



# Chapter 14

## VILLAGE DEVELOPMENT PLANS *2007-2013*



# Introduction

## 14.0 Introduction

In this County Development Plan a total of 35 settlements that provide basic services to the community have been identified. These 35 settlements can be divided into two categories.

The first category comprises 10 villages contained in tier 4 of the settlement hierarchy for County Monaghan. These villages (with the exception of Scothouse) were the subject of Local Area Plans covering the period from 2002 – 2012 prepared under the provisions of Section 18 of the Planning and Development Act 2000. These plans are now superseded and will be incorporated into the County Development Plan 2007 – 2013 as Village Development Plans.

The second category comprises the 25 settlements contained in tier 5 of the settlement hierarchy. (Table 3.5, Chapter 3).

Development limits have been defined around all of the tier 4 & 5 villages to allow for appropriately scaled growth, to protect their character and to prevent ribbon development and urban sprawl in the surrounding countryside. The development and growth of villages as service centres for local need is consistent with the NSS and RPGs

Within the development limits of these villages, the Planning Authority will normally grant planning permission for appropriate development proposals that are in keeping with the size and character of the settlement, can be accessed and serviced satisfactorily and are appropriate in

terms of use. It should be noted however, that the inclusion of land within the development limit for a village does not guarantee that planning permission will be granted for any particular development.

Lands have not been zoned for specific uses within villages, as this approach is seen as overly restrictive and may limit development. Local Landscape Policy Areas (LLPAs) Protected Structures, and other development constraints will be indicated where appropriate on the village maps.

The amount of land that has been identified within the limit for each village is dependant on a number of factors including; the existing levels and patterns of development; development constraints; service provision and the anticipated growth of the village. In addition it is recognised that some lands within the defined development limits may not be developed due to topographical or other considerations, or the reluctance of landowners to release land for development. The limits have therefore in many instances been drawn with a degree of over zoning so as to provide greater flexibility.

### Layout of Village Plans

The village plans for the tier 4 villages have been presented in alphabetical order. These contain a brief written statement and an associated zoning map. The remaining 25 tier 5 villages, are presented as a map only, showing the limits of development and development constraints including protected structures, landscape features and infrastructure.

All the Village Plans (both tier 4 & 5) must be considered in conjunction with all strategic policy and guidelines as laid out in chapters 1 - 8.

## TIER 4 VILLAGES

BALLINODE

EMYVALE

GLASLOUGH

INNISKEEN

NEWBLISS

ROCKCORRY

SCOTSHOUSE

SCOTSTOWN

SMITHBOROUGH

THREEMILEHOUSE



## Ballinode Village Plan 2007-2013

### Background

Ballinode is a picturesque village located approximately 5.6 km from Monaghan town. The village has grown up along a main tributary of the Blackwater River that meanders through the village. Ballinode is conveniently located to Monaghan town and close to the village settlements of Scotstown to the north west and Tydavnet to the north. The centre of the village has a short main street with a small number of commercial business premises along one side. The Main Street is dominated by the Church of St Davnet, which sits in a prominent location at the upper end of the street. This building is a central feature within the village with its T-shaped plan and west tower. Private housing has been concentrated along the Monaghan and the Tydavnet roads.

The topography around Ballinode is a series of gently rising small hills with a central flat plain straddling the river. The countryside around Ballinode is a series of small fields with overgrown hedges and trees and they help form a boundary to the residential areas of the village. There is also a small lake, lying in a low basin to the south of the village. The land around the village however is predominantly used for agriculture.

### Aim

*The aim of this village plan is to act as a stimulus to provide for the sustainable development of Ballinode as a residential, service and employment centre, to improve its economic base by concentrating development to achieve a viable threshold population to maintain a wide range of retail and service outlets and other social and community facilities.*

### Development Limit

A development limit has been set for the village, which will guide the development of the village over the plan period of 2007 - 2013. This development envelope will assist in building up the fabric of the village and will allow for its sustainable expansion in an organised and planned manner. The development of some lands within this development zone may require provision of additional infrastructure and/or services and this may necessitate contributions by the developer. Also, inclusion of lands within the development zone does not imply automatic consent for any specific development.

In the Ballinode Local Area Plan adopted in 2002, approximately 48.9 ha of land were zoned for development within the limits of the village. In this village plan an additional 46 ha. of land has been zoned for the period 2007 – 2013 which

gives an overall area of approximately 95 ha within the development limits. Some of the additional lands zoned may include developed areas and sites with granted planning permissions. These have been included within the limits to build up the urban fabric and round off the village in a logical manner. The attached map provides a diagrammatic layout of the new village development limits.

**The schedule (A-H) is a list of development constraints within the village limits. A full list of protected structures and monuments can be found in appendices 5 and 6**

### Local Landscape Policy Areas (LLPA)

The LLPA (C) indicated on the map is Quiglough and its environs. Quiglough was a feeder lake for the Ulster Canal. A planted area to the north of the lake is also included within the amenity area. Its purpose is to protect the lake and its immediate surroundings from development. The wooded area could become an important amenity asset providing walks to, and around the lake.



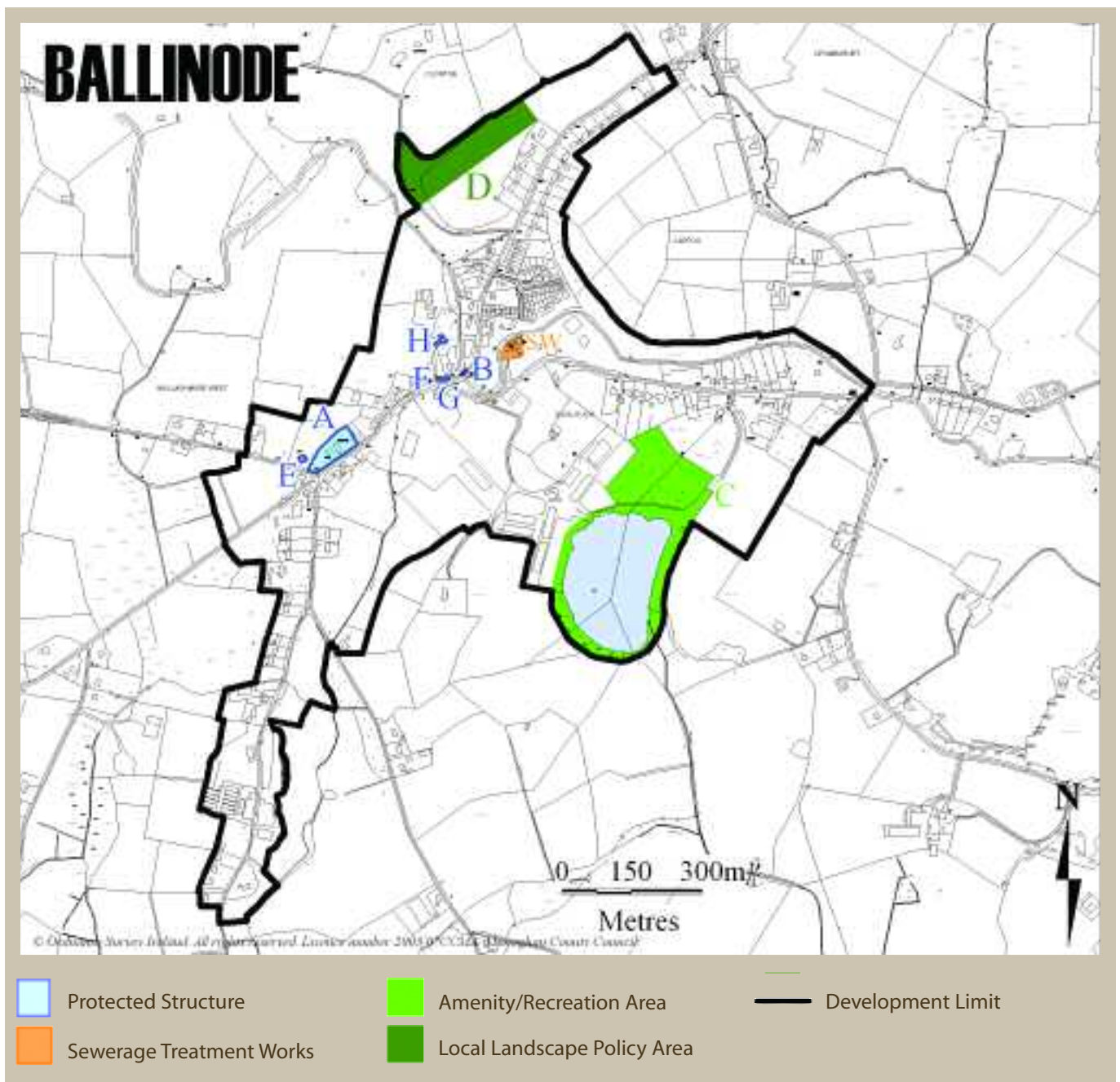
Ballinode Village

The LLPA (D) was originally excluded from the Ballinode Local Area Plan in 2002 due to the elevation of the ground. This land is now however included within the development limit and is zoned LLPA which will restrict any development on it.

