



## Chapter 03 Settlement Strategy

*County Monaghan has a traditional pattern of settlement in rural areas together with a network of towns and villages distributed throughout the county'*



### 3.1 Population Statistics

Population trends are central to the development plan process. Changes in population, household patterns and spatial distribution form the basis on which decisions on land use, service provision, housing, employment, retail, community and recreational needs are determined. Population figures for the 2006 census have been provided and updated where they have been made available through the Central Statistics Office.

Population figures in County Monaghan indicate a 2.5% increase between 1996 and 2002. This figure, when compared to the national population increase of 8%, represents the lowest population change in the country. The 2006 census indicates that there has been a 6.4% increase in the county's population over the period 2002 to 2006 which is more in line with the national average of 8.2% increase.

Table 3.1 Population figures in County Monaghan and Nationally 1981-2006

Census	County Pop	% change in population	National Pop	% change in population
1981	51,192	-	3,443,405	-
1986	52,379	+2.3	3,540,643	+2.8
1991	51,293	-2.1	3,525,719	-0.4
1996	51,313	+0.4	3,626,087	+2.8
2002	52,593	+2.5	3,917,336	+8.0
2006	55,997	+6.4	4,239,848	+8.2

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

- i. Substantial growth has occurred in rural areas around the main towns
- ii. Population growth in the urban areas has been slight or negative
- iii. Areas of rural depopulation are concentrated in the west of the county.

These trends are reflected on a national basis and have been noted in the Sustainable Rural Housing Guidelines<sup>2</sup> which

states that *"Rural areas close to cities and some larger towns, those close to nationally important transport corridors and those in certain more scenic areas are experiencing population growth, including significant amounts of growth in some cases. Other more remote and economically weaker areas are experiencing population decline"*.

#### 3.1.1 Urban versus Rural Settlement

County Monaghan's population is dispersed throughout the rural areas with less than 30% of the population living in urban areas (see Table 3.2). This pattern of dispersed population is very strongly established and impacts upon the growth and undermines the viability of existing towns and villages in the County.

<sup>2</sup> Sustainable Rural Housing Guidelines for Planning Authorities, April 2005. Department of Environment Heritage and Local Government.

Table 3.2. Aggregate comparison of Town and Rural Areas

County	Aggregate Town Area (Persons)	Aggregate Rural Area (Persons)	% of population in Aggregate Town Area
Monaghan (2002)	14,651	37,942	27.9
Monaghan (2006)	11,533	44,464	20.5
State (2002)	2,334,282	1,582,921	59.6

The Regional Planning Guidelines, February 2004, states that:

*"It is understood that rural areas with a settlement pattern of dispersed population, inevitably results in decline in locations which have weak urban structures. The sustainability of rural areas therefore depends on strong urban centres. The growth of the strongly established pattern of dispersed development can have an adverse effect on the viability of existing settlements and further weaken the urban structure"*

The issue of urban rural balance needs therefore to be addressed carefully in this development plan. It is important to maintain vibrant rural areas whilst at the same time recognising the need for a strong urban structure with sufficient critical mass to attract inward investment and act

as engines for economic growth. The Census 2006 indicates that there is a further weakening of the urban centres with a 7.4% decline in the percentage of people living in the 5 main towns in County Monaghan.

The following six tables show population figures for each District Electoral Division (DED) in County Monaghan between 1981 and 2006. Table 3.3.1 shows each town population which is made up of the urban population plus the rural part outside the urban boundary. Tables 3.3.2 – 3.3.5 shows population figures for each Rural District Electoral Division (DED) in County Monaghan between 1981 and 2006. Table 3.3.6 summarises the information in tables 3.3.1 – 3.3.5 and shows the urban and rural figures for each DED during the same period.

Table 3.3.1 Population of 4 Towns in Co. Monaghan 1981-2006

County Monaghan District Electoral Division	51,192 1981	52,379 1986	51,293 1991	51,313 1996	52,583 2002	55,997 2006	*6.5 * % Change
Carrickmacross Town	-	-	-	1,926	1,964	1,973	0.5
Carrickmacross Urban	1,768	1,815	1,678	1,926	1,964	1,973	0.5
Castleblayney Town				1,884	1,712	1,822	6.4
Castleblayney Urban	2,425	2,157	2,029	1,015	960	920	-4.2
Castleblayney Rural (pt.)	-	-	-	869	752	902	19.9
Clones Town				1,921	1,721	1,517	-11.9
Clones Urban	2,329	1,598	1,488	1,335	1,105	995	-10.0
Clones Rural (pt.)	-	682	606	586	616	522	-15.3
Monaghan Town				5,628	5,717	6,221	8.8
Monaghan Urban	6,177	6,075	5,750	2,014	2,032	2,183	7.4
Monaghan Rural (pt.)	-	-	-	3,614	3,685	4,038	9.6

