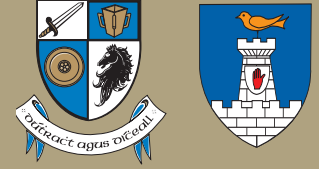




Chapter 9



MONAGHAN TOWN  
DEVELOPMENT PLAN  
2007-2013



# Introduction

## 9.1.0 Introduction

The Draft Monaghan Town Development Plan 2006 - 2012 is the successor document to the Monaghan Urban Development Plan 2000 - 2005 and any previous plans. The plan relates to the administrative area of Monaghan Town Council and lands within the immediate environs of the town which are within Monaghan County Council administrative area (See attached map MDP1). This plan should be read in conjunction with the County Development Plan 2007 - 2013.

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

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

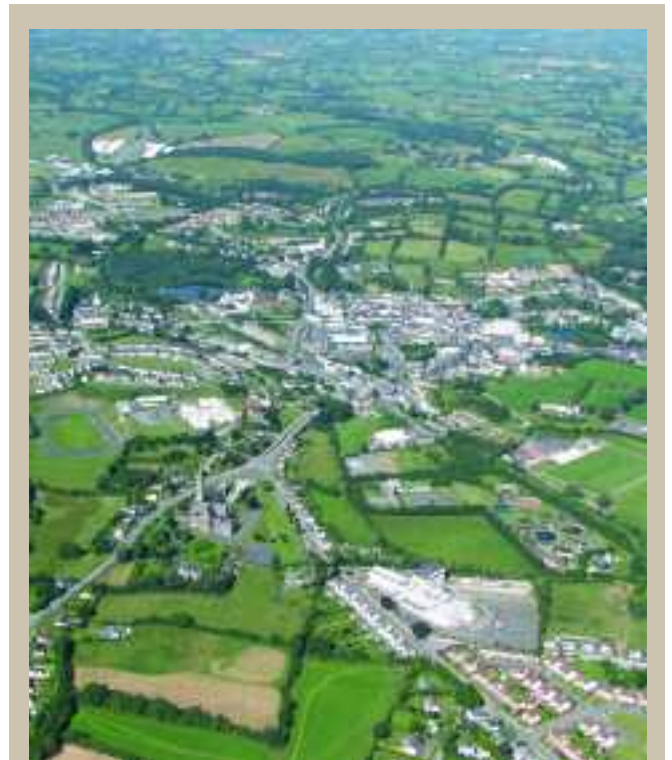
It should be noted that many policies contained within the County Development Plan will also be applicable to the Monaghan Town Development Plan. In order to avoid repetition, common policies have not been repeated in each plan, but have in many cases, been highlighted and cross referenced by paragraph numbers and policy references. In all cases however, policies contained within the County Development Plan that relate to urban development shall apply and be considered to form part of the Monaghan Development Plan, unless otherwise stated. Similarly, policies contained within the Monaghan Town Development Plan will be applicable to all zoned lands identified on the attached map MDP1 and shall form part of the County Development Plan 2007- 2013 unless otherwise stated.

The Monaghan Town Development Plan 2007 - 2013 sets out the Council's vision for the development of Monaghan 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 proposals for the development of Monaghan town through the provision of zoning of appropriate areas of land for residential, commercial, industrial, open space and recreational areas etc

## 9.1.1 Location and Context

Monaghan town is strategically located at the intersection of the N2 Dublin - Derry/Letterkenny and N54 National Routes, linking Dublin to the North-West and Belfast to the Midlands, respectively. The town is also located along the key east-west corridor linking Dundalk and Newry to Sligo. Monaghan is designated as a hub town in the National Spatial Strategy 2002 - 2020 and is located 45 kms north west of Dundalk, the designated gateway for the North-East Region. As well as serving as a critical hub in terms of transport and linkages with Northern Ireland and the North-west, Monaghan town performs important employment, retailing and administrative functions servicing the economic needs of a large rural hinterland, which extends into Northern Ireland and adjoining counties.



Monaghan Town

Monaghan is linked by the substantially improved national and regional road network to the hub town of Cavan and the urban development centres of Enniskillen, Omagh, Dungannon and Armagh in Northern Ireland. Improvements to the National Road Infrastructure with the completion of works on the M1 Dundalk - Dublin Motorway, Carrickmacross By-pass and ongoing works on the Monaghan and Castleblayney By-passes have strengthened the town's strategic position and its future development as an enterprise and regional centre. Issues of peripherality, which have restricted development in the town over the past forty years, are now addressed as Monaghan turns to its neighbours in adjoining counties to improve business and social linkages.

The town's large rural hinterland and role as county town will continue to strengthen its function as a business and administrative centre. Whilst north County Monaghan is noted for its extensive village and dispersed settlement structure, increasing urbanisation and population growth will expand residential and commercial development in the town and contribute towards the creation of the concept of critical mass, that attracts inward investment in employment and enterprise activities. The town benefits from an extensive radiating regional road structure to compliment the national road infrastructure, linking the village network in north Monaghan and counties Armagh and south Tyrone with the town.

Monaghan is the largest town in the county (pop 6,250 – Census 2006) and functions as the administrative centre of the county, with the County Hospital, St. Davnet's Hospital, Garda Headquarters and County Council offices all located in the town. The town also hosts the regional and county offices for a number of banking and financial companies. The town serves as the main retail centre for the north of the county and a number of key industries are located in or around the town, including, Kingspan Century Homes, Irish Joinery Manufacturing, Town of Monaghan Co-operative Society Ltd. and Combi-lift Ltd.

### 9.1.2 Historical Context

Monaghan is an historical town of notable architectural and civic character. The town derives its name from the anglicisation of "Muineachain", meaning "hilly place" or "bushy place". Monaghan town owes part of its development to the plantation period (early 17th century), although the area was occupied for over 100 years prior to that. The earliest references to Monaghan are from the

fourteenth century, when the McMahon family established their primary residence on a crannog on Convent Lake.

Monaghan town developed many of its characteristics during the Ulster plantation. The central Market Square, or Diamond, with the principal centres of administration, religious buildings and commerce were common in mid-Ulster towns. Monaghan grew commercially through the development of the road and rail network and flourished in the 18th, 19th and early 20th centuries as a centre for linen and agricultural production. The current streetscape of the centre of town, with long narrow streets (Glaslough St., Park St and Dublin St.) off the central Diamond and Church Square developed during this period.

The town and surrounding area developed throughout the 20th century, based upon the establishment of indigenous local industries such as food production, engineering and furniture making in the town and throughout the north Monaghan area. Since the 1980's, a number of large employment centres such as Patton's Mill, McCalden's Bakery, Barcastle Meats Ltd, and Monaghan Poultry Products Ltd. have closed and the furniture industry is rationalising, with increasing globalisation of production.

The development of new construction and engineering-based industries has contributed greatly to the local economy and as with other parts of Ireland, increasing production relies on the engagement of foreign labour, who with their families adds to the population and diversity of the town.

### 9.1.3 Monaghan Today

Monaghan today retains the Diamond and an enhanced open space at Church Square. Whilst the main arteries through town remain busy, the completion of the town by-pass in June 2006 will divert north / south bound traffic from the town centre.

The appeal of the shopping centre, new retail park on the Clones Road and development of retail and residential units to the rear of Dublin St. will continue to embellish the town centre. The construction of new large scale residential, recreational and retail developments to the rear of Glaslough Street have significantly improved the town centre and have helped stimulate further development. The improved landscaping and general improvements carried out in the town centre all help the general appearance of the town and add value to the new and existing properties.

The construction of new residential developments, on approaches to the town, offers greater choice in the housing market. However the lack of serviced land has inhibited the development of the town as it struggles to accumulate a critical mass and urban population that will ensure that existing services are retained in the town and new industries, retail and services are attracted to the town.

The construction of the N2 Clontibret - Castleblayney Bypass and the N2 Monaghan Bypass will complete the upgrading of the Derry Dublin National Route from north of Monaghan Town to the Capital. The improved access will enhance the attractiveness of Monaghan as a place in which to live and work.