### Policy

Protect and conserve the Blackwater River and its banks





All development constraints may not be indicated on this map. It is therefore the responsibility of the landowner/developer to ensure that all development constraints are included/considered on lands subject to development.

## Development Constraints - BALLINODE

- (A) St. Davnet's Church (Protected Structure) and its grounds.
- (B) Ballinode Bridge (Protected Structure).
- (C) Local Landscape Policy Area - Quiglough.
- (D) Local Landscape Policy Area.
- (E) Mitchell Mausoleum (Protected Structure) and its grounds.
- (F) Water Pump (Protected Structure).
- (G) Row of single storey houses in the centre of the village (Protected Structure).
- (H) Burke's Mill (Protected Structure).





# Emyvale Village Plan 2007-2013

## Background

Emyvale is situated in North Monaghan on the N2 Dublin/Derry Road, approximately 10 Kilometres north of Monaghan town and 8 Kilometres south of Aughnacloy Co. Tyrone. This strategic location on the N2 and close to the border with Northern Ireland makes Emyvale an important gateway to County Monaghan and locations further south. The village of Emyvale is situated on the Blackwater River within an important agricultural region in County Monaghan.

Its primary function is as a local service centre for the surrounding rural hinterland. It provides a wide range of social facilities and services and has a thriving and forward looking community. The topography in the vicinity of Emyvale village is steeply undulating and this imposes a very serious constraint on its future development. Steeply contoured hills on the western side of Main Street and sloping low-lying areas on the eastern side comprise the main development lands in the village. A large level plain of agricultural land bounds the village on the south along the Mountain Water River valley. This low-lying land is liable to flooding, which compromises the development potential of these lands.

Emyvale is at the centre of 'McKenna Country' and prior to the plantations of the seventeenth century the district around Emyvale was under the control of that great clan. Legend states that the first McKenna arrived in the eighteenth century following a hunt that lasted two days and two nights. The scene is represented on the McKenna coat of arms.

Several ring forts in the district are associated with the McKenna's, as well as the crannog on Tully Lough and Emy Lough. The double ring fort on Tully Hill was the centre of McKenna power from the twelfth to seventeenth centuries. (McCluskey 1996).

McKenna's power eventually ended at the battle of Drumbanagher, March 1688, which is sometimes described as the opening shots of the 'Williamite Wars'. The twelfth century High Cross and the McKenna chieftain graves may also be seen at Donagh old graveyard, two miles from east of Emyvale.

Emyvale is the centre of the original Monaghan Prince Edward Island connection, as it was a local priest, Canon Patrick Moynagh, who organised the first emigration of 69 families from this parish (Donagh) to Prince Edward Island

Canada in 1830. The village is a favourite tourist stop especially for Canadian visitors.

## Aim

*The aim of this Plan is to provide for the sustainable development of Emyvale as a residential, service and employment centre, to improve its economic base by concentrating development to achieve a viable threshold population to maintain a wide range of retail and service outlets and other social and community facilities.*

## Development Limit

A development limit has been set for the village, which will guide the development of the village over the plan period of 2007 - 2013. This development envelope will assist in building up the fabric of the village and its sustainable expansion in an organised and planned manner. The development of some lands within this development zone may require provision of additional infrastructure and/or services and this may necessitate contributions by the developer. Also, inclusion of lands within the development zone does not imply automatic consent for any specific development.

In the Emyvale Local Area Plan adopted in 2002, approximately 112 ha of land were zoned for development within the limits of the village. In this village plan an additional 21 ha. of land has been zoned for the period 2007 – 2013 which gives an overall area of approximately 133 ha within the development limits. Some of the additional lands zoned may include developed areas and lands with granted planning permissions but have been included within the limits to build up the urban fabric and round off the village in a logical manner. The attached map provides a schematic layout of the new village development limits.

The proposed Monaghan - Emyvale N2 by-pass is to follow a route west of the village. The proposed road realignment of the N2 is approximately 11.2 km and it is anticipated that work will commence in 2007. The by-pass will divert a large proportion of passing or through traffic from Emyvale which will allow for the regeneration and environmental improvement of the village core.

**The schedule (A-F) is a list of development constraints within the village limits. A full list of protected structures and monuments can be found in appendices 5 and 6**

### Local Landscape Policy Areas (LLPA)

The LLPA (A) comprise lands either side of the Mountain Water River. The river is an important natural resource in the village. This area of land should be protected as it provides an excellent aesthetic asset to the village and potential as a pedestrian walkway within the village and also as a tourism asset.

The LLPA (B) indicated on the map is high ground located at the top of a drumlin known locally as Derrygassan Upper. The purpose of this designation is to avoid skyline development and to protect the setting of the village

LLPA (C) is Back Lough located to the north west of the village. The lake and its surrounding wetland provides a natural barrier to the further development and extension of the village in this direction. The lake and its local environs will be protected from development and again provides potential as a tourism asset and also an area for local people to walk. Development of a pedestrian/cycle link to the Mountain Water River should be considered.

LLPA (D) is an exceptionally elevated portion of land located along the Mullan Road. Any development will strictly be prohibited on these elevated lands.

### Policy

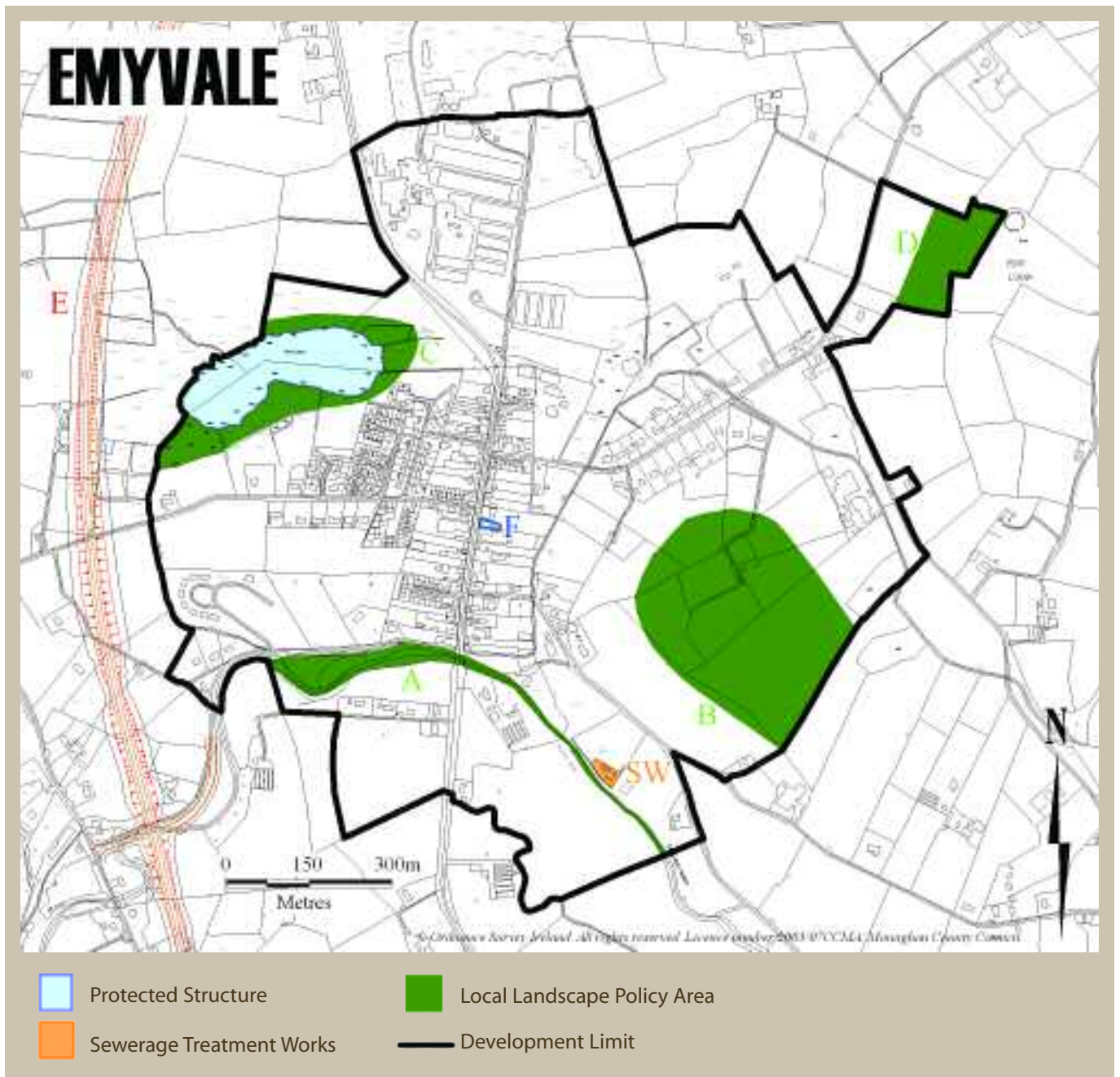
Protect and conserve the Mountain Water River and its banks



Main Street, Emyvale

### Development Constraints - EMYVALE

- (A) Local Landscape Policy Area - Mountain Water River
- (B) Local Landscape Policy Area
- (C) Local Landscape Policy Area - Back Lough
- (D) Local Landscape Policy Area.
- (E) Emyvale - Monaghan Bypass
- (F) Magee Meats (Protected Structure).