\* Percentage change between 2002 - 2006



Table 3.3.2: Population of Carrickmacross Rural Electoral Division 1981-2006

District Electoral Division	1981	1986	1991	1996	2002	2006	* % Change
Carrickmacross Rural Area	-	-	-	11,013	11,585	12,804	10.5
Ballymackney	769	795	789	845	897	928	3.5
Bellatrain	226	216	212	225	211	243	15.2
Bocks	449	467	464	489	530	599	13
Broomfield	589	614	597	600	652	718	10.1
Carrickmacross Rural	2,169	2,235	2,295	2,257	2,540	3,091	21.7
Corracharra	282	249	208	217	250	266	6.4
Crossalare	418	455	446	427	462	569	23.2
Donaghmoyne	488	528	554	568	615	641	4.2
Drumboory	401	402	385	401	446	466	4.5
Drumcarrow	370	372	332	340	343	381	11.1
Drumgurra	515	502	524	503	489	557	13.9
Enagh	509	659	672	656	674	704	4.5
Inniskeen	1,008	1,002	976	982	956	979	2.4
Kilmurry	528	505	505	474	496	537	8.3
Kiltybegs	485	500	527	549	539	572	6.1
Laragh	559	522	511	539	512	525	2.5
Loughfea	494	478	467	496	526	571	8.6
Raferagh	461	442	439	445	447	457	2.2

\* Percentage change between 2002 - 2006



Table 3.3.3: Population of Castleblayney Rural Electoral Division 1981-2006

District Electoral Division	1981	1986	1991	1996	2002	2006	* % Change
Castleblayney Rural Area	-	-	-	9,699	10,136	10,516	3.7
Annayalla	476	491	500	517	546	593	8.6
Anny	300	332	339	338	359	349	-2.8
Ballybay Rural	1,152	1,228	1,213	1,210	1,181	1,379	16.8
Ballybay Urban	603	530	459	474	437	401	-8.2
Carrickaslane	501	493	473	450	462	506	9.5
Carrickatee	338	343	349	345	304	313	3.0
Castleblayney Rural (part.)	1,483	1,776	1,840	1,889	2,228	2,296	3.1
Church Hill	573	553	536	529	569	572	0.5
Clontibret	642	671	668	705	722	700	-3.0
Cormeen	509	512	442	447	457	459	0.4
Creeve	553	543	554	522	538	562	4.5
Cremartin	793	835	843	907	910	975	7.1
Greagh	389	398	430	432	448	417	-6.9
Mullyash	387	400	355	351	353	355	0.6
Tullycorbet	625	627	591	583	622	639	2.7

\* Percentage change between 2002 - 2006

Table 3.3.4: Population of Clones Rural Electoral Division 1981-2006

District Electoral Division	1981	1986	1991	1996	2002	2006	* % Change
Clones Rural Area	-	-	-	7,976	8,597	8,976	4.4
Aghabog	326	340	316	314	303	310	2.3
Caddagh	462	474	463	442	440	469	6.6
Clones Rural	887	882	843	869	868	914	5.3
Clones	-	-	-	458	464	464	0.0
Currin	526	583	570	557	530	559	5.5
Dawsongrove	569	631	593	566	643	672	4.5
Drum	260	240	208	193	182	190	4.4
Drumhillagh	569	572	593	600	612	630	2.9
Drummully	128	131	120	98	102	92	-9.8
Drumsnat	767	914	952	937	930	937	0.8
Killeevan	387	375	362	348	357	365	2.2
Kilmore	509	534	534	538	539	536	-0.6
Killynenagh	192	182	161	170	174	170	-2.3
Lisnaveane	371	332	334	362	385	428	11.2
Newbliss	643	681	705	673	666	741	11.3
Scotstown	859	899	882	940	993	1,083	9.1
St. Tierney	386	391	380	369	409	416	1.7

\* Percentage change between 2002 - 2006

Table 3.3.5: Population of Monaghan Rural Electoral Division 1981-2006

District Electoral Division	1981	1986	1991	1996	2002	2006	* % Change
Monaghan Rural Area	-	-	-	10,808	11,161	12,172	9.0
Ankletell Grove	791	876	899	941	954	1,009	5.8
Ballinode	1,135	1,236	1,241	1,227	1,170	1,359	16.2
Bragan	312	281	269	272	263	290	10.3
Castleshane	741	756	738	725	730	876	20.0
Derrygorry	258	258	247	258	283	273	-3.5
Emyvale	858	860	894	938	1,091	1,223	12.1
Enagh	538	534	491	446	449	487	8.5
Figullar	332	354	346	394	413	422	2.2
Glaslough	565	643	686	708	726	757	4.3
Killylough	560	561	551	537	558	554	-0.7
Monaghan Rural (pt.)	1,198	1,265	1,227	1,207	1,284	1,573	22.5
Rackwallace	697	753	762	729	777	794	2.2
Shanmullagh	214	218	226	215	210	226	7.6
Sheskin	531	614	609	550	532	559	5.1
Tedavnet	694	790	772	832	830	860	3.6
Tehallan	644	715	793	829	891	910	2.1