“Monaghan by-pass

# Strategy and Vision

## 9.2 Strategy and Vision

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

The purpose of this plan is to set out a shared vision of how the sustainable and coordinated growth and development of Monaghan Town can be shaped in a planned manner which will also act as a catalyst for the economic, physical, cultural, and environmental development of the town. Monaghan performs important employment, retailing and administrative functions servicing the economic needs of a large rural hinterland, which extends into Northern Ireland and adjoining counties. The Plan aims to give direction to the town's expansion while encouraging an inclusive, transparent and accountable approach to future development during the plan period of 2007-2013 and beyond. The plan shall be a reference manual for all investors including public, private, voluntary sectors etc., who intend to invest in the town's future.



Market House

### 9.2.1 What the NSS Means for Monaghan

Monaghan is an important Border county that will be linked to the Dublin-Belfast economic corridor and which also lies on the strategic transport corridor from Dundalk to Sligo. Monaghan town has been designated a hub to drive development within County Monaghan and capitalise on Monaghan town's strategic position within the overall border area.

- Monaghan as a Hub will help energise the potential presented by increased cross border co-operation, complement the role of Dundalk as a Gateway, capitalise on its midway position on the Dublin-Derry N2 route, and develop tourism/inland waterways opportunities.
- In the context of increased cross-border co-operation, Monaghan along with other places identified in the Strategy will become more of a cross-roads rather than having a peripheral position. This cross-roads position places Monaghan strategically between Dublin and Derry/Letterkenny/South Donegal in a north south sense and Dundalk - Sligo in an east-west sense. This will enhance the attractiveness of Monaghan for economic development, particularly in terms of cross border development.
- The NSS emphasises the importance of building upon the strong small and medium enterprise base in the central part of the border area to extend diversification of employment. A focus here will be utilising the network of towns in Monaghan and strengthening their ability to provide a wide range of service functions for their hinterland areas and act as local economic engines.
- The NSS outlines a variety of mechanisms through which potential for economic development in rural areas can be achieved. A particular focus here is on sustaining rural communities including building up the structure of rural villages and their associated areas. The NSS establishes the national framework to elaborate on how this will be achieved through regional and county strategies.
- The NSS places much emphasis on strengthening the Border Region generally, to balance development nationally by harnessing potential for development and building on merging opportunities for cross-border development.

The vision for Monaghan Town will be achieved through the seven objectives outlined as follows:-

1. Develop the town and its immediate environs as a hub in accordance with the policies of the National Spatial Strategy and the Regional Planning Guidelines, with aim of achieving a population of 15,000 by 2020, by co-operating with the region's gateway and adjoining development centres and servicing the county.
2. 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
3. Create a clear strategic framework for the sustainable development of the town and its hinterland through zoning and servicing of lands in anticipation of needs associated with growth
4. Develop the town's infrastructure, economic, employment and cultural base to support the anticipated population growth identified in the National Spatial Strategy. This shall include:
  - (i) Provide adequate services and facilities in the areas of education, health, transport and public administration
  - (ii) Attract investment and new employment opportunities to the town, while supporting existing sustainable enterprises
  - (iii) Promote the town as a residential, employment, retail and service centre
  - (iv) Promote the town as an industrial and commercial centre
  - (v) Provide a wide range of amenity, sporting and cultural facilities including public spaces and parks
5. Establish a framework for more detailed specific local plans and projects within the town
6. Protect and enhance the unique heritage, character and streetscape of the town.
7. Provide a strategic identifiable site at the southern gateway of the town to allow for the development of a flagship project or landmark building that will create an image of a modern, developing and innovative town.

## Land Use Planning

### 9.3 Land Use Planning

The Development Plan for Monaghan Town is principally aimed at promoting growth and development while protecting the natural and built environment. The primary tool to implement this strategy is through its land use zoning policies. The land-use planning map relating to Monaghan Town is located at the back of this plan (map MDP1).

Land use zonings indicate the purpose for which particular areas of land may be used and outline policy with regard to the approximate location and distribution of land uses and activities. The purpose of such zonings is to allow for the rational use of land, protect the amenity of the town and to allow adequate space for current and future developments. Monaghan Town has been zoned with a variety of land uses within a development limit which should provide compatible land uses and sufficient lands for the sustainable development of the town over the plan period 2006 -2012. A range of land uses are listed in Matrix Table 9.1 below, indicating their broad acceptability in the different land use zones.

#### 9.3.1 Normally Permitted

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

#### 9.3.2 Open for Consideration

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

#### 9.3.3 Not Normally Permitted

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

#### 9.3.4 Other Uses

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

#### 9.3.5 Non Conforming Uses

It is not intended that existing established uses within the zones identified on Map MDP1 that are inconsistent with the primary zoning objective should be curtailed. Where extensions or improvements to these uses are proposed, each proposal shall be considered on its merits in accordance with the proper planning and sustainable development of the area

### 9.4.0 Land Use Zoning Objectives

#### 9.4.1 Zoning Objective A Town Centre

*To provide for the development and improvement of appropriate town centre uses including retail, residential, cultural and social use, with the overall aim of maintaining and strengthening the vitality and viability of Monaghan town centre.*

It is the policy of the Planning Authority to seek to strengthen the role of the town centre, to increase its vitality and viability and to improve its environment. The Planning Authority will, consequently, encourage the development and re-development of lands for retail, residential, commercial, cultural and social activity in this area. Developers should note that a strong emphasis shall be placed on the design and context of all proposals in the town centre, and development / proposals shall comply with the policies laid out in chapter 8 of the Draft County Development Plan.

Proposals for development of the lands at TC 1 as indicated on the attached map MDP 2, shall be required to make provision for the development of a marina to service the needs of the redeveloped Ulster Canal.



### 9.4.2 Zoning Objective B Low & Higher Density Housing

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

The Planning Authority acknowledges that there is an increasing demand for the provision of larger detached dwellings on substantial plots within the planned limits of settlements. To accommodate this need the Planning Authority has zoned areas of low density housing where densities in excess of 6 residential units to the acre (15 dwellings per hectare) will be prohibited. Lower densities have been provided for in particular areas that are either more peripheral or environmentally sensitive (e.g. adjoining Local Landscape Policy Areas). In this development plan there are 134 ha and 149 ha zoned for low and higher density housing respectively.

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

It will be an aim of the Planning Authority to ensure that all residential areas are adequately serviced by local facilities and services, including commercial and community facilities. Consequently while housing is the primary use in this zone, recreation, crèche / playschool, clinic / surgery uses and sheltered housing may also be accommodated in some locations. Similarly some limited retailing and / or services such as a neighbourhood centre, may also be permitted where it has been clearly demonstrated that their provision is directly linked to the housing.

### 9.4.3 Zoning Objective C Industry and Employment

*To provide for new industrial development and to facilitate the expansion of existing industrial enterprises.*

A number of land banks have been identified to accommodate the future industrial and employment needs of Monaghan Town. These have been strategically located

so as to benefit from improving transport linkages and services, to consolidate existing industrial development areas and within the context of achieving balanced spatial development within / throughout the town.

It is anticipated that the provision of two significant land banks for industrial development to the west and east of the N2 by pass (areas C6 & C7 as indicated on map MDP1) will accommodate a significant proportion of industrial development needs of Monaghan Town over the life of the plan and beyond. Access to these lands shall be via a round-about at 'O'Neills farm'. It is also proposed to construct a new development road linking the N2 by-pass north wards, through the lands identified as C7, to the N12, Armagh Road (see map MDP1). All proposals for new development on these lands must ensure that access to adjoining lands is facilitated and that no lands are 'land locked' as a result of any proposed works.

Additional lands for industrial and employment use have been identified to the west of the town, on the Clones Road and the Threemilehouse Road (areas C2, C3 & C4 as indicated on map MDP1). These areas offer the opportunity to consolidate and expand the existing industrial and commercial uses already established. Further lands have also been identified to the north and north west of the town, at areas C1 and C9. Similarly, these areas offer the potential to expand and consolidate existing centres of industry.

Industrial and employment lands have also been identified at C5, and offer the potential for new development on green field sites with good access. It is anticipated that access to these lands may be development led.

While industry and employment are the primary uses in these areas, uses such as vehicle service centres, car showrooms, business park, builders yards, call centres and ancillary uses may be acceptable. Heavy industries which are likely to cause a detrimental impact on adjoining residential amenity will not be permitted.

