblayney has become solely dependent upon the road network to service its transport needs. The town's strategic location on the National Primary Dublin-Derry (N2) Route and National Secondary (N53) link to Dundalk has been considerably enhanced with the opening of the M1 Dublin –Belfast Motorway and the N2 Carrickmacross By-pass. Castleblayney is now located less than 25kms from the Motorway and Dundalk Train Station, and within easy reach of the airport and shipping ports on the eastern seaboard. With the improvements in transport links, the town has been identified as having potential to develop as a commuter town for the east coast areas north of Dublin.

The town centre continues to suffer from the negative environmental effects of the N2, however new road investment works will address these issues over the coming years:

N2 Castleblayney-Clontibret Realignment Route

The recent completion of the N2 Carrickmacross By-pass and M1 Motorway intersection on the Castleblayney Road, Dundalk has significantly reduced the journey time between Castleblayney and Dublin. The anticipated completion of the N2 Castleblayney-Clontibret Realignment Route in 2007 will provide a by-pass for the town, reduce traffic congestion in the town centre and will significantly improve the environment of Castleblayney. The Development Plan incorporates a proposed link between the newly aligned N2 and the N53 Dundalk road. This proposed road will help define the development limits of the town and provide a new gateway access to the town from the east. It will also contribute to the designation of the route as part of the East-West (Dundalk-Sligo) National Route.

The National & Regional roads connecting Castleblayney with other settlements

The N2 primary route carries the majority of all through traffic, while the N53 secondary route to Dundalk is also heavily used by traffic accessing Dundalk and the Motorway. There are three regional roads linking Castleblayney to neighbouring towns. The R181 regional road to Keady and Newtownhamilton in the north-east accommodates a size-

able throughput of traffic and heavy goods vehicles. This section of the R181 is twice as busy as the R183 Ballybay Road and the R181 Shercock and Lough Egish Roads. All three roads are important in terms of the volumes of heavy goods and commercial vehicles they carry and its impact on the town centre.

In addition to the expenditure earmarked for the proposed N2 realignment, works will continue on improving the regional road network serving the town. The provision of access between the N2, R183 and R181 has been identified as a priority in this plan. The plan proposes the construction of three new links between the N2, north of the town centre and the R181 Keady/Newtownhamilton road. The outer route, to be constructed in partnership with local landowners and developers will by-pass the town centre and residential areas to the north of the town. The two inner roads will offer access to the Bog Road Commercial/Industrial area.

The traffic network within Castleblayney.

With the removal of national and regional traffic from the town centre, the plan envisages significant environmental improvements to the town centre and urban/local roads servicing the town's residential areas. In particular road realignment and widening, provision of footpaths and public lighting is required on local roads servicing new housing developments in Conabury, Bree, Killycard and Onomy.

Policies in relation to roads are contained in chapter 6 of the County Development Plan 2007 - 2013. Policies in relation to access standards are contained in chapter 8 of the Plan.

11.9.1 Parking

The most heavily subscribed public car parks in Castleblayney are located at the Commons and to the rear of the Town Council offices. The recent construction of a car park to the north of Main Street will provide additional capacity for the town centre.

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

Policies for Roads	
CB 31.	Construct new roads and improve the existing road network in around and through the town, to open up development lands and improve traffic safety, in accordance with the proposals identified on map CYDP 1
CB 32.	Reduce traffic congestion and improve access and traffic flow throughout the town.
CB 33.	Construct and maintain pedestrian and traffic safety measures and implement traffic control measures, where required, throughout the town
CB 34.	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.
CB 35.	Strengthen and reconstruct all deficient sections of road pavement and footpath and provide additional pavements and footpaths in residential areas when resources become available.
CB 36.	Co-operate with developers in the provision of access points, roads, footpaths and services and require where it is deemed necessary.
CB 37	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

Public Private Partnerships (PPPs) may be used to provide infrastructure in Castleblayney. Castleblayney Town Council should not tie itself to provide infrastructure through PPPs alone.

11.9.2 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. The capacity of the wastewater treatment works in Castleblayney is shown in the table 11.1 below.

11.1 Wastewater Capacity in Castleblayney

Town/Village	Existing . Design P.E	Current Loading P.E.	Treatment Type	Proposals
Castleblayney	15,000	4,000	Secondary	Extend and enlarge collection network

Whilst significant capacity exists within the treatment works, the collection network is operating above design capacity and in need of significant upgrading and extension to provide for new developments. Castleblayney Wastewater Scheme is included in the National Water Services Investment Programme 2006-8. Approval has been

issued to prepare a Preliminary Report on a new Wastewater Treatment System for the town and its environs, with an anticipated construction start in 2008. Ongoing improvement and remedial measures on the existing network will continue in the interim.

The town's water supply is provided by Monaghan County Council from its treatment plant at Kilkitt, as part of the Lough Egish Regional Water Supply Scheme. Whilst the supply is good in terms of quality, significant defects in the town's distribution network have been uncovered and these will be addressed under the County Water Conservation Scheme over the coming years.

11.9.3 Power and Telecommunications

Castleblayney 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.