\* Percentage change between 2002 - 2006

Table 3.3.6.: Total Urban and Rural Population figures in Co. Monaghan

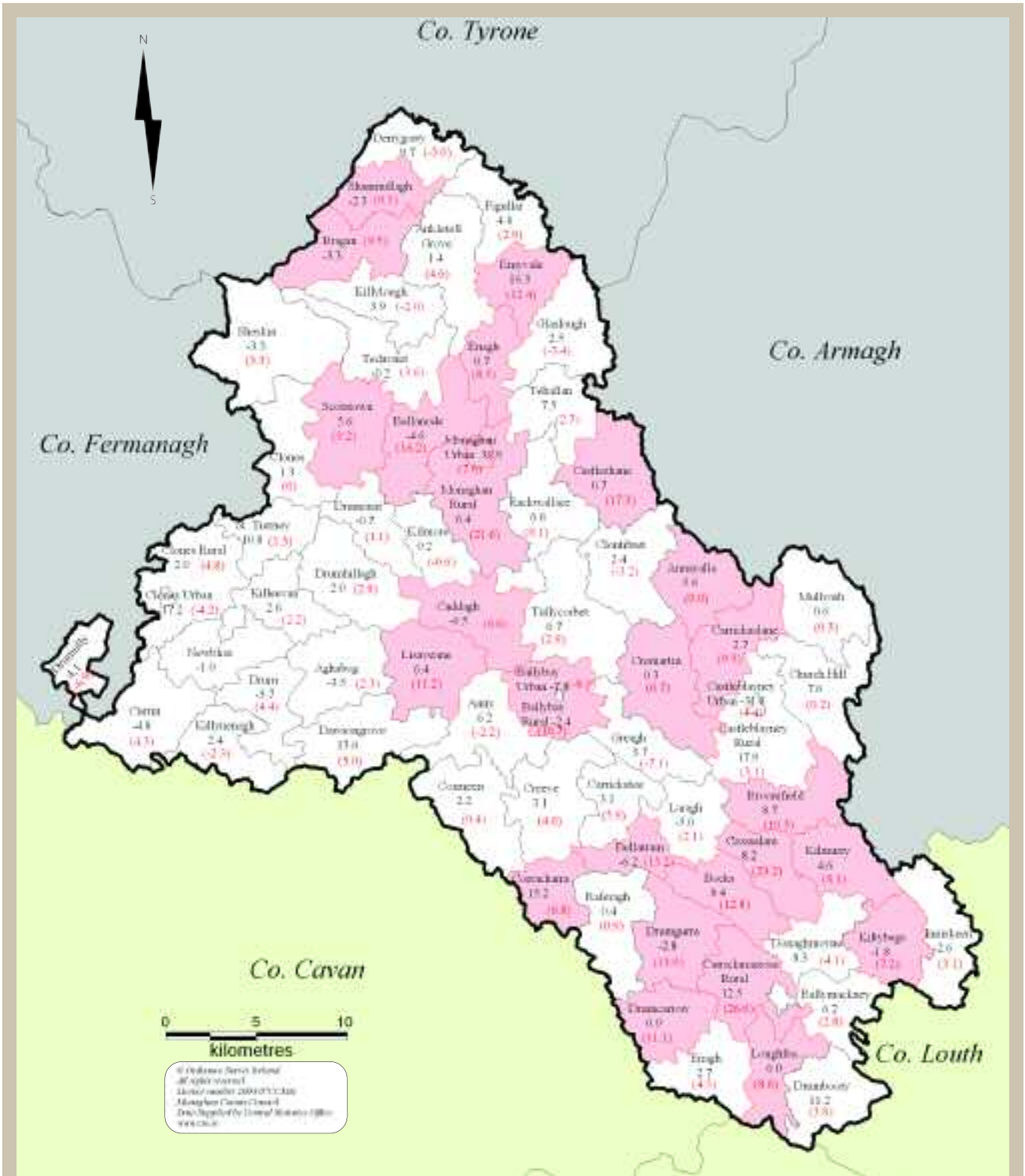
District Electoral Division	1981	1986	1991	1996	2002	2006	*
Monaghan County	51,192	52,379	51,293	51,313	52,583	55,997	6.5
Monaghan Town				5,628	5,717	6,221	8.8
Monaghan Rural Area	-	-	-	10,808	11,161	12,172	9.0
Carrickmacross Town	-	-	-	1,926	1,964	1,973	0.5
Carrickmacross Rural Area	-	-	-	11,013	11,585	12,804	10.5
Castleblayney Town				1,884	1,712	1,822	6.4
Castleblayney Rural Area	-	-	-	9,699	10,136	10,516	3.7
Clones Town				1,921	1,721	1,517	-11.9
Clones Rural Area	-	-	-	7,976	8,597	8,976	4.4*

Percentage change between 2002 - 2006

Source: Central Statistics Office

It has already been stated that population increase in County Monaghan since 1981 is well below the national average as seen in table 3.1. The population changes within the county have not however occurred uniformly (see map 3.1)

Map 3.1 shows that there has been significant strong growth around the towns of Monaghan and Carrickmacross. It is considered likely that Carrickmacross will continue to grow at accelerated rate due to its proximity to the new M1 motorway and Dublin. There is also considerable development pressure along the N2 National Primary Route between Monaghan and Carrickmacross. The result of this pattern of development is an increase in population in the east of the county and a trend of depopulation in the west of the county.