New retail development should generally be located within the town centre or on the edge-of-centre in accordance with the governments and Planning Authority's policy of 'sequential development'. The provision of retail warehousing may prove an exception to this policy. Large buildings required for the retailing of large bulky items such as furniture, carpet, bulky DIY etc require large sites with substantial areas of car parking. These types of developments are consequently difficult to accommodate in town centre or edge of centre locations.



M Tek Building, Armagh Road

The Planning Authority are of the opinion that development of retail warehousing on lands zoned for industrial and employment use may be open to consideration, subject to compliance with the policies laid out in this plan together with those in the Retail Development Strategy for County Monaghan, October 2003 and the Retail Planning Guidelines for Planning Authorities (DOEHLG). To minimise / limit the numbers of traffic trips and avoid the potential for conflicting uses, the Planning Authority proposes limiting retail warehousing to lands at C2, C4, C5 and C6. Lands at C3 and C4 offer the potential to consolidate existing retail warehouse developments, while retail warehouse development at C5 and C6 would benefit from excellent access. Developers should note that the Planning Authority do not anticipate however that all of these sites will be developed for retail warehousing.

General comparison and convenience retailing as well as residential uses will not be permitted on these lands

#### 9.4.4 Zoning Objective D - Commercial

*To provide for commercial development.*

These areas comprise mainly of existing commercial uses. New commercial development shall be accommodated on appropriate zoned industrial lands or town centre.

While new retail development should be located within the town centre or on the edge-of centre in accordance with the Government's and Planning Authority's policy of "sequential development", the provision of retail warehousing and limited convenience and small comparison shopping on established retail warehouse parks (as defined below) may prove an exception to this policy.

Large buildings required for the retailing of large bulky items including DIY materials, products and equipment, garden materials, plant and equipment, furniture and soft furnishings, carpets and floor coverings, electrical goods, sport

goods, toys, bicycles and car accessories require large sites with substantial areas of car parking. These types of development are consequently difficult to accommodate in town centre or edge of centre locations.

Ancillary non bulky comparison and convenience retailing uses will be permitted on zoned commercial lands at Cornecassa, Monaghan identified as C2 on Monaghan Town Zoning Map (Map MDP1) with the provision that not more than 30% of the gross floor area may be permitted for the sale of small comparison and convenience goods.

#### 9.4.5 Zoning Objective E Community/Civic /Educational

*To provide for community, civic and educational facilities*

#### 9.4.6 Zoning Objective F Recreation/Open Space

*To protect and provide for recreation and open space for the present and future needs of Monaghan Town.*

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

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

Areas of open space within existing residential estates as outlined on the planning application shall be deemed to be Recreation / Open Space

#### 9.4.7 Zoning Objective G Local Landscape Policy Areas (LLPAs)

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

These areas are important landscape features and / or 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 prohibited unless in exceptional circumstances, where it has been clearly proven to the Planning Authority that the works would not be contrary to the zoning objective. Tree felling in these areas will be severely restricted.

#### 9.4.8 Zoning Objective H Local Area Action Plan (LAAP)

*To prepare and implement Local Area Action Plans for the Areas A1, A2 and A3 as identified on the attached map MDP1*

There are significant areas of lands within or close to the centre of the town which offer significant development potential but that are likely to remain undeveloped, or will be developed in a piecemeal manner in the absence of the planning authority taking an active role in their redevelopment, under the aegis of a comprehensive, detailed, high-quality plan. The planning authority proposes preparing and implementing Local Area Action Plans for these areas, during the life of this plan, to help stimulate and direct development in a sustainable manner.

These areas are;

A1 Lands to the rear and west of Market Street

A2 Lands to the rear and east of Market Street

A3 Lands to the rear and north of Dublin Street

In these areas, development that would prejudice the preparation and implementation of a comprehensive Local Action Area Plan will be resisted.

#### 9.4.9 Zoning Objective I Landmark

*To provide for the construction of a landmark building at the southern gateway to the town.*

The Planning Authority proposes a dedicated zoning for the site (identified as L1 on the attached map MDP1) with the aim of facilitating the construction of a landmark building at the southern gateway to the town. The Planning Authority notes the significant development potential of the site, combined with the opportunity to accommodate a building, which reflects the Planning Authority's vision for Monaghan as modern, forward thinking and innovative town.

No 'permissible uses' have been identified and each proposal will be considered on its merits. Any new development should however make a positive contribution to the economic and social well being of the town while protecting the amenity of the adjacent residential zoning. Developments should be compliant with the relevant policies contained within the Monaghan County and

Monaghan Town Development Plans 2007 – 2013. Developers should note that the highest standards of architectural design and detailing will be required to produce a landmark building appropriate to this important gateway site.

#### 9.4.10 Zoning Objective J Agriculture

*To protect agricultural land from inappropriate development*

The Planning Authority has identified a portion of agricultural land which is considered to be unsuitable for non agricultural development. The area is:-

- the flood plain along the River Blackwater which has significant potential for flooding and detrimental impacts on hydrology;

Non agricultural developments will not be permitted in these areas.

#### Table 9.1 Zoning Matrix

Land Use Zoning Objectives

- A Town Centre**
- B Residential**
- C Industry and Employment**
- D Commercial**
- E Civic / Cultural / Education**
- F Recreation / Open Space**
- G Local Landscape Policy Area (LLPA)**
- H Local Area Action Plan (LAAP)**
- I Landmark Building**
- J Agriculture**

- P Normally permitted**
- O Open for consideration**
- X Not normally permitted**

Table 9.1 Zoning Matrix

DEVELOPMENT TYPE	LAND USE ZONING								
	A	B	C	D	E	F	G	H	I
Advertising / Advertising structures	O	X	O	O	X	X	X	O	X
Agricultural Buildings	X	X	X	O	X	X	X	X	X
Amusement Arcade	O	X	X	O	X	X	X	X	X
Bank / Financial Services	P	X	X	X	X	X	X	O	X
Bed & Breakfast / Guest House	P	P	X	O	X	X	X	O	O
Betting Office	P	X	X	X	X	X	X	O	X
Boarding Kennels	X	X	O	O	X	X	X	X	X
Call Centre	P	X	P	O	X	X	X	O	O
Camping / Caravan Park	X	X	X	O	X	O	X	X	X
Car Park	P	X	O	P	O	O	X	O	X
Cash & Carry / Wholesale Unit	P	X	P	P	X	X	X	O	O
Cemetery	X	X	X	O	O	X	X	O	X
Church	P	O	X	O	O	X	X	O	O
Community Facility	P	O	X	O	O	X	X	O	O
Creche / Day Nursery	P	O	O	P	O	X	X	O	O
Cultural / Library	P	O	X	O	O	X	X	O	O
Disco / Nightclub	P	X	X	O	X	X	X	O	X
Doctor / Dentist	P	O	X	P	O	X	X	O	X
Education / Training	P	O	O	P	P	X	X	O	O
Enterprise Centre	P	X	P	P	X	X	X	O	O
Funeral Home	O	X	X	P	X	X	X	O	X
Garden Centre	P	X	O	P	X	X	X	O	X
Health Centre	P	O	X	O	O	X	X	O	O
Heavy Vehicle Park	X	X	P	O	X	X	X	X	X
Hot Food Take Away	P	O	O	O	X	X	X	O	X
Hotel / Motel	P	X	X	P	X	X	X	O	O
Household Fuel Depot	X	X	P	O	X	X	X	X	X
Industry	X	X	P	O	X	X	X	X	X
Motor Sales Outlet	O	X	P	P	X	X	X	O	O
Offices (non ancillary)	P	X	O	O	X	X	X	O	O
Park / Play Ground	P	P	X	O	O	P	P	O	O
Petrol Filling Station	O	X	O	O	X	X	X	O	X
Public House	P	X	X	O	X	X	X	O	X
Recreational Buildings	P	O	O	O	O	O	X	O	O
Recreational Facility / Sports Club	P	O	O	O	O	O	X	O	O
Residential	P	P	X	O	X	X	X	O	O
Restaurant / Café	P	O	O	O	X	X	X	O	X
Retail (Convenience)	P	O	X	O	X	X	X	O	X
Retail (Comparison)	P	X	X	O	X	X	X	O	X
Retail Warehouse	O	X	O	O	X	X	X	O	X
Retirement / Nursing Home	P	P	X	X	X	X	X	O	O
Science / Technology Enterprise	P	X	P	O	X	X	X	O	O
Vehicle Service Station	X	X	P	O	X	X	X	X	O
Traveller Accommodation	O	P	P	O	X	X	X	O	X
Veterinary Surgery	O	X	O	O	X	X	X	O	X
Warehousing	O	X	P	O	X	X	X	O	O
Workshops	X	X	P	O	X	X	X	O	X

# Population and Housing

## 9.5.0 Population

Population trends are central to the planning 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.