11.9.4 Education

The important educational function performed by the town, for both the people of Castleblayney and its hinterland, is underlined by the fact that approximately 1,500 children attend schools in Castleblayney - in a town of 2,800 people. School numbers are swollen by the influx from the rural hinterland. Such a comparatively large number of pupils have implications for a range of urban issues in Castleblayney, notably pedestrian safety, traffic management and recreational provision.

The town's primary schools are located close to the town centre, the Junior School, girl's national school on New Street and the boy's on the Dublin Road. Since the mid-nineties the two post-primary schools have extended their facilities to meet the needs of the area.

Our Lady's Secondary School is the largest school in Castleblayney having recently completed a substantial new extension to the existing school buildings. It is a co-educational establishment catering for some 650 male and female students aged between 12 and 18 years of age. The popularity of sporting events such as Gaelic football, hurling, camogie, basketball and soccer has placed a considerable strain on the facilities of the school. This is particularly so given the need to condense all sporting activities during school hours. In recognition of this pressure, the school would ideally welcome the provision of additional recre-

ational facilities in the town for use by the pupils. In addition, in the long term, the school also considers it desirable to relocate its teaching activities from the pre-fabricated buildings currently located on the site.

Castleblayney College has also expanded and upgraded its premises on a limited site on the Dublin Road. The school has a split campus, straddling both sides of the N2 Dublin Road presenting a huge risk to pupil's. It too is severely limited in terms of space to provide for a single campus and additional recreational/sporting facilities space.

Apart from the availability of finance from the education authorities, the future expansion plans of these schools will be driven by the following factors:

- Growth in population levels in Castleblayney, principally due to new home set-ups in those areas where residential planning permission exists; and
- The need to provide a modern educational service to the children.

In addition to the aforementioned schools there are a number of creches/pre-schools spread throughout the town - in Thomas Street, Henry Street, Muckno Street, York Street/Carrick Road and Monaghan Road.

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

11.9.5 Recreation, Amenity and Open Space

There is a strong interrelationship between recreational provision and the provision of public open space, given that public open space is commonly used for recreational purposes. This is especially relevant to Castleblayney and its efforts to accommodate recreational needs within the confines of Lough Muckno, which is the largest and by far the most important stretch of public open space within the town. Bearing this in mind, it is appropriate to consider the type of recreational activities found within Castleblayney and to examine what relationship, if any, they have with public open space.

Recreational Facilities - Recreational provision can be categorised as follows:-

Active indoor recreation

Outside of the school gyms, there were no significant indoor leisure facilities in Castleblayney until the opening of a tenpin bowling alley on the Monaghan Road in 1999. The arrival of this facility is a huge vote of confidence in the recreational potential of Castleblayney. In part, its opening was stimulated by the leisure wants of the above average number of children and young adults found in the town and in its hinterland.

The Castleblayney Development Association has recently completed the Iontas Community Resource Centre in the town. This centre incorporates a theatre, fitness suite/gymnasium and other community rooms together with creche facilities.

Active outdoor recreation

There is a vibrant and healthy level of participation in the Gaelic games in Castleblayney that has acted as a cohesive force in Castleblayney during difficult times. The hub of the Gaelic games is St. Mary's Park on the Dublin Road. It has a large playing pitch and small training field. The GAA club has plans to expand and modernise its facilities to include a new stand, all-weather running track, handball court and expansion of the smaller playing field.

Castleblayney Golf Club leases a 9 hole golf course located in the grounds of Lough Muckno from Monaghan County Council. However, work has commenced at Concra Wood on

the construction of a new 18-hole championship golf course with clubhouse on the shores of Lough Muckno, off the Dundalk Road. The course is due for completion in 2007.

Lough Muckno offers Castleblayney with a unique resource for water sports. However, a careful balance needs to be reached between the use of the Lough for water sports on the one hand and its retention for public amenity and preservation as a natural habitat on the other.

Passive recreation

Lough Muckno Park offers excellent opportunities for the passive recreational activities of walking and hiking. Within this context, it is vital that existing rights of way and new rights of way are developed in sympathy with the park.

With the exception of Lough Muckno there are few areas within the centre of Castleblayney of key open space value. Potential exists for the provision of open space in conjunction with the proposed new urban road north of West Street, adjacent to Drumillard Housing Development. It is the intention of the Town Council to develop this area as a Town Park.

Attention should be given to the enhancement of those parts of the town which impress themselves upon both the resident and the visitor. The Town Council in partnership with the local Tidy Towns group, residents associations and voluntary groups have the potential to greatly enhance the town and its environs through the carrying out of improvement works on the approaches to and open spaces within the town.



Lough Muckno and Environs

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 recreation and open space in Castleblayney are provided below:-

Policies for Recreation and Open Space	
CB 38.	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
CB 39.	Provide sufficient 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
CB 40.	Support the development of social, recreational, sporting and community facilities in Castleblayney in appropriate locations
CB 41.	Co-operate with relevant educational authorities and voluntary organisations in developing additional facilities in the town with the view of improving the availability of education
CB 42.	Maintain existing rights of way and investigate the creation of additional public rights of way either, by agreement or by use of compulsory powers.
CB 43.	Develop a town park at Drumillard within the life of the plan

Tourism

11.10 Tourism

In the past, the image of the town has been adversely affected by its proximity to the border and by the conflict in Northern Ireland. However, with the improvement in the political climate and the buoyant economic conditions now prevailing throughout the state, combined with better transport links to large centre of population, the potential for Castleblayney to capitalise on its assets for tourism related development is significant.