### 3.1.2: Population Projections

Throughout Ireland there has been a trend towards increased urbanisation; however, in Monaghan's case, apart from Carrickmacross, all other main urban areas (Monaghan, Castleblayney and Clones) suffered a population decline between 1991 and 1996. In the period 1996 to 2002 Monaghan Town and Carrickmacross had a modest increase in population.

A base line data report on the county was carried out on behalf of Monaghan County Development Board by Peter Quinn Consultancy Services and was published in 2001. The

report included findings from an analysis of the four main urban areas and their hinterlands carried out by CAAS (Environmental Services) Ltd. CAAS produced eight different projections based on differing assumptions about 'fertility rates', 'mortality rates' and 'net migration'; one model assumed constant figures for fertility, mortality and net migration, and showed no change in population. Model seven of that report which assumed falling fertility, slowly falling mortality and migration at 91-96 levels, produced the following population projections for the four major settlements in the County:

Table 3.4: Population Projections For The Major Settlements In Monaghan (1996 - 2021)

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

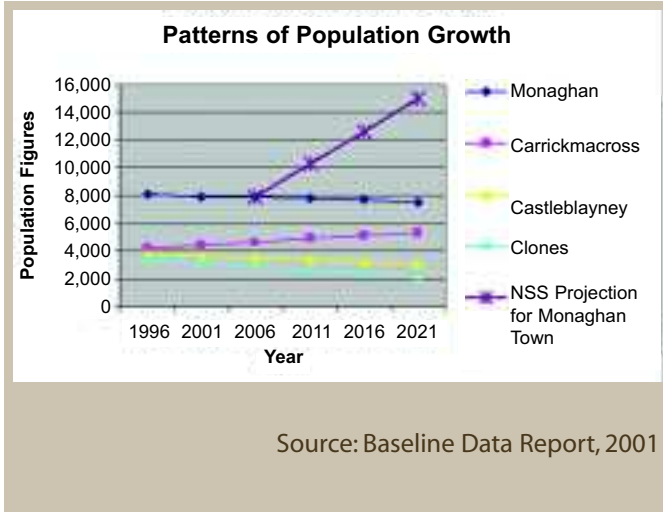
While there is no certainty that the selected assumptions will prove valid, they are seen as reflecting the 'most likely' outcome in the absence of positive action to produce, or encourage, population growth, or to stimulate inward migration.

The regional population projections produced by the CSO in 1999 for the Republic can be applied on a pro rata basis to estimate Monaghan's population over the same period. In the most likely scenario, the population of the six 'Border' counties is forecast to rise by 19,300 over the thirty-five year period to 2031. Taking the increase in County Monaghan's population to be in proportion to its population, as against the total population of the entire Border Region, results in an increase of 2,300 by 2031

However, the assumption underlying this figure, that the increase will be pro rata to the current population of the

county, may not be necessarily realistic given the probable concentration of the increase in County Louth (which is likely to exhibit a growth rate more like that in Dublin and the Mid-East, i.e. approximately 50%). In this scenario, it is possible that the population of Louth could increase to such an extent that it would absorb all the regional increase. Therefore, key to any projection is whether 'Monaghan obtains its fair share of the regional population growth' - in particular, of net inward migration (since the 'natural growth' of the Region's population will be offset by 'emigration' to other parts of Ireland, and the only real growth will come from 'external migration').

Figure 3.1: Population figures and population projections for the four main urban areas in County Monaghan.



Included in figure 3.1 above is a projection from the National Spatial Strategy (NSS) which shows that Monaghan Town should achieve a critical mass of at least 15,000 by 2020 if it is to fulfil its role as a hub as defined in the NSS. The graph shows the NSS projection is in contrast to what is actually happening in the county at present and what is likely happen if no vehicle is put in place to encourage population growth and direct development over the period.

Positive action to reverse the anticipated demographic trends may produce different outcomes. It is therefore the aim of this settlement strategy to ensure that Monaghan Town will reverse this downward trend in population growth and aspire to reach a critical mass of at least 15,000 by 2021 as set out in national policy.