Strong population centres become self-generating in terms of employment, attracting inward investment in industry and commerce and supporting a wider range and quality of infrastructure, services and facilities.

While Monaghan is the largest town in the county (pop 6,250 – Census 2006). It is the smallest hub designated

under the N.S.S. In 1966, Monaghan town, with a population of 5,019, was the 33rd largest urban centre in Ireland. By 1996, the population had grown to 5,628, but the town's order of size had dropped to 53rd. Whilst the population growth in towns in the Greater Dublin Area has exceeded the national average increase (8%, 2002 census), Monaghan town's population has failed to increase in line with similar-sized towns over the past forty years.

In the 2006 population census there were 6,250 people in Monaghan Town, a 9.3 % increase on the 2002 census figure of 5,717. The town's population can be further broken down into the urban and rural (part), that together make up the town figure. Both the urban and rural part experienced population increases over the period 2002 - 2006 with an urban population increase of 7.6% while the rural (part) had a 10.3% increase in population. Monaghan Town and environs increased by 13% between 2002 and 2006. These figures are summarised in the table 9.1 below.

### 9.1 Population of Monaghan Town Between 1996 - 2006

District/Area	1996	2002	2006	% change 2002 - 2006
Monaghan Town	5,628	5,717	6,250	9.3
Monaghan Urban	2,014	2,032	2,187	7.6
Monaghan Rural (part)	3,614	3,685	4,063	10.3
Monaghan Town & environs	-	5,936	6,710	13

As the above table shows the rural area immediately surrounding Monaghan Town experienced higher population growth, a trend which was mirrored around other towns in the county. The rural area, within Monaghan Electoral Division also experienced high population growth, with an overall 8.1% increase between 2002 and 2006. This reflects the aspiration of many who wish to live in the countryside, yet be within easy commuting distance of the town. This settlement pattern based, on a dispersed population dependant upon road transport, has resulted in a further weakening of the urban structure and a loss of investment in the town's retail and service sector.

It is the aim of this plan to create a positive climate for development and to provide the necessary level of infrastructure to facilitate the expansion of the town, whereby the population will increase at an exponential rate to reach the population target of 15,000 people by 2020 as laid out in the NSS.

### 9.5.1 Housing

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.

All new residential housing in Monaghan Town shall be required to comply with the Development Management Guidelines in Chapter 8 of the Monaghan County Development Plan 2007 – 2013.

Housing in Monaghan Town is broken down into the categories as follows;

### 9.5.2 Private Housing

Monaghan Town has in recent years experienced a significant growth in construction of private housing developments in all areas of the town. In accordance with the requirements of Part V of the Planning and Development Act 2000, the Planning Authority shall, in accordance with the policies identified in the Housing Strategy, require developers of all private housing developments on zoned housing land in Monaghan Town to provide 20% of units for social and affordable housing needs

### 9.5.3 Social Housing

Monaghan Town Council has provided 824 houses in Monaghan, of which 278 remain in rented stock, with 546 now in private ownership.

Scheme	Total Number of Houses Provided			Private Ownership			Tenants			
	O.P.D.	Family	Total	Owned Outright	Tenant Purchase	Total	O.P.D.	Family	Total	Nett Total
Mullaghmatt	13	175	188	85	7	92	14	82	96	188
Cortolvin Villa		8	8			0		8	8	8
Cortolvin Road	4	40	44	35	1	36	4	4	8	44
Plantation	2	16	18	16		16	2		2	18
Belgium Square		38	38	37		37		1	1	38
Mall Road		24	24	23		23		1	1	24
Belgium Park		71	71	71		71			0	71
Rope Walk	6		6				6		6	6
Horseshoe Bridge	4		4				4		4	4
Rooskey Vale	26		26				26		26	26
Ard Glas	7	38	45	3		3	9	33	42	45
Ard Gleann		36	36	1				35	35	36
Ard Aoibhinn		6	6					6	6	6
Cathedral View		16	16	15		15		1	1	16
Fairview Drive		31	31	23	3	26		5	5	31
Fairview Crescent		51	51	41	4	45		6	6	51
Highfield Close	4	22	26	19	1	20	4	2	6	26
Dr. McKenna Tce		46	46	39	6	45		1	1	46
St. Macartan's Tce		20	20	19	1	20		1	1	20
Woodview	4	45	49	40		40	6	3	9	49
Devin Reilly		33	33	32	0	32		1	1	33
St. Patrick's Tce		26	26	25		25	1		1	26
Drumbear Wood		12	12			12				12
<b>Total</b>	<b>70</b>	<b>754</b>	<b>824</b>	<b>524</b>	<b>23</b>	<b>558</b>	<b>76</b>	<b>190</b>	<b>278</b>	<b>82</b>

### 9.5.4 Social Housing Programme

- Monaghan Town Council acquired 12 houses under Part V of the Planning and Development Act 2000, at Drumbear, Monaghan in 2005. These houses have been let to social housing tenants. Further houses are due to be acquired in the same scheme in 2007/08.
- There are 16 (3 bed) houses due to be acquired by Monaghan Town Council in 2007 at the Montfort House development at Coolshannagh, Monaghan.

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

### 9.5.5 Social Housing Waiting List

There are currently 223 households, with a first preference for social housing in Monaghan Town who require accommodation. These are as follows:

Category Awaiting Allocation	Size of Accommodation Required
17 single persons over 55 years of age	(1 or 2 bed units)
64 single persons under 55 years of age	(1 or 2 bed independent or sheltered units)
28 persons with an intellectual/physical disability	(Supported group home accommodation)
52 families	(2 Bed units)
59 families	(3 Bed unit)
1 family	(4 Bed unit)
2 families	(5 Bed unit)



### 9.5.6 Acquisition of land for present and future needs

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

### 9.5.7 Travellers

The Traveller Accommodation Programme 2005-2008, was adopted by Monaghan County Council at its Meeting held on the 4th April 2005. An objective of the plan is to re-develop the residential caravan park at Gortakeegan, Monaghan to provide 20 parking bays and a community facility. The project was advertised for tender in March 2006.

### 9.5.8 New Housing Schemes adjacent to Existing and New Roads

Proposals for new residential housing schemes along existing and new roads shall be required to provide a buffer between the new houses and the roads, where there would be a potential for a detrimental impact on the residential amenity of the properties by reason of over looking or general disturbance from road traffic. The buffer may include screening and/or acoustic barriers to ensure that the amenity of residents is not adversely impacted on. The nature and width of the buffer will vary but will be dependant on factors such as road levels relative to site level, amount of screening vegetation, over looking issues etc. Consideration should also be given to mitigation measures such as acoustic insulation and glazing.

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

Policies for Residential Developments	
MN 1.	To promote Monaghan as a residential centre and encourage the development of new residential accommodation on zoned housing lands.
MN 2.	To provide sufficient zoned, serviceable land to meet the future housing needs of the town.
MN 3.	To provide directly or in partnership with the voluntary or private sector sufficient social and affordable housing to meet the needs of the area
MN 4.	To encourage social integration and a mixture of tenures in all housing developments
MN 5.	To encourage the refurbishment and reuse of derelict buildings and development on derelict lands and infill sites in the town
MN 6.	Comply with the County Monaghan Housing Strategy 2007 - 2013
MN 7.	To require developers of residential lands along existing and proposed roads to provide and employ appropriate buffers to protect the residential amenity of proposed dwellings, and to protect the visual amenity of the setting of the town. The design, scale, form and detailing of the buffer shall be dependant on the likely impact of the road or the development on amenity.
MN 8.	Acquire sufficient lands to meet the needs of the Town Council's Housing Construction Programme





Monaghan Tourist Office

## Town Centre

### 9.6.0 Town Centre

Monaghan town centre consist of a mixture of land uses, many of which are interdependent. While retailing underpins the function of a town centre, it also acts as an employment and service centre for the town and the wider hinterland beyond.