All development constraints may not be indicated on this map. It is therefore the responsibility of the landowner/developer to ensure that all development constraints are included/considered on lands subject to development.



# Glaslough Village Plan 2007-2013

## Background

Glaslough is an historic village located approximately 10 km to the Northeast of Monaghan town. The village is situated within the fertile Blackwater river basin and is connected to the villages of Caledon and Middletown in Northern Ireland and Emyvale in County Monaghan. The village has developed around the renowned Castle Leslie Estate and picturesque Glaslough Lake.

The topography around the village is a combination of rich agricultural land and tracts of wooded plantations, which help conceal the village from view on a number of approach roads into Glaslough. There are a number of small hills surrounding the village and the urban form of the village has two distinct parts. The first is the upper part of the village around the Castle and the top end of Main Street, the second is the lower part of the village on lower ground which is the more contemporary part of the village.

Glaslough is a charming estate village clustered beside the 1,000 acre Castle Leslie demesne. The lake which gives its name to the village lies within the grounds of the estate and beside the 19th century Scottish Baronial Castle owned by the Leslie family. The village grew up alongside the Leslie Demesne under the guidance and encouragement of the Leslie family, and did not acquire a market function until the 19th Century. The village itself is a nostalgic snapshot of the past with large estate walls; a village green and Scottish-style stone built houses. Many of the stone houses in the village date from the early nineteenth century and replaced an earlier village known as Tullyree, located in the next town land.

The present castle was built c. 1870 by Lanton and Lynn for John Leslie MP. It incorporates part of the earlier house.

## Aim

*The aim of this Plan is to provide for the sustainable development of Glaslough as a residential, service and employment centre, to improve the economic base by concentrating development to achieve a viable threshold population to maintain a wide range of retail and service outlets and other social and community facilities.*

*It is also a policy of the council to designate an Architectural Conservation Area (ACA) within Glaslough during the life of this Plan*

It is the vision of the County Council that Glaslough should develop as a small residential centre having high regard for the fine architecture that exists within the village settlement. Any development within the village should pay particular attention to the appealing physical character of the built environment and strive to enhance the significant urban character of the village.

## Development Limit

A development limit has been set for the village, which will guide the development of the village over the plan period of 2007 - 2013. This development envelope will assist in building up the fabric of the village and will allow for its sustainable expansion in an organised and planned manner. The development of some lands within this development zone may require provision of additional infrastructure and/or services and this may necessitate contributions by the developer. Also, inclusion of lands within the development zone does not imply automatic consent for any specific development.

In the Glaslough Local Area Plan adopted in 2002, approximately 31.3 ha of land were zoned for development within the limits of the village. In this village plan an additional 11.7 ha. of land has been zoned for the period 2007 – 2013 which gives an overall area of approximately 43 ha within the development limits. Some of the additional lands zoned may include developed areas and lands with granted planning permissions but have been included within the limits to build up the urban fabric and round off the village in a logical manner. The attached map provides a diagrammatic layout of the new village development limits.



Castle Leslie, Glaslough

**The schedule (A-M) is a list of development constraints within the village limits. A full list of protected structures and monuments can be found in appendices 5 and 6**



There are no Local Landscape Policy Areas designated within this village plan. The village is however close to Glaslough Lake which is an important natural amenity asset. The lake is a calcareous lake with reed-beds and a number of woodland islands and supporting wildlife. Castle Leslie Demesne is located to the north east of the village. The Demesne contains an excellent example of Scots Baronial style Country House set within a mature woodland setting. Glaslough is well known as a result of the reputation of the Hotel now in operation within the Castle.

Any development likely to have a detrimental impact on the setting of the village, Castle Leslie Demesne or the lake will not be permitted. All new development within Glaslough village must have high regard for the fine architecture that exists within the village settlement.

### Policy

Promote the character of Glaslough Village and the Castle Leslie Estate

## Development Constraints - GLASLOUGH

- (A) The Station, former railway station entrance and avenue (Protected Structure).
- (B) The Station, former railway station house (Protected Structure).
- (C) Castle Leslie Walled Garden (Protected Structure).
- (D) Garden Gate, Castle Leslie (Protected Structure).
- (E) Wright's Shop (Protected Structure).
- (F) The Coach House (Protected Structure).
- (G) Pillar House Hotel (Protected Structure).
- (H) Main Street Lodge, Castle Leslie (Protected Structure).
- (I) Trinity House (Protected Structure).
- (J) Greystone House, Castle Leslie (Protected Structure).
- (K) West Lodge, Castle Leslie (Protected Structure).
- (L) The Firs (Protected Structure).
- (M) Amenity/Recreation Area.



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# Inniskeen Village Plan 2007-2013

## Background

Inniskeen is located near the County Louth border in the extreme south eastern corner of County Monaghan. It is approximately 10.5 km from the nearest large town of Carrickmacross and is 16 km west of Dundalk in County Louth. The village is divided into two distinct centres, the old historic settlement and the most recent 20th century centre. It is a well-noted tourist village within Monaghan with strong links to the great Irish Writer Patrick Kavanagh. It also acts as a service village for a wide agricultural hinterland.

Inniskeen is located along the banks of the River Fane and is surrounded by hilly terrain on all sides. These hills form two almost continuous ridges of high ground to both the north and south of the village. The village has an elongated structure and is currently defined by the corn and flax mill at Drumass to the East and the modern Catholic Church to the West.

Inniskeen is derived from Inis Caoin 'the pleasant island'. The island referred to in the name of the village is no longer obvious in the modern landscape as the path of the river has changed significantly over the years. The village, straddling the Fane River and surrounding townlands, reveals an historic landscape. The area around Inniskeen possesses a wealth of Archaeology, which dates from the Bronze Age through to the Norman period and beyond. St Daig established a church and monastery in the later part of the sixth century upon the island in Inniskeen. The only surviving monastic remains are that of the lower half of the round tower. The long established nature of the settlement is evidenced by a Motte and Bailey at Candlefort, ecclesiastical remains and tenth century Round Tower located in the heart of the village. Some early archaeological commentators believed the motte was fashioned from a pre existing Stone Age burial mound.

The village also inspired much of Patrick Kavanagh's early work as a writer. Famous landscape features that inspired much of Kavanagh's work such as 'Billy Brennan's Barn, Cassidy's Hanging Hill' are featured on organized tours to the area. The poet's grave is within the family plot in the churchyard adjacent to the old church of St Mary.

## Aim

*The aim of this village plan is to provide for the sustainable development of Inniskeen as a residential, service and employment centre, to improve its economic base by concentrating development to achieve a viable threshold population to maintain a wide range of retail and service outlets and other social and community facilities. It is an aim of the council to designate an Architectural Conservation Area within Inniskeen during the life of this Plan*

## Development Limit

A development limit has been set for the village, which will guide the development of the village over the plan period of 2007 - 2013. This development envelope will assist in building up the fabric of the village and will allow for the sustainable expansion of the village in an organised and planned manner. The development of some lands within this development zone may require provision of additional infrastructure and/or services and this may necessitate contributions by the developer. Also inclusion of lands within the development zone does not imply automatic consent for any specific development.

It is recognised that some lands within the development limit may not be suitable for development due to topography or other considerations. Some landowners may be unwilling to release land within the development limit and so a degree of over zoning has been provided to take account of these problems and to provide a wide range of flexibility and choice. Due to the history of the area there are a large number of protected structures and archaeological features within the village limits that are likely to sterilise lands on or immediately around protected structures.

In the Inniskeen Local Area Plan adopted in 2002, approximately 75.3 ha of land was zoned for development within the limits of the village. In this plan, the village development limits were divided into two separate areas, one being around the main core of the village and the other around the chapel to the west of the village at Mucker. In this new village plan there are 58 ha within the development limit. The lands to the west of the village, around the chapel have been removed from the development limit. There are now approximately 23 ha available for development within the development limit. The attached map provides a schematic layout of the new village development limits.

**The schedule (A-M) is a list of development constraints within the village limits. A full list of protected structures and monuments can be found in appendices 5 and 6.**



St. Mary's Chapel, Inniskeen

## Local Landscape Policy Areas (LLPA)

The LLPA (M) includes lands either side of the River Fane. The River Fane forms an important natural feature within the village and it is important that the setting of the river is protected. This amenity strip should be developed as a public walkway that will provide locals with a useful asset for improving pedestrian access to the village and also promoted as a tourist asset.