# Government Policy and Guidelines

The National Spatial Strategy (NSS), the Regional Planning Guidelines (RPGs) and the Sustainable Rural Housing Guidelines provide a basis for planning authorities to prepare a Settlement Strategy. The provisions of the NSS with regard to settlement have been included in the RPGs and the Sustainable Rural Housing Guidelines. The main provisions and considerations of these documents are outlined below:

## 3.2 National Spatial Strategy

The NSS sets a national context for spatial planning to inform the RPGs and County Development Plans. It provides a framework for the spatial development of an all-island economy and sets out principles of good spatial planning practice

The NSS identifies Monaghan as a development "Hub" linked with Cavan and Dundalk and highlights the town's strategic location as "part of the border area as a cross roads between Dublin, Belfast, Derry, the Midlands and other strategic locations" (see map 1.2, chapter 1). The NSS identifies the development potential offered by improving economic and transport links with towns in Northern Ireland stating that:

*"Monaghan is strategic spatially in the border context because of its location on the Dublin-Derry axis. It is strategically located on the N2 Dublin-Derry road, will be proximate to the Dundalk Gateway and has improving interaction with substantial urban centres in Northern Ireland such as Armagh. Monaghan performs important employment, retailing and administrative functions and has substantial capacity for development in land and water services terms."*

The NSS envisages that hub towns will need to grow substantially in population by 2020 to fulfil their functions and to provide the critical mass required to support the key service roles for the regions. The NSS states that hubs with a current population below 10,000 would need to grow to a population of 15,000 - 20,000 by 2020.

The NSS envisaged the strengthening of the existing county and large town structure, renewal of small town and village structure and the protection and development of key rural assets.

### 3.2.1 Regional Planning Guidelines for the Border Area

The Border Regional Planning Guidelines 2004 identified a preferred scenario for the way forward for the region of

'strong urban structures and sustainable rural areas .....ensuring that the entire region benefits from spatial distribution and becomes more sustainable in the longer term.'

The RPGs set out a 'simplified settlement strategy' for the Region, which contains nine categories. Towns and villages in County Monaghan have been identified in four of these categories, which are as follows:

#### Hub - Monaghan Town

Monaghan is a strategic urban centre that supports, and is supported by the Gateway (Dundalk) and reaches out to wider rural areas of the Region that the RPGs are targeting for significant levels of growth.

#### Medium sized towns for urban strengthening - Carrickmacross, Clones & Castleblayney

These are towns with a population of between 1,500 and 5,000 (as per the NSS) which are in need of urban strengthening, and which would perform an important role in driving the development of a particular spatial component, either individually or in groups.

#### Town with special functions - Ballybay

Ballybay is a county or sub county service centre that should be developed as a residential centre. The development of the town is dependant upon its agricultural base and its links with surrounding towns.

#### Villages - Emyvale, Tydavnet, Glaslough, Scotstown, Ballinode, Smithboro, Newbliss, Rockcorry, Inniskeen, Threemilehouse.

These smaller villages play particularly important roles as service/retail/residential centres, that need to be developed in the context of structural changes to the traditional agriculture based rural economy, and that are key drivers in areas where the urban structure is located.

In preparing a settlement strategy the RPGs state that Planning Authorities should:

- i. Assess population in the Region and the implications for land use planning for all settlements
- ii. Review zoned and serviced land available
- iii. Review housing strategies in the Region

In respect of villages and rural areas, the RPGs included the following objectives:

- i. To sustain and renew established rural communities in response to the various changes taking place
- ii. To strengthen the established structure of villages and smaller settlements to support the viability of local infrastructure and services such as schools, post offices, water services and public transport
- iii. To ensure that the environment, the natural and cultural heritage and the quality of the landscape are protected
- iv. To ensure that policies on rural housing take account of, and are appropriate, to local circumstances

### 3.2.2 Sustainable Rural Housing Guidelines for Planning Authorities

The Sustainable Rural Housing Guidelines for Planning Authorities (DoEHLG) acknowledges the long tradition of people living in rural parts of the country.

They stress that people who wish to follow in this tradition and who are part of the established rural community, should be facilitated in all rural areas, including those under strong urban-based pressures. This form of development is defined as rural generated housing

The Guidelines also note that very significant levels of rural housing development has taken place on the edges of towns and along primary transport corridors, resulting in over development of these areas. They emphasize the need to manage this pressure from overspill development originating in urban areas. This form of development arising from persons, principally living and working in urban areas and relocating to the rural area, is defined as urban generated housing

In order to ensure that development in the countryside takes place in a sustainable manner, which reflects the needs of the rural communities, the guidelines state that it is vitally important that a development plan sets out a clear policy framework that is consistent with the policies laid out in the guidelines





# Settlement Strategy for County Monaghan

County Monaghan has a traditional pattern of dispersed settlement in rural areas together with a network of towns and villages distributed throughout the county. This section of the plan sets out a strategic settlement strategy for the county that will develop and strengthen this pattern of settlement in line with the strategies laid out in the NSS and the RPG referred to in sections 3.2.1. and 3.2.2

Having regard to the anticipated population growth outlined in the NSS, the Council is eager to adopt a pro-active approach to the development of the county, with particular emphasis on developing Monaghan Town to the level of population and critical mass necessary to sustain its designation as a hub town.

## 3.3 Current Settlement Pattern and Policies

Monaghan Town, Carrickmacross, Castleblayney, Clones and Ballybay are the principal settlements within the county that serve as the primary residential, employment, service and retail centres. The Development Plan for each of these settlements, located at the rear of this document, analyses the role of each and how they should develop in the future.