Recent residential, retail and commercial developments in the town centre, particularly to the rear of Glaslough Street, have made a major contribution to the increasing vitality and viability of the centre.

To allow for continued growth, to accommodate the needs of an expanding population, and to fulfil the town's role as a 'hub' as designated in the NSS, the town centre has been extended to include lands to the south of the existing cen-

tre. The inclusion of these lands allow for controlled expansion of the town centre. Any development of these lands will be required to make provision for the development of a marina along the Ulster Canal.

The Planning Authority has identified two areas of lands within the town centre that are likely to remain undeveloped or be developed in a piece-meal manner in the absence of positive intervention. As indicated in 9.4.8 of this plan, the Council has designated two Local Action Area Plans for portions of lands to the east of Main Street (A2), and north of Dublin Street (A3). The planning authority proposes preparing and implementing Local Area Action Plans for these areas, to help stimulate development and act as a blue print for their comprehensive development.

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

## Policies for Town Centre

MN 9 .	Promote and develop Monaghan town centre as the principle location for retail, office, leisure, entertainment, cultural and service uses and encourage the refurbishment, renewal and re-use of existing buildings and derelict sites within it.
MN 10.	Protect the vitality and viability of town centres by promoting a diversity of uses, with a presumption in favour of development that would make a positive contribution to ensuring that Monaghan town centre continues to provide a focus for shopping.
MN 11.	Promote the vitality and viability of the town centre by prohibiting, except in exceptional circumstances, the location of town centre uses such as financial institutions, offices, etc outside the designated town centre, as defined on map MDP1.
MN 12.	Prepare and implement Local Area Action Plans (LAAP) for lands to the east of Market Street (A2) and north of Dublin Street (A3) as indicated on the attached map MDP1.
MN 13.	Carry out environmental improvement schemes at Church Square, Dawson Street, Park Street, Glaslough Street, Dublin Street, Hill Street, and Mill Street
MN 14.	Use statutory legislative powers to discourage and prevent dereliction and encourage regeneration and development in the town
MN 15.	Ensure that sufficient parking is available for town centre uses
MN 16.	Continue to provide public investment directly and in partnership with the voluntary or private sector, to support the vibrancy of the town.
MN 17.	Encourage the principle of 'living over the shop' within the town centre
MN 18.	Encourage and facilitate the under grounding of utility cables in the town centre.
MN 19.	Preserve and where possible enhance the character and appearance of Architectural Conservation Areas within the Town as outlined in appendix MN 2.

# Shop Fronts

## 9.6.1 Shop Fronts

In accordance with chapter 8 of the Monaghan County Development Plan 2007- 2013, the Monaghan Town Council will seek to retain the remaining traditional shop fronts in the town. Care should also be taken to ensure that any new shop front designs are in keeping with the existing character of the town especially within the Architectural Conservation Areas identified in appendix MN 2. It is the aim of this plan to maintain this streetscape and where possible, enhance it.

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

## 9.6.2 New Shop Fronts

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

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

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

The horizontal lines of a new facade or shopfront should match as closely as possible those of adjacent buildings and

the street facade generally. In particular the fascia or name board should not be of abnormal depth, e.g. breaking the first floor stringcourse or extending to cover part of the display window - but should be consistent with those of adjacent shops and in scale with the rest of the shopfront and the building as a whole. Where a business occupies more than one building the individuality of each building should be retained, as far as possible, by having a separate fascia for each building and by retaining any intervening pilasters, brackets or other forms of vertical differentiation.

## 9.6.3 Existing Shop Fronts

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

The Council will actively discourage the following:

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

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

# Retailing

## 9.7.0 Retailing

Monaghan County Council adopted a 'Retail Development Strategy for County Monaghan' in October 2003. The strategic aim of this Strategy is:-

*'to strengthen and consolidate the existing retail hierarchy of County Monaghan; to provide adequate retail facilities to service the current and project population; and ensure that new retail development located within the county is of an appropriate size, equitable, efficient and sustainable in the long term'.*

Protecting the overall vitality and viability of town centres is both a national objective and a local objective within this plan. Monaghan town is the primary retailing centre in the county and as such should provide the shopping facilities and services to reflect this.

Monaghan is identified as a "level one tier" town in the retail hierarchy in the County Development Plan 2007 - 2013 and the Retail Development Strategy for County Monaghan. It is classified as a National 3rd Tier Town in the Retail Planning Guidelines for Planning Authorities, January 2005 (DOEHLG) indicating that it must compete with other 3rd Tier towns such as Dundalk and Drogheda to prevent the leakage of retail expenditure and associated detrimental impacts on the functioning of the town. Monaghan must also compete with 4th Tier Towns such as Cavan and border cities and towns in Northern Ireland such as Armagh, Newry, Craigavon and Enniskillen.

The development of Monaghan Shopping Centre in the mid 1990s has enhanced the variety and range of shops available in the town. The addition of the new Retail Park on the Cavan/Clones Road will further enhance the range and variety of shops in Monaghan. The Town Council aims to encourage new retail proposals in Monaghan Town and

broaden its retail base and attractiveness as a retail centre.

In accordance with the Retail Planning Guidelines it is anticipated that new retail development in Monaghan should be located within the town centre. If no sites are available in the town centre, consideration may be given to development on the edge of town centre with a presumption against development elsewhere, except where district or neighbourhood centres are being provided to meet neighbourhood needs. In addition retail warehousing may be permitted outside the retail core of the town subject to compliance with county and national retail planning policy. Any proposed development outside the Town Centre shall comply with the Sequential Approach<sup>45</sup> and may also be subject to Retail Impact Assessment (RIA) and Traffic Impact Assessment (TIA), depending on the nature, size and scale of the proposal.

Retailing proposals within Monaghan 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	
MN 20.	Protect the vitality and viability of Monaghan Town Centre as the principal shopping area by encouraging development that would maintain and consolidate the retail core (as defined by the town centre boundary) of the town.
MN 21.	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 and the Retail Planning Guidelines for Planning Authorities (DOEHLG)
MN 22.	Encourage the provision of a wider range of convenience and comparison goods and size of retail units in the town centre
MN 23.	Extend the town's retail base in accordance with the town's designation as a hub town under the NSS, Retail Planning Guidelines and the County Monaghan Retail Strategy.

A local shop will be provided on the site of the former shop at Mullaghmatt (identified as M6 in the Managers Report – Volume 2, October 2006) on redevelopment.

<sup>45</sup> Having assessed the size, availability, accessibility, and feasibility of developing sites and premises, firstly within a town centre and secondly on the edge of a town centre, alternative out of centre sites should only be considered only where it can be demonstrated that there are no town centre or edge of centre sites which are suitable, viable and available

# Industry & Employment

## 9.8.0 Industry in Monaghan

Monaghan town has a large number of traditional industries which have provided constant employment, notably in the engineering, furniture and agri-food industries. The major employers in the town are Century Homes and IJM Timber Engineering Ltd., manufacturers of pre-fabricated timber homes and the furniture manufacturers, John E. Coyle and McNally & Finlay. Other major employers outside the town boundary but providing direct employment to the town include Monaghan Mushrooms and Combi Lift Ltd. These industries provide employment for a substantial proportion of the working population of Monaghan town. The Industrial Development Authority (IDA) has a serviced estate at Knockaconny, including small cluster units, which are occupied by a mix of tenants. The IDA has indicated that it wishes to develop a Business Park in Monaghan but no time-scale has been set in relation to this. Monaghan County Enterprise Board is spearheading a proposal to provide dedicated Information Technology workspace at Knockaconny to accommodate new ventures in E-Commerce, Telemarketing etc. This includes the existing M Tek Building and a second technology based enterprise unit to be completed construction 2008.

### 9.8.1 Employment

In 2002 there were 1,824 people aged 15 plus in Monaghan Urban area and of that number 877 people were at work while 77 were unemployed. In Monaghan Rural area there were 3,846 people and of those 2,030 people were at work and 251 were unemployed. In the Urban area the numbers unemployed doubled from 38 in 1996 to 77 in 2002 however there was a substantial corresponding increase in the numbers at work with 877 in 2002 compared to 597 in 1996.