## Development Constraints - INNISKEEN

- (A) O'Rourke's Mill (Protected Structure).
- (B) St. Mary's Catholic Church (Protected Structure).
- (C) A Pound (Protected Monument).
- (D) A Souterrain (Protected Monument).
- (E) Daniel McNello's and Co. (Protected Structure).
- (F) i. MacMahn Wayside Cross (Protected Structure).  
ii. Wayside Cross (Protected Monument).
- (G) Inniskeen Bridge (Protected Structure).
- (H) i. Church of Ireland, Inniskeen (Protected Structure).  
ii. A Cist Site (Protected Monument) at Inniskeen Glebe.  
iii. Ecclesiastical Remains (Protected Monument).  
iv. A Round Tower (Protected Monument).  
v. Church Site and Graveyard (Protected Monument).  
vi. A Tomb Vault (Protected Monument).
- (I) Glebe House (Protected Structure).
- (J) Former Constabulary Barracks (Protected Structure).
- (K) Old Railway Station (Protected Structure).
- (L) Recreation Area – Pitch 'n' putt course.
- (M) Local Landscape Policy Area – River Fane.

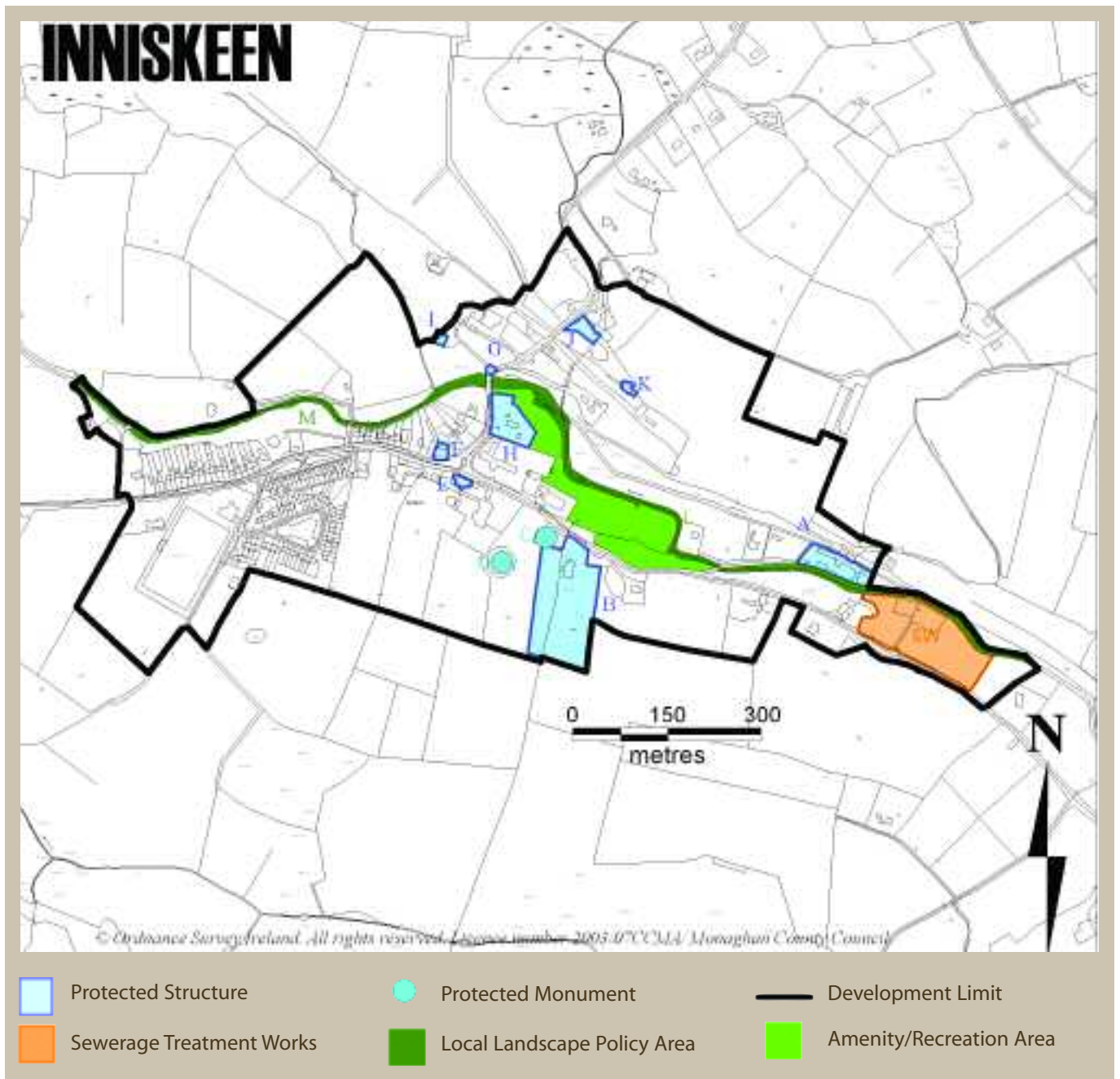
## Policy

### Housing Densities

Housing densities within the village of Inniskeen will be subject to low density guidelines as within Tier 5 settlements and outlined in section 8.3.1

### Environment

Protect and conserve the River Fane and its banks



All development constraints may not be indicated on this map. It is therefore the responsibility of the landowner/ developer to ensure that all development constraints are included/considered on lands subject to development.





## Newbliss Village Plan 2007-2013

### Background

Newbliss is an old and well established village located in the south west corner of Monaghan along the regional road R 183 from Ballybay to Clones. At distances of 16 km from Monaghan and Ballybay, 12 km from Cootehill and 8 km from Clones, it is conveniently located to four sizeable towns.

The village lies on a narrow band of relatively flat land, which forms a transitional area between the steep hills that surround the village and the low-lying, waterlogged land that lies between them. The village has a wide main street, which dates from the late 18th century period. The approach roads, which radiate from the Main Street run in the valleys between the hills and have very steep gradients on all sides.

### Aim

*The aim of this Plan is to provide for the sustainable development of Newbliss as a residential, service and employment centre, to improve its economic base by concentrating development to achieve a viable threshold population to maintain a wide range of retail and service outlets and other social and community facilities.*

### Development Limit

A development limit has been set for the village, which will guide the development of the village over the plan period of 2007 - 2013. This development envelope will assist in

building up the fabric of the village and will allow for the sustainable expansion of the village in an organised and planned manner. The development of some lands within this development zone may require provision of additional infrastructure and/or services and this may necessitate contributions by the developer. Also inclusion of lands within the development zone does not imply automatic consent for any specific development.

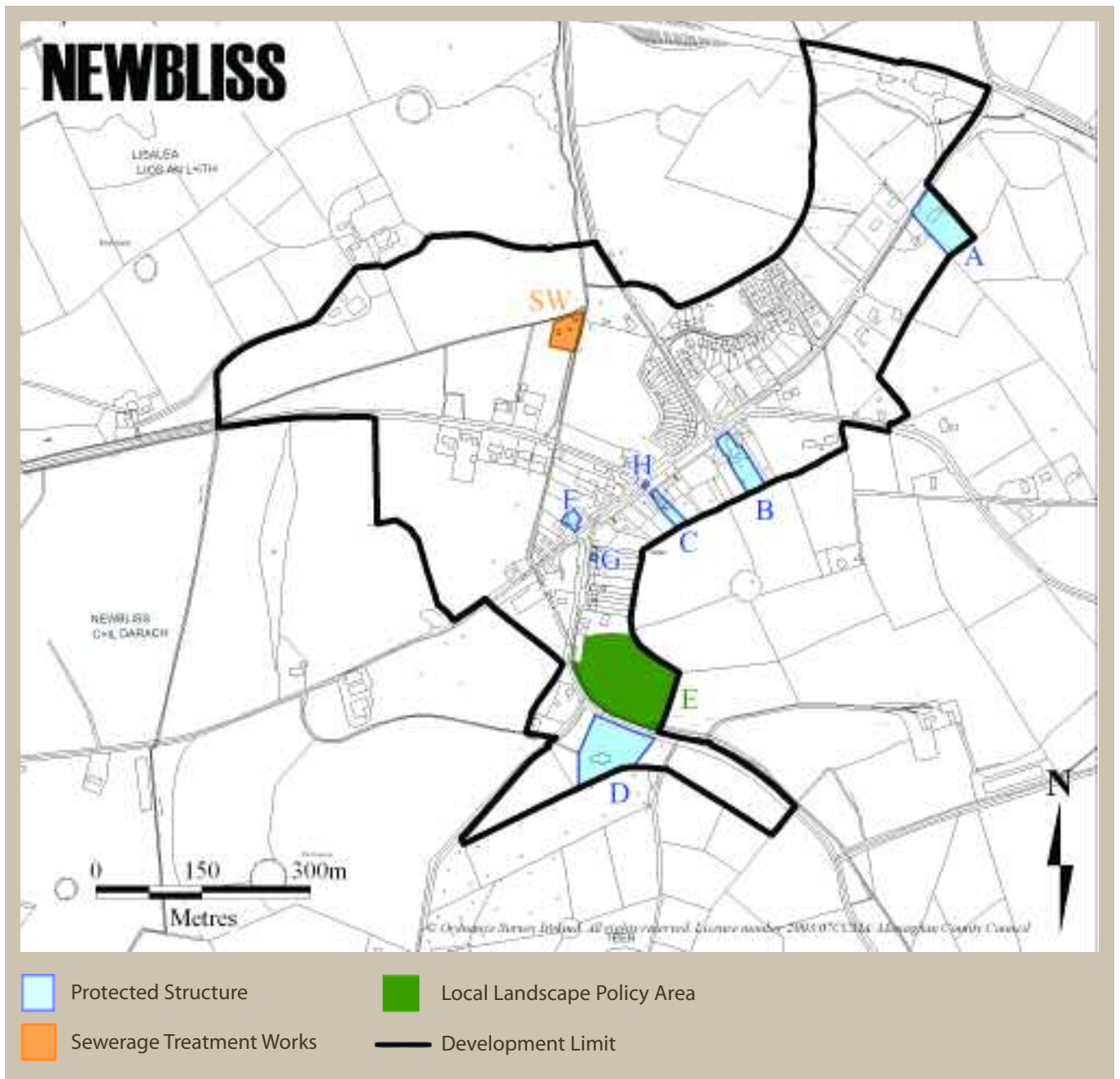
In the Newbliss Local Area Plan adopted in 2002, 24 ha of land were zoned for development within the limits of the village. In this village plan an additional 19 ha of land has been zoned for the period 2007 – 2013 which gives an overall area of approximately 43 ha within the development limits. Some of the additional lands zoned may include developed areas and sites with granted planning permissions but have been included within the limits to build up the urban fabric and round off the village in a logical manner. The attached map provides a diagrammatic layout of the new village development limits.