The villages of **Ballinode, Emyvale, Inniskeen, Glaslough, Newbliss, Rockcorry, Scotshouse, Scotstown, Smithboro, and Threemilehouse** are smaller settlements that also act as residential, employment, service and retail centres. Following the publication of the Local Area Plans for these villages in 2002, a number have experienced significant levels of development. In order to ensure that these villages continue to function as key drivers of development in the county it is essential that their development is facilitated in accordance with the NSS and RPGs. As such the plans for each of the nine villages have been reviewed.

Below this level of settlements are smaller cluster settlements, many of which are located around local community facilities and which act as important focal points for the wider rural community. Previously these have tended to be developed in an ad hoc manner, but in order to ensure that they develop in a structured and orderly fashion, it is considered necessary that a limit of development be drawn around each settlement area, within which there will be presumption in favour of development. The limits of development of each village are shown in chapter 14. Monaghan County Council will seek to sustain and develop these villages as settlement centres through the development of public infrastructure, services and facilities. These services and facilities may be provided in partnership with the private sector and/or the community.

## 3.3.1 County Settlement Strategy

A settlement strategy is a spatial expression of population, distribution, settlement size, settlement role and settlement hierarchy. The County Monaghan Settlement Strategy will provide a planning framework for the location of development and population over the 6-year life span of the County Development Plan and will identify potential development patterns for the different areas of the county. This settlement strategy is also based on forecasts and predictions from the NSS with a view to expanding Monaghan Town as a hub.

Existing local, regional and national policy documents influence the recommended Settlement Strategy for County Monaghan. The principles of Proper Planning and Sustainable Development, along with a "plan-led" approach, are cornerstones of the Planning and Development Act 2000. The Settlement Strategy provides a hierarchy of settlements, which caters for balanced and sustainable growth of the County while providing a range of residential choices for the people. The Settlement Strategy is based on the following principal requirements:

- i. The promotion and development of Monaghan as a Hub town, and as the main residential, retail, service and employment centre in the county
- ii. The development of second and third tier towns as residential, retail, service and employment centres
- iii. Controlled expansion of fourth and fifth tier settlements as residential and local retail centres
- iv. Careful growth management in 'rural areas under strong urban influence'
- v. Sustainable development of the remaining rural areas

### 3.3.2 Hierarchy of Settlements

In support of the principles laid out in 3.3.2, a settlement hierarchy is proposed based on the function of each settlement, together with the existing and anticipated levels of development and service provision within them. These are as follows;

**TIER 1:** Monaghan will be promoted as the primary growth centre for industrial development, as a primary retail and service centre, and a strong and attractive residential centre. Monaghan will aspire to be a third-level education provider and to develop critical mass in support of its "Hub" role as set out in the NSS.

**TIER 2:** Carrickmacross provides an extensive range of services including health, community, financial, significant employment and retail. This town has a strong historical identity as a market town and has a relatively well-developed infrastructure. Sustained growth in this settlement is required.

**Tier 3:** Castleblayney, Clones and Ballybay provide a more limited range of services, than tier 1 & 2 settlements. Service provision often includes a range of retail and educational services, but limited financial, health and community services. These towns should be further developed as residential and employment centres as well as service and

local retail centres for their surrounding hinterland.

**Tier 4 & Tier 5:** These 35 smaller settlements provide basic services to their community, such as convenience goods and petrol. Education services are provided in some of the settlements, but extend to primary education only. These services serve an important community purpose and provide the basis for further future development. Some of these settlements require major improvements in infrastructure to ensure that they will become attractive settlement centres and assist in the long-term vitality and viability of County Monaghan.

**Tier 6:** This is the final and smallest type of settlement. These settlements are referred to as Dispersed Rural Communities (DRC). The character of these settlement areas mirror the rural countryside but have scattered individual houses with some clustering around one or more focal points. Focal points may include existing development around a cross roads, a shop, church, post office etc. There may be scope for some additional dwellings to consolidate existing focal points and utilise existing services in the area subject to normal planning environmental standards. House numbers should however be restricted to a maximum of eight houses in total, centred on the focal point and should be subject to the satisfactory provision of infrastructure and services. The settlement hierarchy is laid out in table 3.5.

Table 3.5: Settlement Hierarchy

Settlement Hierarchy	Town/Village/Settlement	Population Potential 2007 -2013
Tier 1	Monaghan	8,000-10,000
Tier 2	Carrickmacross	4,000-7,000
Tier 3	Ballybay, Castleblayney, Clones,	1,500-4,000
Tier 4	Ballinode, Emyvale, Glaslough, Inniskeen, Newbliss, Rockcorry, Scotshouse, Scotstown, Smithboro, Threemilehouse.	250-1500
Tier 5	Aghabog, Annyalla, Ardagh, Bawn, Broomfield, Carrickroe, Clara, Clontibret No. 1 & 2, Connors, Corcaghan, Corduff, Donaghmoynne, Doohamlet, Drum, Knockatallon No. 1 & 2, Knockconan, Laragh, Latton, Lisdoonan, Lough Egish, Magheracloone, Mullan, Oram, Tydavnet, Tyholland	100 - 300
Tier 6	Dispersed Rural Areas	

# Development in Settlements

## 3.4 Development in Settlements

The towns shown in tier one to three include the 5 main towns in County Monaghan. The Development Plans for these towns and the associated zoning maps (including their environs) are contained in Chapters nine to thirteen. Each Town Plan contains specific policies tailored towards the development of each particular town. Villages plans are contained within Chapter fourteen.