The main employment sectors in Monaghan in 2002 were in Manufacturing/Electrical (17%), Commerce (26%) and Professional Services (16%) with 7% engaged in Building & Construction and 8% public administration. The 'other' category which refers to all other forms of employment accommodated 18.6% of the workforce.

While the employment figures reinforce the standing of Monaghan Town as the county's main commercial, administrative and service centre, there is a deficiency in the number of jobs in hi-technology based industries and graduate employment opportunities. It is hoped that with improved third level educational facilities and the provision of sufficient serviced industrial lands in the town, this form of industry may be attracted to the town.

The lands which have been identified for industrial and employment use on map MDP 1 (Areas C1 - C9) will provide sufficient capacity for the development of the town's industrial and employment base during the plan period.

The provision of sufficient zoned industrial and employment lands will provide certainty and clarity for all potential developers and encourage the location of new industries in the town. The new roads proposals and improving roads network will ensure that Monaghan Town is accessible and attractive to new businesses as journey times to Dublin, Drogheda, Dundalk and cities like Armagh in Northern Ireland are shortened. Furthermore, the commissioning of the Metropolitan Area Network will provide competition in the broadband market to existing and prospective new businesses in the town.

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

## Policies for Industry and Employment

MN 24.

Promote Monaghan as the key industrial and employment centre of the county in line with its role as designated in the NSS

MN 25.

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

MN 26.

Facilitate the expansion of existing industrial enterprises where appropriate.

## Infrastructure & Services

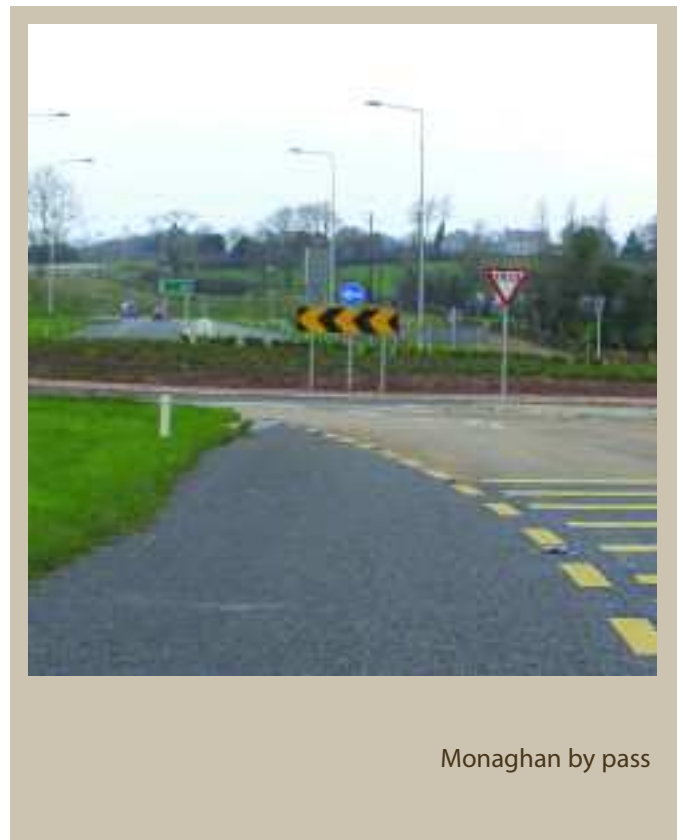
### 9.9.0 Roads and Traffic Management

Monaghan town is strategically located at the intersection of the N2 Dublin - Derry/Letterkenny and N54 National Routes, linking Dublin to the North-West and Belfast to the Midlands, respectively. The town is also located along a key east-west corridor linking Dundalk and Newry to Sligo and south Donegal.

Monaghan is designated as a hub town in the National Spatial Strategy 2002 - 2020 and is located 45 kms from Dundalk, which is designated as the gateway for the North-East Region.

Monaghan is linked by the substantially improved national and regional road network to the hub town of Cavan and the urban development centres of Enniskillen, Omagh, Dungannon and Armagh in Northern Ireland.

Improvements to the National Road Infrastructure with completion of works on the M1 Dundalk -Dublin Motorway, Carrickmacross By-pass and ongoing works on the Monaghan and Castleblayney By-passes have strengthened the town's strategic position and its future development potential as an enterprise and regional centre. Issues of peripherality, which have restricted development in the town over the past forty years, are now addressed as



Monaghan by pass

Monaghan turns to its neighbours in adjoining counties to improve business and social linkages.

New roads proposals for Monaghan town are shown in the table below:

Table 9.2: Road proposals for Monaghan Town 2007 – 2013

Town	Proposals
Monaghan	<ul style="list-style-type: none"> <li>• Completion of N2/N54 link road from Clones Road to Coolshannagh</li> <li>• Continuation of Oriel Way to link with Ballybay/Cootehill Road at Beech Grove Lawns.</li> <li>• Development of Link Road from Ballybay Road to N2 Dublin Road Roundabout</li> <li>• Development of Industrial Link Road from N12 Armagh Road at Knockaconny to N2 Dublin Road at O'Neill's Farm Roundabout</li> <li>• Widening of Annahagh Lane to facilitate residential development</li> <li>• Development of Link Road from Roosky Vale to rear of Dublin Street</li> <li>• Extension and up grading of Annahagh Lane (west) from Dummys Lane to Roosky</li> <li>• Develop a link road through the lands in C1, to the Tydavnet Road to facilitate development and accommodate the additional traffic volumes that will be generated by the development of the land bank at C1</li> <li>• Road up-grades as required during the life of the plan</li> </ul>

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### 9.9.1 Parking

In Monaghan town there are currently 1209 car parking spaces provided either, as on-street spaces (448 spaces), as dedicated public car parks (741) or as disabled spaces (20).

There are in addition some private spaces including those at the shopping centre & credit union car parks

The introduction of pay parking in Monaghan town in January 2005 has been a major success with improved access and availability of parking facilities. The Town Council is committed to the further improvement of off-street parking throughout the town.

All new developments in Monaghan shall comply with car parking requirements laid out in chapter 8 the Draft County Development Plan 2006 - 2012. The following policies apply to traffic management and parking in Monaghan Town.

Policies for Roads and Parking	
MN 27.	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 MDP1, table 9.1 of the Monaghan Town Development Plan, and table 6.6 of the Monaghan County Development Plan 2007 - 2013
MN 28.	Reduce traffic congestion and improve access and traffic flow throughout the town.
MN 29.	Construct and maintain pedestrian and traffic safety measures and implement traffic control measures, where required, throughout the town
MN 30.	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.
MN 31.	Strengthen and reconstruct all deficient sections of road pavement and footpath and provide additional pavements and footpaths in residential areas when resources become available.
MN 32.	Co-operate with developers in the provision of access points, roads, footpaths and services where it is deemed necessary.

### 9.9.2 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.

### 9.9.3 Water Treatment Services

Construction works on the water treatment plant and storage reservoirs for the Monaghan Water Supply Scheme were completed in 2002. The scheme augments the existing surface water sources at Togan with new ground water sources, located north of Monaghan Town.

A new treatment plant was constructed at Crosses near Milltown and three storage reservoirs at Gortakeegan. The new scheme has a design capacity of 10,440 m<sup>3</sup>/day and currently serves a population of 8,500 people in Monaghan Town and the surrounding environs, including the villages of Threemilehouse, Scotstown and Ballinode.

The County Water Conservation Project will incorporate the upgrade and rehabilitation of the entire Water Distribution Network throughout the county and it is expected that the critical areas of the network in Monaghan Town will be identified as a priority. The County Water Conservation is included in the government's Water Services Investment Programme 2006 - 2008.

Policies in relation to Water Services are contained within chapters 4 and 6 of the County Development Plan 2007 - 2013.

#### 9.9.4 Waste Water Services

Monaghan town's wastewater treatment plant was re-constructed in 1994, to provide increased and improved treatment capacity. The capacity is adequate to meet the needs of the town for the next 25 years. Sludge Treatment facilities have been added in 2004.

Monaghan town is drained by a combination of gravity sewers and pumping stations. The main pumping station at Old Cross Square and town centre collection system is severely limited in terms of its capacity and has severely restricted the extension and upgrade of the network around the town. In addition, a significant proportion of the town's population is not served by the public sewerage system.