**The schedule (A-H) is a list of development constraints within the village limits. A full list of protected structures and monuments can be found in appendices 5 and 6.**

The LLPA (E) shown on the map is a steep sloping field that rises up from the minor public road. Its purpose is to protect the vista of the church to the south, especially from the northern approach. The land also rises up very steeply from the road and is important to avoid skyline development.



Church of Ireland, Newbliss



All development constraints may not be indicated on this map. It is therefore the responsibility of the landowner/ developer to ensure that all development constraints are included/considered on lands subject to development.

## Development Constraints - NEWBLISS

- (A) Newbliss Presbyterian Church (Protected Structure) and its grounds.
- (B) The Market House (Protected Structure) and its grounds
- (C) The Inn, Main Street, Newbliss (Protected Structure)
- (D) The Church of Ireland (Protected Structure) and its immediate surroundings.
- (E) Local Landscape Policy Area.
- (F) County Council Offices (Protected Structure)
- (G) Water Pump (Protected Structure)
- (H) Millennium Pole (Protected Structure)



# Rockcorry Village Plan 2007-2013

## Background

Rockcorry is a well-established village located on the R188 Monaghan/Cootehill Regional Road approximately ten miles from Monaghan and five miles from Cootehill. The village serves as a service centre for the surrounding countryside and acts as a nucleated residential settlement. The village in recent years has become a sought after residential community and there are a number of new and proposed developments in the village. While there was a lot of dereliction in the village, this has been offset somewhat by the efforts of the local Tidy Towns group who have disguised the lack of development by creating a most appealing and pleasant environment. The village has a very compact structure that is focused on a staggered crossroads junction.

The land around the village of Rockcorry is fairly typical of the irregular topography, which characterises the rest of the county, but the gradients tend to be much gentler than elsewhere. The village is located north-west of the Dromore system of lakes which stretch from Ballybay in the East to Cootehill in the West. The village is located in the valley of a small river which skirts its perimeter and is surrounded on all sides by hills. There is some low-lying land with a tendency towards marshy conditions along the bank of the river, and adjacent to the Monaghan road.

The village of Rockcorry, like others in the area, owes its origin to the resettlements lands following the Cromwellian Wars. The Corry family owned the lands on which the village grew, originally naming it Newtowncorry. The village developed as a plantation settlement and has a Methodist Church (1807), Presbyterian Church (1830) and Church of Ireland (1855). The Market House was erected in 1805. In the 1830's Rockcorry had a weekly market, a monthly fair, a brewery, a dispensary and a constabulary station. The village changed ownership and became part of the Dawson estate in the 1830's.

The Dartry estate on which the village is built upon is currently owned by Coillte and it was once the home of the Dawson's, one of Monaghan's most powerful families. Four of the family were MP's for Monaghan. In the 1710 the Dawson family erected a beautiful mansion on the estate. Nothing now remains of this building however a monument in the memory of Richard Dawson MP was erected on the main Cootehill/ Monaghan road. It is a tall limestone Corinthian column surmounted by an urn and decorated on two sides by the family coat of arms.

The origin of the village was closely associated with the linen industry that prospered in the late 18th century, early 19th century; however the village has no manufacturing function today. The village is a fine example of a mainly 19th century nucleated settlement with industrial and commercial functions. There are a number of significant 19th century stone buildings including the village church, almshouses, market house, Orange hall, the corn mill and the mill houses.

Robert John Gregg famous as the publisher of the 'Gregg shorthand' system spent part of his early childhood in the village.

## Aim

*The aim of this Plan is to provide for the sustainable development of Rockcorry as a residential, service and employment centre, to improve its economic base by concentrating development to achieve a viable threshold population to maintain a range of retail and service outlets and other social and community facilities.*

*It is the vision of the County Council that Rockcorry should develop as a small residential centre having high regard for the fine architecture that exists within the village settlement. Any development within the village should pay particular attention to the appealing physical character of the built environment and strive to enhance the significant urban character of the village.*

**It is a policy of the council to designate an Architectural Conservation Area within Rockcorry during the life of this Plan.**

## Development Limit

A development limit has been set for Rockcorry village, which will guide development in the village over the plan period of 2007 - 2013. This development envelope will assist in building up the fabric of the village and will allow for the sustainable expansion of the village in an organised and planned manner. The development of some lands within this development zone may require provision of additional infrastructure and/or services and this may necessitate contributions by the developer. Also, inclusion of lands within the development zone does not imply automatic consent for any specific development.



In the Rockcorry Local Area Plan adopted in 2002, approximately 41.9 ha of land were zoned for development within the limits of the village. In this village plan an additional 28 ha. of land has been zoned for the period 2007 – 2013 which gives an overall area of approximately 70 ha within the development limits. Some of the additional lands zoned may include developed areas and lands with granted planning permissions but have been included within the limits to build up the urban fabric and round off the village in a logical manner. The attached map provides a diagrammatic layout of the new village development limits.

**The schedule (A-O) is a list of development constraints within the village limits. A full list of protected structures and monuments can be found in appendices 5 and 6.**

### Local Landscape Policy Areas (LLPA)

The LLPA (H) indicated on the map is band of mature vegetation. The purpose of this LLPA is to protect this mature band of vegetation and protect the setting of the village.

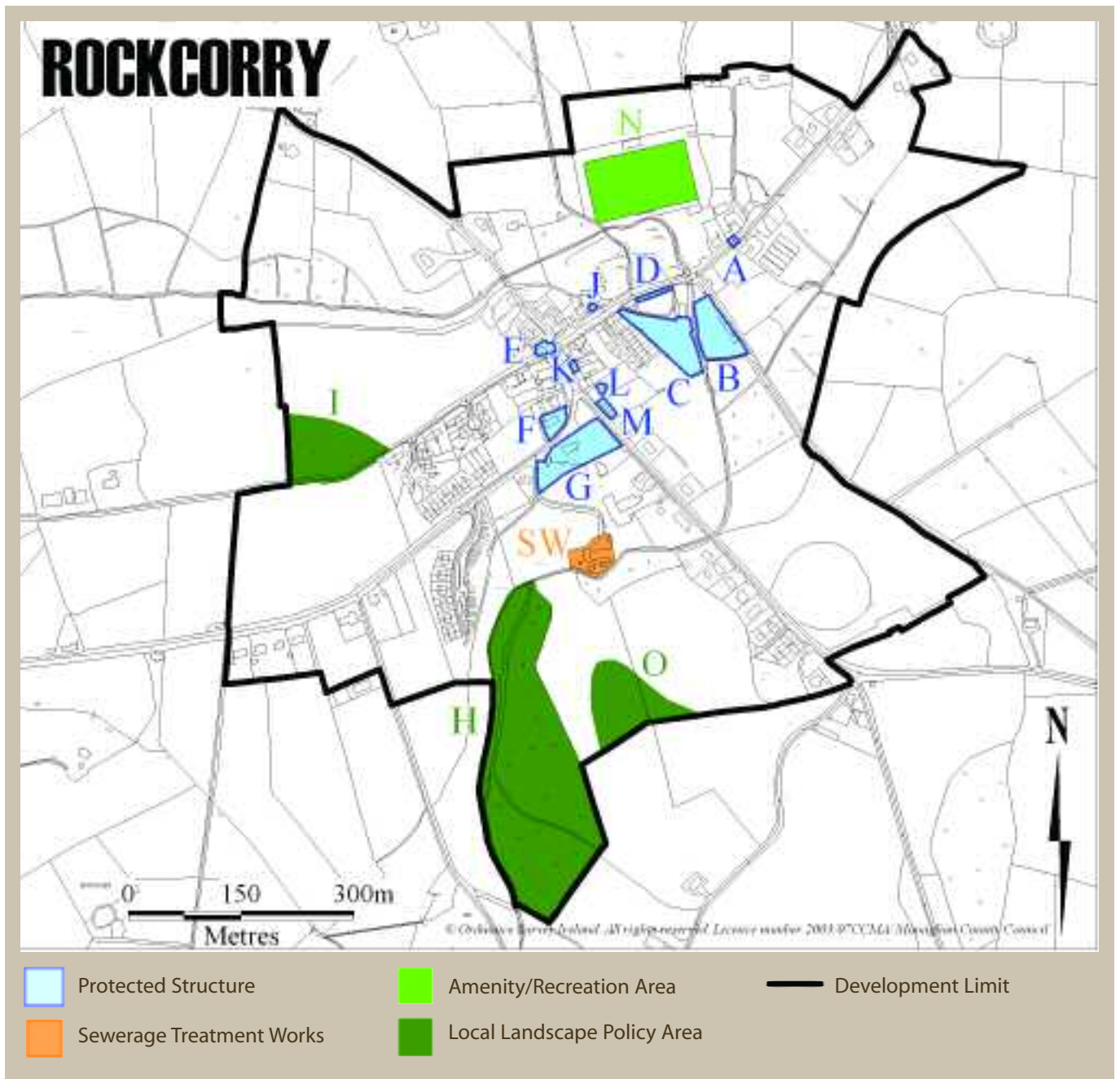
Three other LLPAs have been zoned to prohibit development on elevated lands and protect the setting of the village.