Rockcorry

The following general policies relate to the development in all settlements including villages within the county. The Council will:

Policies for Settlements	
SP.1	Designate development limits around urban areas in order to restrict urban and village sprawl and the possible merging of distinctive settlement areas.
SP.2	Promote the development of all settlements, with an appropriate range of facilities and services, including social infrastructure, retail units, commercial offices and local enterprise, in accordance with the settlement hierarchy outlined above.
SP.3	Facilitate and/or provide the infrastructure and services necessary to accommodate anticipated population growth in each settlement.
SP.4	Prohibit development in the immediate vicinity of any defined development limit, which would mar the distinction between the open countryside and the built up edge of the settlement.
SP.5	Protect important landscape features within or on the edge of settlements by prohibiting development within designated Local Landscape Policy Areas (LLPAs), unless where it is proven to the satisfaction of the Planning Authority that the proposed development would not detrimentally impact on the amenity of the LLPAs or the wider setting or character of the settlements.
SP.6	Maintain vibrant rural areas by encouraging the sustainable development in these settlements in accordance with the provisions of the Sustainable Rural Housing Guidelines
SP.7	Establish strong road connections between settlements and promote public transport strategies that could facilitate services from the lower tier settlements.
SP.8	Promote sustainable compact development forms, including more comprehensive backland development of the towns and villages, and promote the efficient use of available public infrastructure and services.
SP.9	Encourage towns and villages to develop specialist niche activities or roles that could help distinguish them and thereby promote their development.
SP.10	Ensure that new development within settlements shall be appropriate in terms of use, siting, scale, layout, design, materials and character
SP.11	Promote the refurbishment and regeneration of the centre of towns and villages.
SP.12	Encourage residential development on infill sites, derelict sites, vacant plots and backlands.



# Housing in Rural Areas

## 3.5 Housing in Rural Areas

In accordance with the requirements of the Sustainable Rural Housing Guidelines for Planning Authorities, and to ensure that development in the countryside outside the planned limits of the settlements takes place in a sustainable manner, which reflects the needs of the rural communities, the county has been divided into three development management zones based on different rural area types. These zones have been delineated on the development management zoning maps attached (see maps 3.2, 3.3, 3.4 & 3.5) and are outlined in sections 3.5.1 - 3.5.3.

### 3.5.1 Rural Areas under Strong Urban Influence (Development Management Zone A).

Rural areas in the immediate environs of Monaghan, Carrickmacross and Castleblayney Towns have experienced the greatest development pressure for single dwellings due to their proximity to the county's main urban areas.

The amount of urban generated housing in these areas is significant. The resulting increased demand for development sites, the increased pressure on the countryside and services, together with the disproportionate cost of sites in these areas, has in the past often precluded development by members of the established rural community, to the detriment of sustaining the rural communities.

The key objectives in these areas are to meet the requirements of the immediate local rural community who have a genuine housing requirement, and to direct urban generated housing development into the adjoining towns and villages.

All applications for single dwellings in these areas must meet at least one of the criteria outlined in policies RH1-RH7 and should be accompanied by a completed Rural Housing Application Form (See Appendix 12 - RH1 Form )



## Policies for Rural Housing in Areas under Strong Urban Influence

Applications for single dwellings in these areas will only be permitted where the development complies with one of the following;

RH 1	The applicant is a landowner <sup>3</sup> , or where the dwelling is for a member of his / her immediate family <sup>4</sup> .
RH 2	The dwelling is for an individual who has lived in the local <sup>5</sup> rural area <sup>6</sup> for a minimum period of 5 years prior to the date of submission of a planning application.
RH 3	The dwelling is required to meet the needs of a person working in an established rural based agricultural, commercial, industrial or other enterprise in the local area, where the person derives his/her main income from that activity, or by a member of his / her immediate family. Such circumstances may also include other persons whose work is intrinsically linked to the local rural area (such as teachers in rural schools).
RH 4	The dwelling is to facilitate a retiring farmer, where the applicant last worked principally as a farmer in the local area, or by a widow or widower of someone who last worked principally as a farmer in the local area.
RH 5	The dwelling is required to facilitate site specific and compelling special domestic or personal circumstances, where genuine hardship would result if planning permission were refused. In these circumstances the onus will be placed on the applicant to justify why other alternative solutions, such as a house extension, granny flat or mobile home, cannot be considered
RH 6	The dwelling is to replace an existing dwelling, where the dwelling to be replaced; was in use or last used as a dwelling; has not been changed to a dwelling from another use without planning permission; has not been vacant for a period in excess of 10 years prior to the date of submission of a planning application; shall exhibit all the essential characteristics of a habitable dwelling house and be reasonably intact.
RH 7	The dwelling is for an emigrant who is returning to the local area, where he / she had previously lived for a minimum period of 5 continuous years.