The Department of the Environment, Heritage and Local Government issued formal approval to the Preliminary Report for Monaghan Main Drainage Scheme in 2005. Consultants were appointed in early 2006 to prepare a detailed design and tender documents. Design work and preliminary planning has commenced on this project which provides for the construction of new foul, combined and surface water sewers throughout the town, the replacement of existing pumping station in Old Cross Square and the refurbishment of existing sewers as well as the construction of new pumping stations and rising mains in the town area and surrounding environs. The scheme incorpo-

rates a significantly upgraded infrastructure to provide for future residential and commercial expansion around the town including extensions and upgrades to the collection network in the Scotstown and Clones Road Areas, Cootehill and Ballybay Road Areas, Areas to the east of Killygoan. Subject to completion of planning and land acquisition issues and approval from the DoEHLG, it is anticipated that construction works will commence in 2007/08.

In the interim, the Council, in partnership with local developers has sought to upgrade and extend the collection network through the Serviced Land Initiative (SLI) Programme. Construction works have commenced in 2006 on the Old Armagh Road which will service the new residential developments to the south-east of the town in addition to the proposed Business Park on O'Neill's Farm. The North-East SLI which will service, the Ballyalbany and Coolshannagh areas, has just proceeded through the planning process and construction work will commence in 2008. These two projects will double the area of serviced land available for development in the town before the end of 2008.

Policies in relation to Waste Water Services are contained within Chapter 6 of the County Development Plan 2007 - 2013

#### 9.9.5 Power and Telecommunications

In 2005 work commenced on the North East Broadband Project of which Monaghan Town is one of six selected centres. In Monaghan there will be approximately 19 km of infrastructure. The Metropolitan Area Network (MAN) is in the form of a series of loops in the centre of town and extends from there along the main urban arterial roads to facilitate connection to major businesses and potential users. The MAN also includes a duct on the new by pass to fully service lands located at C6 and C7 on map MDP1. The MAN has been taken in charge by eNet, the Management Services Entity with responsibility for management of system and marketing / development of broadband use.

Monaghan 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.



## 9.9.6 Education

Monaghan has 5 Secondary Schools, 5 National Schools and one third level college. The numbers attending each college are outlined in the table below. The 1999 figures shown are taken from the last Urban Development Plan 2000 - 2005. In the Urban Development Plan it was predicted that National

School numbers would fall over the plan period and as the 2004/2005 figures shows that projection was correct.

The numbers attending secondary schools has also declined despite the addition of Col-iste Oiriall which is a new school that opened during the previous plan period. Third Level student numbers have increased from 115 in 1999 to 165 in 2004/2005 school year.

Table 9.3: Numbers attending schools and colleges in Monaghan Town

Name of School N=National S= Secondary T= Third level	Enrolment 1999	Enrolment 2004
(N) St. Mary's National school	280	287
(N) St. Louis Girls National school	254	256
(N) Model School	141	122
(N) Gael Scoil Ultain	175	186
(N) Nai Scoil St. Louis National school	290	267
<b>Total National School pupils</b>	<b>1140</b>	<b>1118</b>
(S) Beech Hill College	760	629
(S) St. Louis Convent (girls)	900	793
(S) St. Macartan's College (boys)	744	680
(S) Collegiate School	210	210
(S) Coláiste Oiriall		- 28
<b>Total Secondary School Pupils</b>	<b>2,454</b>	<b>2340</b>
(T) MIFET ( Monaghan Institute of further Education & Training)	115	165
<b>Total Third Level Pupils</b>	<b>115</b>	<b>165</b>

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

## Natural & Built Heritage

### 9.10.0 Built Heritage

Monaghan's townscape and architectural heritage reflect the prosperity of the early 18th and 19th centuries. The present layout of Monaghan town is striking in its unconventional triangular branching from the centre. The town centre consists of a series of four urban spaces of quite different character, Market Square, Church Square, Old Cross Square and the Diamond. The open space of the Diamond, with the Rossmore Memorial at the centre provides the main focus of the town. The other urban spaces are linked together by inter-connecting streets whose rounded corners allow for ease of movement. The prevalence of softly rounded corners on buildings is one of the most striking and unique features of the town's architecture, a feature to be repeated in the redevelopment of corner sites. Another interesting architectural feature is the arch, a typical feature of the town's buildings. Both the open arch and the arch incorporated into the wall, the arch at first floor level and segmented arches at ground level are all worthy architectural features. The streetscape is characterised by a narrow plot width with buildings of two and three storeys forming narrow wedges along a uniform building line.



Monaghan Court House

Streets are generally narrow channelling the views and focusing attention on detail at pedestrian level. Windows are vertically proportioned and create a very definite vertical rhythm along the street.

A list of Protected Structures and Architectural Conservation Areas are contained in appendix 5, MN 1 and MN 2 of Monaghan County Development Plan 2007 – 2013.

### 9.10.1 Archaeology

Monaghan is a fine example of a seventeenth century plantation town and much of the street pattern of this time has survived. Dublin Street, Diamond, Glaslough Street, Mill Street, Park Street and Market Street all appear to be of seventeenth century origin. The "Zone of Archaeological Potential" within the town, which comprises the area of the seventeenth century town together with the area around the site of Mullagh-monaghan Fort is delineated on the map MDP 3. Within this area there is a possibility of discovering archaeological deposits such as seventeenth century house foundations, refuse pits, industrial areas and workshops. Consequently archaeological surveys may be required before any development is commenced in these areas.

Archaeological items in the town include the crannog in Convent Lane and Market-Cross Sundial in Old Cross Square. Developers should also refer to the County Monaghan Urban Archaeology Survey which detail other known archaeological findings in the Urban area. A list of protected monuments and places are contained in appendix 6. Areas of archaeological importance in Monaghan Town are shown on map MDP3.

### 9.10.2 Architectural Conservation Areas (ACAs)

An architectural conservation area is a place, area, group of structures or townscape that is of special architectural, historical, Archeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a protected structure. The Planning Authority has designated eleven Architectural Conservation Area as indicated in appendix MN 2.

It is an objective of the Council to protect and enhance the character of these areas. The repair and refurbishment of existing buildings will be favoured over demolition and new build. New development should be sympathetic in scale, massing and detailed design to the existing character of the area.

Specifically, the repair (or replacement with replicas if necessary) of original timber sash windows, cast iron rainwater goods and railings, natural slate roofs, chimneys and external renders will be required for all buildings within these areas. New shop fronts and signage shall be traditional in design and respect the character, scale proportions of the original building.

Policies for the protection of Heritage in Monaghan 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	
MN 33.	Protect and preserve the Protected Monuments and Structures located within the Town Council area as identified in appendices 5, 6 & MN1
MN 34.	Protect existing Architectural Conservation Areas in Monaghan as listed in appendix MN2 by ensuring that all developments within them comply with the policies laid out in chapter 4 of the Monaghan County Development Plan 2007 - 2013 and the Architectural Heritage Protection Guidelines DOEHLG. In these areas repair and refurbishment of existing buildings will be favoured over demolition and new build.
MN 35.	To protect the architectural quality of Monaghan by investigating the potential of designating additional Architectural Conservation Area(s) (ACAs) in the town in accordance with DOEHLG 'Architectural Heritage Protection', during the plan period 2007 - 2013
MN 36.	Protect and conserve the streetscape character, architectural quality and heritage of the ACAs

### 9.10.3 Natural Heritage

Monaghan town has a rich natural heritage. The setting of the town is shaped by the natural topography which provides Monaghan with a unique environment. As already outlined, the town has a wealth of buildings and archaeological interest. There are natural amenities such as Peter's Lake and a number of important deciduous woodlands scattered throughout the town. Rossmore Park and its environs are located on the outskirts of the town and is an area of Secondary Amenity as designated in the Monaghan County Development Plan 2007 - 2013. Wrights Wood on the Clones Road is a proposed Natural Heritage Area. There are additional groups of important trees and woodlands in

Monaghan Town which have been outlined in appendix MN 3. It is an objective of this plan to protect these amenities from intrusive development that would detrimentally impact on them or their designation.