Rockcorry

### Development Constraints - ROCKCORRY

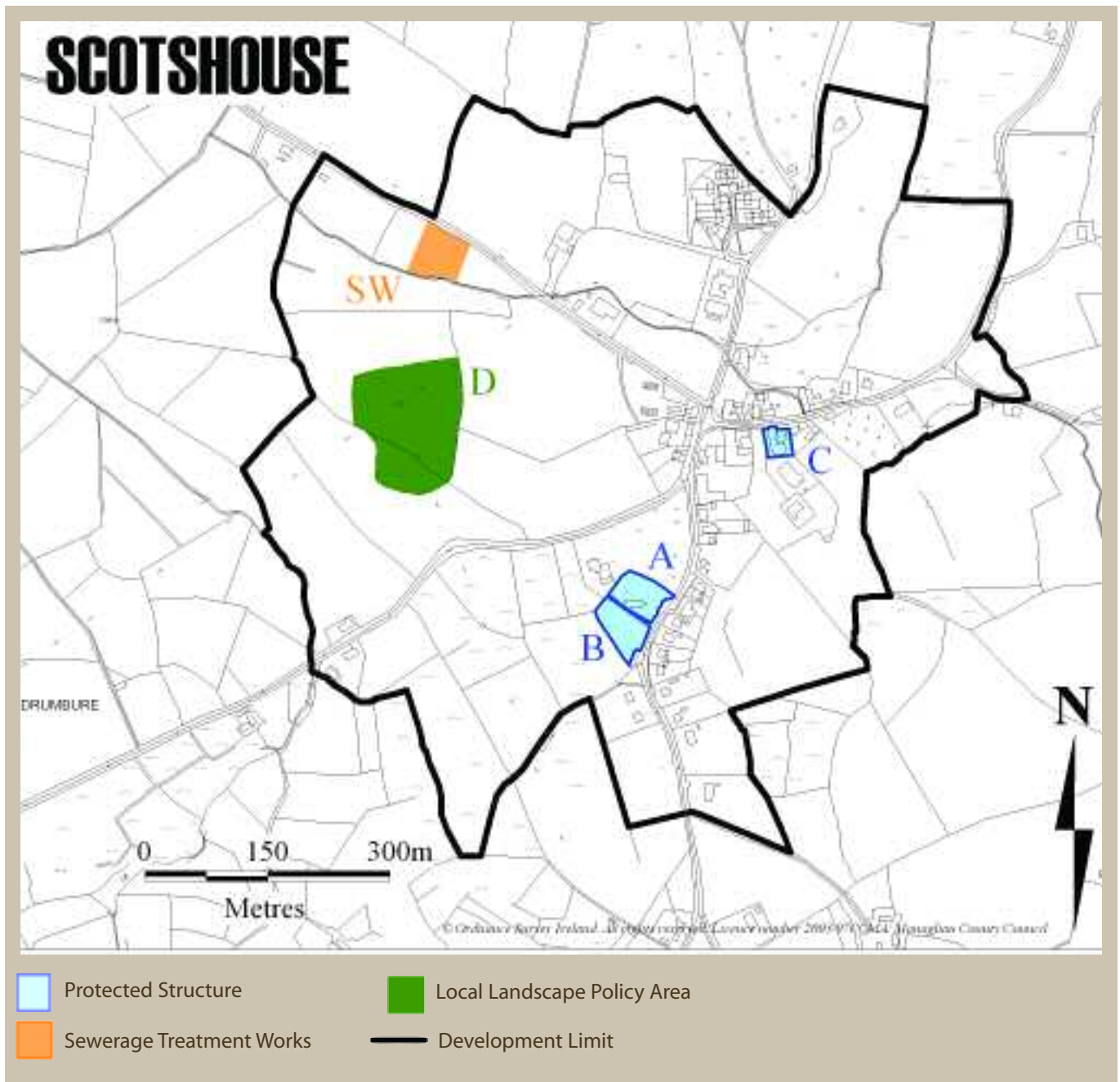
- (A) Rockcorry Bridge (Protected Structure).
- (B) Rockcorry Mill (Protected Structure).
- (C) Rockcorry Mill Chimney Stack (Protected Structure).
- (D) The Pots, mill-workers cottages (Protected Structure).
- (E) Fr. Campbell, Market House (Protected Structure).
- (F) Rockcorry Presbyterian Church (Protected Structure).
- (G) St. James Church of Ireland (Protected Structure).
- (H) Local Landscape Policy Area.
- (I) Local Landscape Policy Area.
- (J) The Hall (Protected Structure).
- (K) M.J. Linden (Protected Structure).
- (L) Former Constabulary Barracks (Protected Structure).
- (M) The Griffith Almshouses (Protected Structure).
- (N) Amenity/Recreation Area
- (O) Local Landscape Policy Area.



All development constraints may not be indicated on this map. It is therefore the responsibility of the landowner/ developer to ensure that all development constraints are included/considered on lands subject to development.



# Scotshouse Village Plan 2007-2013



## Development Constraints - SCOTSHOUSE

- (A) St. Andrews Church, Currin.
- (B) St. Andrews Graveyard, Currin.
- (C) Church of the Immaculate Conception.
- (D) Local Landscape Policy Area.

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# Scotstown Village Plan 2007-2013

## Background

Scotstown village is located approximately 10 km north west of Monaghan Town. Scotstown is situated along the banks of a tributary of the river Blackwater at the meeting place of five district roads. These roads link Fivemiletown, Roslea, Smithboro, Monaghan and Tydavnet / Emyvale. Scotstown village acts as a service centre for the surrounding agricultural hinterland.

The village is surrounded by a number of gently sloping hills but there is a plentiful supply of good building land adjacent to the village core. The village has developed out the Tydavnet road towards the National School and local Gaelic football grounds. These lands spread out into the undulating countryside of north Monaghan. The roads from Smithboro, Roslea, Knockatallon and Monaghan all converge into the central village area.

## Aim

*The aim of this plan is to provide for the sustainable development of Scotstown as a residential, service and employment centre, to improve its economic base by concentrating development to achieve a viable threshold population to maintain a wide range of retail and service outlets and other social and community facilities.*

## Development Limit

A development limit has been set for the village, which will guide the development of the village over the plan period of 2007 - 2013. This development envelope will assist in building up the fabric of the village and will allow for the sustainable expansion of the village in an organised and planned manner. The development of some lands within this development zone may require provision of additional infrastructure and/or services and this may necessitate contributions by the developer. Also, inclusion of lands within the development zone does not imply automatic consent for any specific development.

In the Scotstown Local Area Plan adopted in 2002, approximately 63 ha of land were zoned for development within the limits of the village. In this village plan an additional 20 ha. of land has been zoned for the period 2007 – 2013 which gives an overall area of approximately 83 ha within the development limits. Some of the additional lands zoned may include developed areas or areas where planning permissions have been recently granted approval but have been included within the limits to build up the urban fabric and round off the village in a logical manner. The attached map provides a diagrammatic layout of the new village development limits.

The schedule (A-J) is a list of development constraints within the village limits. A full list of protected structures and monuments can be found in appendices 5 and 6.