Lough Muckno - Castleblayney's natural amenity asset

The special character and serenity of Lough Muckno derives from its combination of tranquil lakes, drumlin topography, wooded parkland and integral location within Castleblayney. As testimony to these aesthetic attributes,

locals affectionately refer to Lough Muckno as the 'Killarney of the North'.

Lough Muckno has in the past failed to capitalise on its potential. Visitor numbers attracted to the area were insufficient to make the Park a singular viable entity. For the most part, this can be attributed to the town's poor image as a border settlement and its comparative inaccessibility resulting from security measures in the past. However, with the improvement in the political environment and the opening of border roads, Castleblayney is now well placed to capitalise upon the burgeoning tourism market in the Republic. With this in mind, there is little doubt that the tourism development potential of Castleblayney rest with Lough Muckno

Its location within the urban district and its proximity to the built environment will help to spread the benefits of increased tourist revenue throughout the town.



Lough Muckno



Hope Castle

As well as being an environmental resource for Castleblayney, Lough Muckno possesses enormous potential to become an economic asset for the town. However, this requires sensitive management and a careful appraisal of all proposals submitted for the area. Any development proposals for the park should have regard to the public's wider desire for sustainable development, preservation of the natural and built environment, and maintenance of public access.

The tourism prospects for Muckno Park are also linked to environmental improvements in the neighbouring public sector properties, most notably the Courthouse and the two Gate Lodges. The improvement and re-use of these buildings would greatly complement tourism enhancement efforts in Park Muckno.

Tourist Accommodation

The Northwest Ireland Tourism region, within which County Monaghan is located, attracts half of all tourists from Northern Ireland who visit the Republic. In terms of the foreign visitors who visit the region, 4 in 10 of these travellers come from Britain and a similar proportion prefer to acquire lodgings in bed and breakfast accommodation.

The Glencarn Hotel and Leisure Centre is the largest provider of tourist accommodation in the town. This 27 bedroom hotel contains a 21-metre indoor swimming pool, nightclub and performs a valuable social and entertainment function in the town. Further visitor accommodation is provided at Hope Castle Hotel and in a

number of bed & breakfast establishments in and around Castleblayney.

Having regard to this limited level of provision, there needs to be a balanced mix of hotel accommodation, bed & breakfast accommodation and self-catering accommodation. The recent trend for the development of self-catering apartments/dwellings for lease to tourists has affected hotel occupancy rates in rural areas. Oversupply in this sector has the potential, therefore, to detract from the economic viability of hotels in rural areas. In recognition of this fact, careful consideration should be given to the scale of permissions for self-catering development.

Activities

The current Tourism Marketing Strategy for County Monaghan identifies fishing, hiking and walking as the most popular forms of tourist activity. In addition, visits to castles, monuments and heritage centres also figure prominently as cultural pastimes for the tourist.

Fishing

The popularity of Castleblayney as a fishing destination is underlined by Lough Muckno's selection as the venue for the 1999 European Course Fishing Championships. Covering 900 acres, Lough Muckno has large quantities of Pike, Rudd, Bream, Perch and Roach, together with small quantities of Trout. In addition to Lough Muckno, there are another 6 lakes suitable for fishing within a 3-mile radius of Castleblayney ranging in size from 2.5 acres to 100 acres.

Water sports

In addition to its huge fishing appeal, Lough Muckno is sufficiently large to facilitate a range of water sports including windsurfing, sailing, boating and canoeing. Having regard to these fishing and water sport activities there is a clear need to minimise the potential for conflict between these two activities and to plan the usage of the Lough accordingly.

Golf

The lakeside of Lough Muckno has a 9-hole golf course. A championship 18-hole golf course is currently being constructed to the south east of the existing course on the shores of the Lough at Concra Wood

Walking

Walking is a very popular pastime in Ireland. With this in mind, the natural asset of Lough Muckno, with its attributes of Black Island Forest and Concra Wood, is an ideal environment suitable for picnics and walks.

Other tourism activities

Other tourist activities available include ten-pin bowling, horse riding, tennis and clay pigeon shooting.

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 Castleblayney are provided below:-

Policies for Tourism	
CB 44.	Promote Lough Muckno and its environs as the premier tourist attraction in the town.
CB 45.	Accommodate sustainable tourism related projects in an around Lough Muckno which are compatible with Policy CB 7 of this plan.
CB 46.	Promote cross border tourism initiatives/projects



Hope Castle

View Map - Castleblayney Town Map CYDP 1

Download a detailed copy below:

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

View Map - Castleblayney Town Centre Map CYDP 2

Download a detailed copy below:

<http://www.monaghan.ie/websitev2/download/pdf/planning/developmentplan2007-2013/FinalPrintedVersion/cydp2Reduced.pdf>