<sup>3</sup> For the purpose of this section a **landowner** is defined as an individual with a minimum landholding in the local rural area of 4 hectares, which he or she has owned for a minimum period of 5 years prior to the date of submission of a planning application.

<sup>4</sup> **Immediate family** is considered to be a sibling, son or daughter or adopted child of the landowner OR where the landowner has no children, a niece/nephew maybe considered a landowners family member OR where their only child or all their children have resided outside the state of N.I. for a minimum continuous period of 10 years.

<sup>5</sup> For the purposes of this section, **local area** is defined as being within a radius of 2 kilometres.

<sup>6</sup> For the purposes of this section, **rural area** is defined as outside the defined development limits of a settlement.

The Planning Authority will normally permit the sympathetic change of use of a protected structure or a non protected vernacular building (where the building is an important element in the landscape or of local architectural or historic merit) into residential use, in an area of strong urban influence where this secures its upkeep and survival and the character and architectural or historic interest of the building would be preserved or enhanced. Proposals for a change of use should incorporate details of all intended alterations to the building and its curtilage to demonstrate their effect on its appearance, character and setting.

All development relating to alterations and improvements to protected structures will comply with policies laid out in chapter 4.

### 3.5.2 Stronger Rural Areas (Development Management Zone B).

Those areas in the environs of the towns of Monaghan,

Castleblayney and Carrickmacross and along the N2 National Route, have experienced development pressure for single dwellings due to their proximity to urban areas and the principle transport corridor within the county. The amount of urban generated housing in these areas is significant, although not as great as in the areas identified as being under strong urban influence. These areas have however, also experienced a rise in demand and a subsequent reduction in the availability of affordable sites, resulting from urban generated housing demand.

In these areas population levels are generally stable within a well developed town and village structure and in the wider rural areas around them. The key objectives in these areas are to maintain the population levels by accommodating the locally generated rural need and to consolidate the existing town and village structure. Applicants will not be required to submit a Rural Housing Application Form (RH1 Form) or provide justification in these areas.

## Policies for Rural Housing in Stronger Rural Areas

RH 8

Applications for single dwellings in these areas will be accommodated subject to normal planning considerations

### 3.5.3 Structurally Weak Rural Areas (Development Management Zone C).

Most of the structurally weak areas in County Monaghan coincide with the areas identified in the Clar programme, launched in 2001 as part of the National Development Plan.

These areas have characteristics such as persistent and significant population decline, low population density, as well as a weaker economic structure. They are at risk of

losing the level of population necessary to sustain essential services such as schools, local shops and sporting clubs, leading to difficulties in supporting a sustainable and vibrant rural community.

In an attempt to address these problems and develop sustainable rural communities, the Planning Authority will accommodate demand for permanent residential development in structurally weak areas. Applicants will not be required to submit a Rural Housing Application Form (RH1 Form) or provide justification in these areas.

## Policies for Rural Housing in Structurally Weak Rural Areas.

RH 9

Applications for single dwellings in these areas will be accommodated subject to normal planning considerations

It should be noted that in all areas, the acceptability of a dwelling is subject to meeting normal planning requirements such as access, effluent disposal, siting, design, impact on natural and man made heritage, and the ability of the rural environment to accommodate another dwelling without a detrimental impact on the rural character of the area.



A well intergrated rural dwelling





## View Map 3.2 Rural Housing Management Zones

Download a detailed copy below:

[http://www.monaghan.ie/websitev2/download/pdf/planning/developmentplan2007-2013/FinalPrintedVersion/map 3.2Reduced.pdf](http://www.monaghan.ie/websitev2/download/pdf/planning/developmentplan2007-2013/FinalPrintedVersion/map%203.2Reduced.pdf)







## View Map 3.3 Area Under Strong Urban Influence (Monaghan Town)

Download a detailed copy below:

[http://www.monaghan.ie/websitev2/download/pdf/planning/developmentplan2007-2013/FinalPrintedVersion/map 3.3Reduced.pdf](http://www.monaghan.ie/websitev2/download/pdf/planning/developmentplan2007-2013/FinalPrintedVersion/map%203.3Reduced.pdf)





## View Map 3.4 Area Under Strong Urban Influence (Carrickmacross Town)

Download a detailed copy below:

[http://www.monaghan.ie/websitev2/download/pdf/planning/developmentplan2007-2013/FinalPrintedVersion/map 3.4Reduced.pdf](http://www.monaghan.ie/websitev2/download/pdf/planning/developmentplan2007-2013/FinalPrintedVersion/map%203.4Reduced.pdf)







## View Map 3.5 Area Under Strong Urban Influence (Castleblayney Town)

Download a detailed copy below:

[http://www.monaghan.ie/websitev2/download/pdf/planning/developmentplan2007-2013/FinalPrintedVersion/map 3.5Reduced.pdf](http://www.monaghan.ie/websitev2/download/pdf/planning/developmentplan2007-2013/FinalPrintedVersion/map%203.5Reduced.pdf)