Scotstown

## Local Landscape Policy Areas (LLPA)

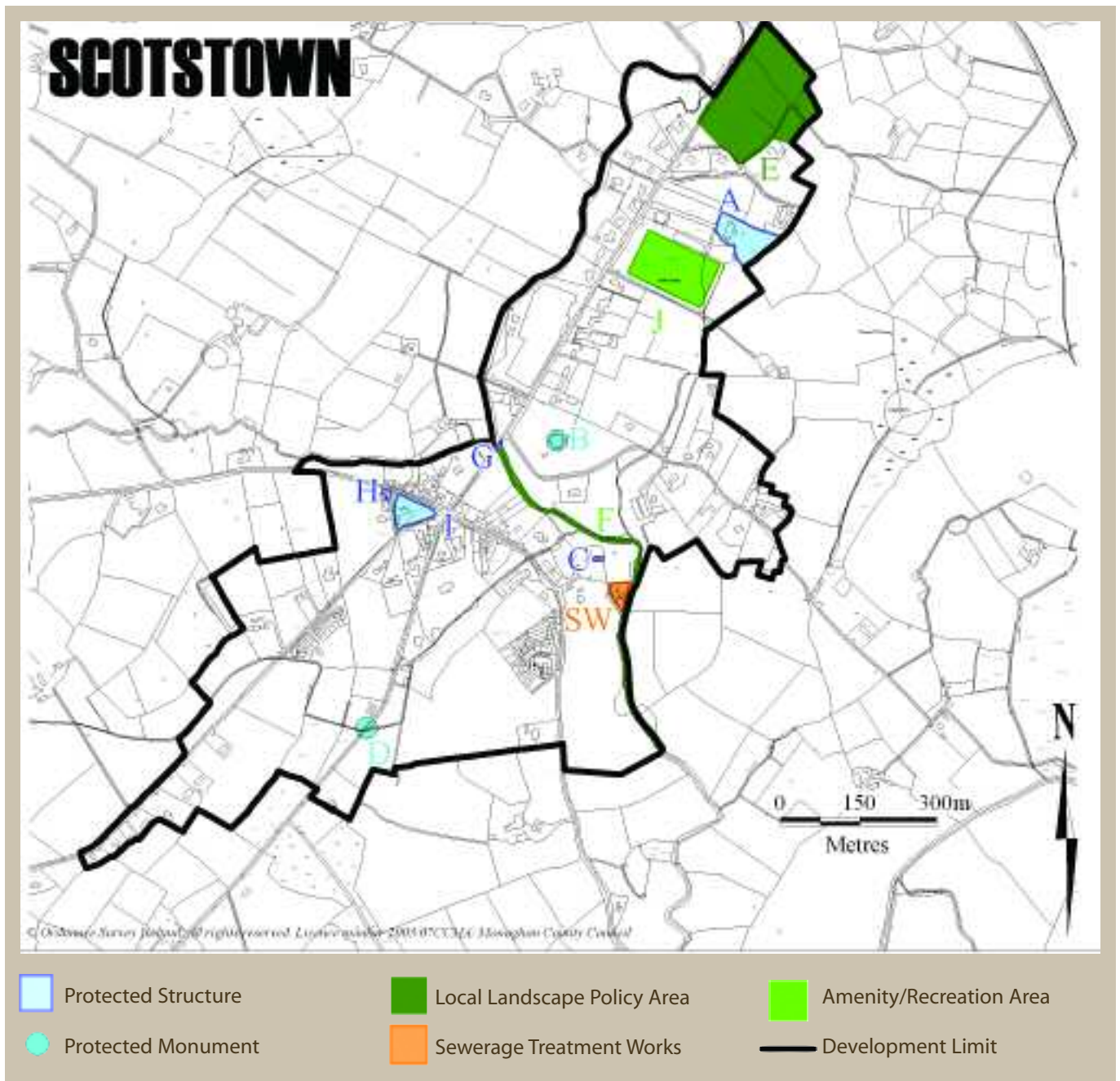
The LLPA (E) is a locally prominent hill on the approach to the village from the north east. No development will be permitted on the green area. Any development on this area is also likely to damage or seriously compromise or interfere with the integrity of an archaeologically rich area. Its purpose is to protect the natural setting of the village and avoiding skyline development.

The LLPA (F) is an elongated strip of ground either side of the Blackwater River which will be protected to provide for riverside walks. This will provide the village with an important amenity and tourist asset.

## Policy

Protect and conserve the Black Water River and its banks





All development constraints may not be indicated on this map. It is therefore the responsibility of the landowner/ developer to ensure that all development constraints are included/considered on lands subject to development.

## Development Constraints - SCOTSTOWN

- (A) St. Mary's Roman Catholic Church, Urbleshanny (Protected Structure).
- (B) A Ringfort (Protected Monument) at Coolkill East.
- (C) Carroll's Corn Mill (Protected Structure).
- (D) An Eartwork site (Protected Monument) at Teraverty.
- (E) Local Landscape Policy Area.
- (F) Local Landscape Policy Area.
- (G) Scotstown Bridge (Protected Structure).
- (H) McCague's (Protected Structure).
- (I) Fair Green & Water Pump (Protected Structure).
- (J) Amenity/Recreation Area.



# Smithborough Village Plan 2007-2013

## Background

Smithborough is located on the main Monaghan to Clones road (N54) approximately 10 km from Monaghan and 12 km from Clones. The village has an elongated structure and this has developed out along the Monaghan to Clones road.

The village has an attractive environment, which has been assisted through the efforts of the local Tidy Towns group. Smithboro is situated in hilly terrain, however there is still a good supply of fairly flat land adjacent to the village.

The settlement of Smithborough developed when the Smith family was the local landlords. In the early part of the 20th Century there was a sawmill, 4 shops, 2 public houses, a Church and a School in the village. The Great Northern Railway passed through the village and there are remnants of the old railway line and station still visible in the village. The line closed in the 1960's.



Approach to Smithborough Village

## Aim

*The aim of this plan is to provide for the sustainable development of Smithborough as a residential, service and employment centre, to improve its economic base by concentrating development to achieve a viable threshold population to maintain a wide range of retail and service outlets and other social and community facilities.*

## Development Limit

A development limit has been set for the village, which will guide the development of the village over the plan period of 2007 - 2013. This development envelope will assist in building up the fabric of the village and will allow for the sustainable expansion of the village in an organised and planned manner. The development of some lands within this development zone may require provision of additional infrastructure and/or services and this may necessitate contributions by the developer. Also, inclusion of lands within the development zone does not imply automatic consent for any specific development.

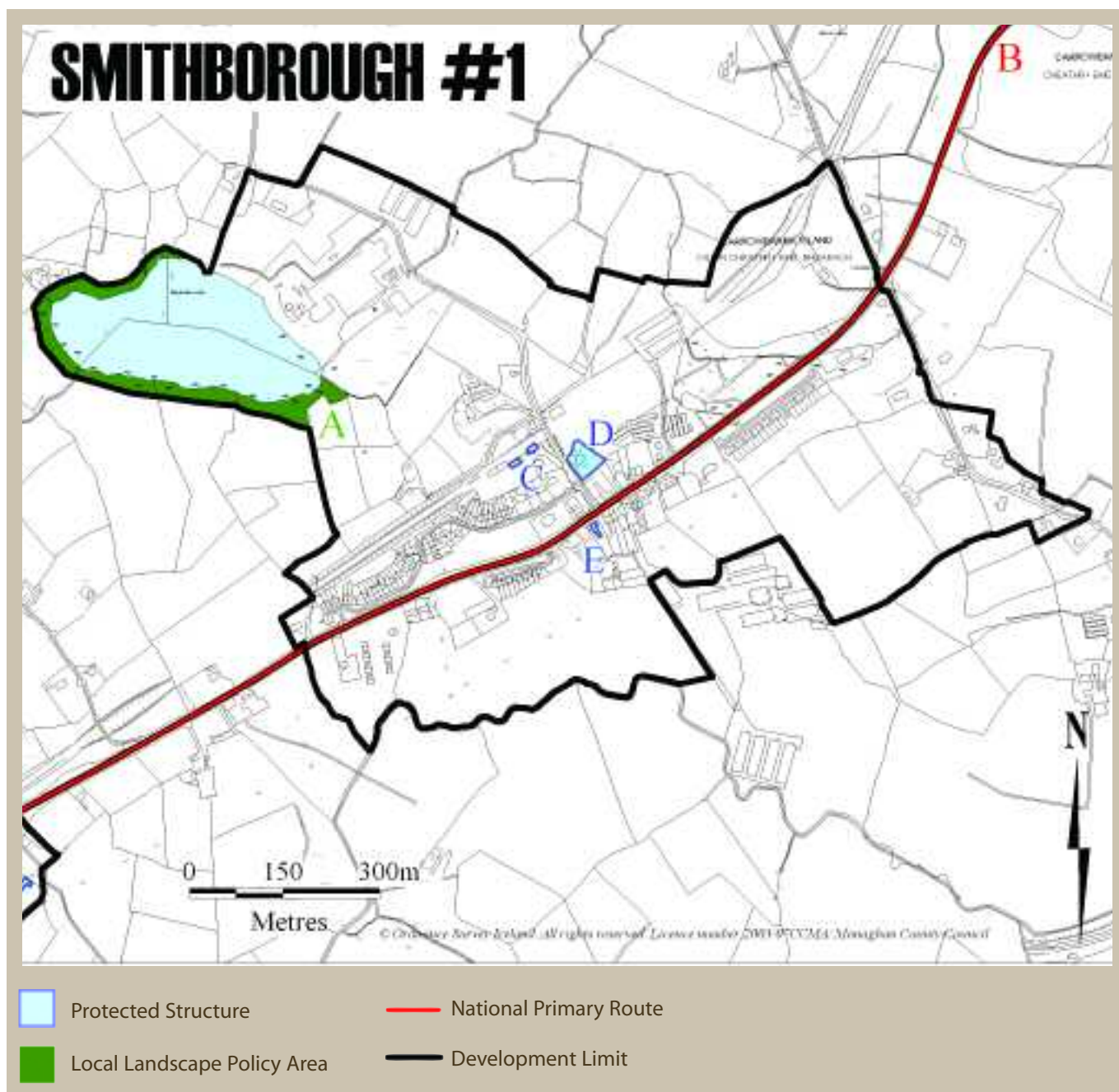
In the Smithborough Local Area Plan adopted in 2002, approximately 53.3 ha of land were zoned for development within the limits of the village. In this village plan an additional 25.2 ha. of land has been zoned for the period 2007 – 2013 which gives an overall area of approximately 85 ha within the development limits. An additional development node has been zoned at Magherarney and is based around the existing focal points of the Primary School and Chapel. This additional node will be known as Smithborough No.02 and includes an area of 11.5 ha., of which approximately 3.5 ha are available for development purposes.

It should be noted that some additional lands zoned may include developed areas and lands with granted planning permissions but have been included within the limits to build up the urban fabric and round off the village in a logical manner. The attached map provides a diagrammatic layout of the new village development limits.

**The schedule A - E shows development constraints within the village limits. A full list of protected structures and monuments can be found in appendices 5 and 6.**

## Local Landscape Policy Areas (LLPA)

The LLPA (A) within Smithborough # 1 indicated on the map is Magherarney Lough and its environs. Immediately west and adjacent is a factory owned by Grove Farm. The purpose of the amenity area is to protect the lake and its immediate environs as a natural asset and prevent encroaching development.

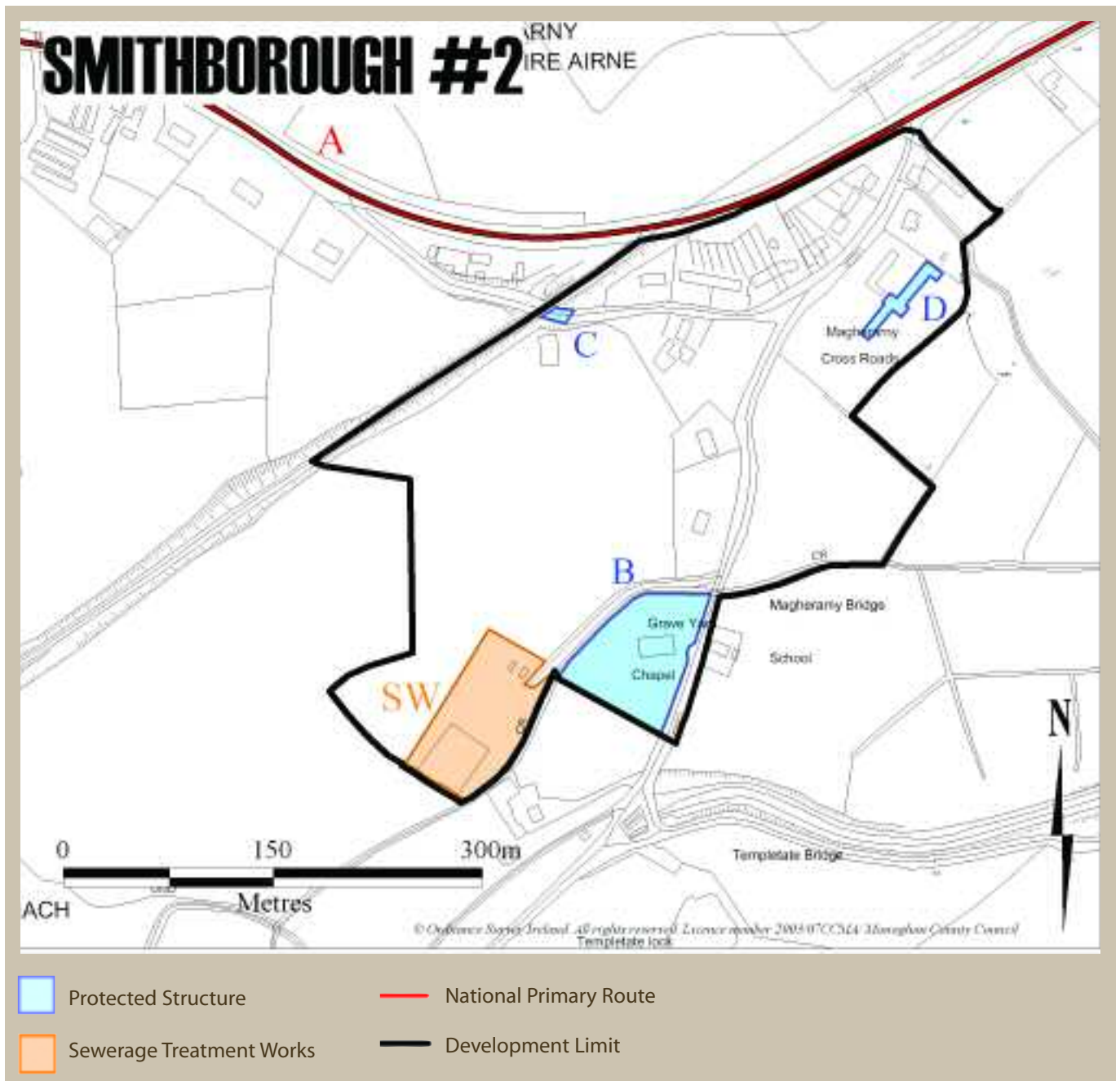


### Development Constraints - SMITHBOROUGH No. 1

- (A) Local Landscape Policy Area - Magherarny Lough.
- (B) National Primary Route (N54).
- (C) Railway Station (Protected Structure).
- (D) Smithborough Presbyterian Church (Protected Structure).
- (E) Garda Siochana Station (Protected Structure).

All development constraints may not be indicated on this map. It is therefore the responsibility of the landowner/ developer to ensure that all development constraints are included/considered on lands subject to development.





**Development Constraints - SMITHBOROUGH No. 2**

- (A) National Primary Route (N54)
- (B) St. Mary's Roman Catholic Church, Templetate (Protected Structure)
- (C) Railway Bridge (Protected Structure)
- (D) Magherarney Primary School (Protected Structure)

All development constraints may not be indicated on this map. It is therefore the responsibility of the landowner/ developer to ensure that all development constraints are included/considered on lands subject to development.





## Threemilehouse Village Plan 2007-2013

### Background

Threemilehouse is one of nine villages in County Monaghan that have a Local Area Plan covering the period from 2002 - 2012. This plan was made under the provisions of Chapter 11, Section 18 of the Planning and Development Act 2000. These plans are now superseded and will be incorporated into the County Development Plan 2007 - 2013 as Village Development Plans. This Village Plan must be considered in conjunction with all strategic policy and guidelines as laid out in chapters 1 - 8.

Threemilehouse is a small-nucleated settlement on the Monaghan - Newbliss road approximately 8 km from Monaghan. It is centred on a crossroads with a Catholic Church overlooking the village. The village of Threemilehouse has grown in the last 25 years mainly through the development of social housing erected by Monaghan County Council. A small tributary river runs through the village and the village nestles in a river valley between several undulating hills.

### Aim

*The aim of this plan is to provide for the sustainable development of Threemilehouse as a residential, service and employment centre, to improve its economic base by concentrating development to achieve a viable threshold population to maintain a wide range of retail and service outlets and other social and community facilities.*

### Development Limit

A development limit has been set for the village, which will guide the development of the village over the plan period of 2007 - 2013. This development envelope will assist in building up the fabric of the village and will allow for the sustainable expansion of the village in an organised and planned manner. The development of some lands within this development zone may require provision of additional infrastructure and/or services and this may necessitate contributions by the developer. Also, inclusion of lands within the development zone does not imply automatic consent for any specific development.

It is recognised that some lands within the development limit may not be suitable for development due to topography or other considerations. Some landowners may be unwilling to release land within the development limit and so a degree of over zoning has been provided to take account of these problems and to provide a wide range of

flexibility and choice.

In the Threemilehouse Local Area Plan adopted in 2002, approximately 28.1 ha of land were zoned for development within the limits of the village. In this village plan an additional 4.9 ha. of land has been zoned for the period 2007 - 2013 which gives an overall area of approximately 33 ha within the development limits. Only a small proportion of additional land has been zoned as there has not been any major development in the village in recent times and there is still sufficient capacity for more development. In any case, village growth is likely to be confined by the local topography. The additional land should provide for sufficient capacity over the plan period. The attached map provides a diagrammatic layout of the new village development limits.



Chapel, Threemilehouse



## Development Constraints - THREEMILEHOUSE

(A) Recreation Area

All development constraints may not be indicated on this map. It is therefore the responsibility of the landowner/ developer to ensure that all development constraints are included/considered on lands subject to development.