All new proposals shall be required to integrate all existing mature trees and hedgerows into the development, unless in exceptional circumstances, where it is proven to the satisfaction of the Planning Authority that their removal or lopping is necessary to provide a better quality residential environment or in the interest of public health. Where development is proposed on sites where mature trees are a feature, the Council shall require the submission of a comprehensive tree survey with all applications indicating the species, age and condition of all trees.



Convent Lake, Monaghan

## Policies for the Protection of Natural Heritage

MN 37.	Prohibit development that would detrimentally impact on the value or designation of areas of natural amenity in the town
MN 38.	Protect individual trees, groups of trees and woodland areas because of their nature conservation value or their contribution to amenity of the town and require the retention of existing mature trees and hedgerows in all new developments except in exceptional circumstances.
MN 39.	Prohibited development in Local Landscape Policy Areas unless in exceptional circumstances, where it has been clearly proven to the Planning Authority that the works would not be contrary to the zoning objective as outlined in 9.4.7.
MN 40.	Have regard to nature conservation issues when considering proposals for development which may detrimentally impact on habitats, species or features worthy of protection



Church of Ireland, Monaghan Town

## Recreation and Amenity

### 9.11.0 Recreation and Amenity

Monaghan offers a range of cultural and civic facilities. These include the County Museum, Library Service, the Garage Theatre and the Market House. There are two public exhibition spaces in the town, in the Museum and in the Market House (which also has a tourist information point). There is also an active arts and drama theatre and a cinema complex.

In active recreational terms the town is not adequately catered for. The majority of the available indoor facilities are connected to schools and limited in their accessibility. The swimming pool, located on the Clones Road has been redeveloped with enhanced services including leisure centre, café, tennis courts and a Tourist Information Centre. There are also 2 private leisure facilities, one at the Four Seasons Hotel and a new leisure facility currently under construction at the Hilgrove Hotel. These new leisure facilities should provide a better range of facilities for the people of the town. There are adequate facilities for GAA, rugby and soccer in close proximity to the town although access to the GAA grounds is inadequate.

Outdoors recreational pursuits such as angling, walking and golf are related primarily to the natural amenities around the town. Rossmore Forest Park provides a key asset for the town with a number of excellent walks and trails. It also provides excellent views of the local countryside and is a sanctuary for flora and fauna. Rossmore Golf Club, an 18-hole golf course is located on the outskirts of the town. Other facilities in Monaghan include the Astro turf facilities on the Threemilehouse Road and a pitch and putt course on the Ballybay Road.

### 9.11.1 Open Space

As well as tackling declining environmental standards there is a need to protect urban heritage, open spaces and the networks of green areas, and the cultural landscape around the town of Monaghan. The Town Council shall apply the principles of sustainable development as an integral part of town planning and development. It is policy and aim of the Town Council to provide sufficient open space and amenity areas within and adjacent to the town. The Town Council will endeavour to protect and preserve areas of high amenity and open space value and restrict over development of urban land. The council will seek to develop further amenity areas in the town and upgrade and develop the existing amenities as the need and opportunity arises. The Council will seek to maintain existing rights of way and investigate the creation of additional public rights of way either, by agreement or by use of compulsory powers, for the creation of rights of way.

## Policies for Recreation and Open Space

MN 41.	Prohibit development on zoned recreation / open space lands unless where it is clearly demonstrated that it is of compatible amenity value and that there will be no adverse effect on the environment
MN 42.	Provide sufficient recreation / open space and amenity areas within the town for its population and prevent the loss of existing or private open space unless alternative facilities are provided in a suitable location elsewhere
MN 43.	Support the development of social, recreational, sporting and community facilities in Monaghan in appropriate locations
MN 44.	Co-operate with relevant educational authorities in developing additional facilities in the town with the view of improving the availability of education
MN 45.	Maintain existing rights of way and investigate the creation of additional public rights of way either, by agreement or by use of compulsory powers.
MN 46.	Develop Peter's Lake and its environs as a key amenity area both for urban dwellers and the general public
MN 47.	Develop a play facility at Oriel Way to include an all weather playing pitch, skate board park and picnic area.



Monaghan Harps GAA Grounds

# Tourism

## 9.12.0 Tourism

Since the 1999 Development Plan, Monaghan has improved its accommodation base with an increase in the number of bed spaces available within the town. Within the town, there are a number of high quality hotels; the Westenra Hotel in the town centre, together with the Hillgrove and Four Seasons Hotels, all of which provide high quality accommodation and service. In addition there are a number of guest-houses located within the town.

Monaghan needs to establish itself as a tourism destination by improving the visitor facilities and amenities on offer. This can be achieved by focusing on protecting the built environment and capitalising upon the vibrant shopping status the town now holds.

It is recommended that the town centre should be developed as an attractive place to visit with the linking of the older parts of Monaghan to the new shopping centre through a series of connecting walkways and newly built courtyards, creating a safe and pleasant environment for pedestrians. The redevelopment of the backland areas of Dublin Street and the development of the amenities around Peter's Lake will contribute to an improved environment, which coupled with the conservation and restoration of the major buildings and monuments in the town will add to the experience of the shopper and visitor alike. The reopening of the Ulster Canal would provide a significant boost to tourism in the town and county at large.

### 9.12.1 Ulster Canal

The Ulster Canal, opened in 1891. It is 93 Km in length and links Lough Neagh to Lough Erne and the Shannon-Erne Waterway. Positive reaction has been indicated from the authorities on both sides of the border about the possibility of re-opening the canal. This would constitute a large engineering project, which would provide significant direct and indirect benefits in the areas of tourism, heritage and economic development.

A feasibility study was carried out by Waterways Ireland, the cross-border government agency responsible for inland waterways. The study concludes that the project is a feasi-

ble objective and it concurs with various development plans for the areas concerned. The study also concludes that the project has the potential to attract usage from a wide range of recreational and other interests, both on the waterway and along the canal corridor. Apart from the obvious cruiser hire market and other types of boating activity, potential exists to attract holidaymakers including walkers, cyclists, anglers etc.

The Ulster Canal would open up a major tourist facility through Monaghan town. With careful relocation of existing premises, a canal basin could be formed very close to the town centre, thus providing a vital source of recreation and economic spin-off to the town, and generating new development opportunities in the town centre.

### 9.12.2 Rossmore Forest Park

Rossmore Park (320 hectares in size) is a beautiful natural resource situated at the edge of the town. The park was purchased by the Forest and Wildlife Service from the barony of Rossmore in 1950. Most of the estate was replanted by Coillte with broad-leaved and conifer species. Within the park are a number of walks and trails along with a series of excellent coarse fishing lakes namely Priestfield Lake and Castle Lake. The park provides excellent views of the local countryside and it is a sanctuary for a large number of birds, animals and plant life.

The park is a largely unspoiled recreational and natural amenity, which is convenient to the town both for locals and visitors coming to Monaghan. The significance of the estates history plays a central part in the protection of this amenity and the park has a number of significant Megalithic tombs within its area. This recreational amenity will take on greater significance as Monaghan continues to grow and develop particularly if the Ulster Canal is re-opened. Rossmore Park is not within the development envelope of Monaghan Town but it is an area of Secondary Amenity Value (see map 4.5 and appendix 1, Monaghan County Development Plan 2007 – 2013). It is an important asset to Monaghan Town and will be promoted as such in this plan.

Policies relating to tourism development in Monaghan are included in chapter 5 of the Monaghan County Development Plan, 2007 – 2013.

## Policies for Tourism

MN 48.	Promote and facilitate the development of Monaghan as a tourism centre in co operation with the public and private sector
MN 49.	Accommodate sustainable tourism related projects related to natural assets of the Town
MN 50.	Encourage and accommodate the reopening of the Ulster Canal and provide for the construction of a marina on the lands identified as TC1 on Map MDP1
MN 51.	Develop improved cross border networks to encourage tourism and business to operate in both NI and the ROI



Rossmore Park, Monaghan





## View Map - Monaghan Town Map MDP 1

Download a detailed copy below:

[http://www.monaghan.ie/websitev2/download/pdf/planning/developmentplan2007-2013/FinalPrintedVersion/mon\\_townReduced.pdf](http://www.monaghan.ie/websitev2/download/pdf/planning/developmentplan2007-2013/FinalPrintedVersion/mon_townReduced.pdf)



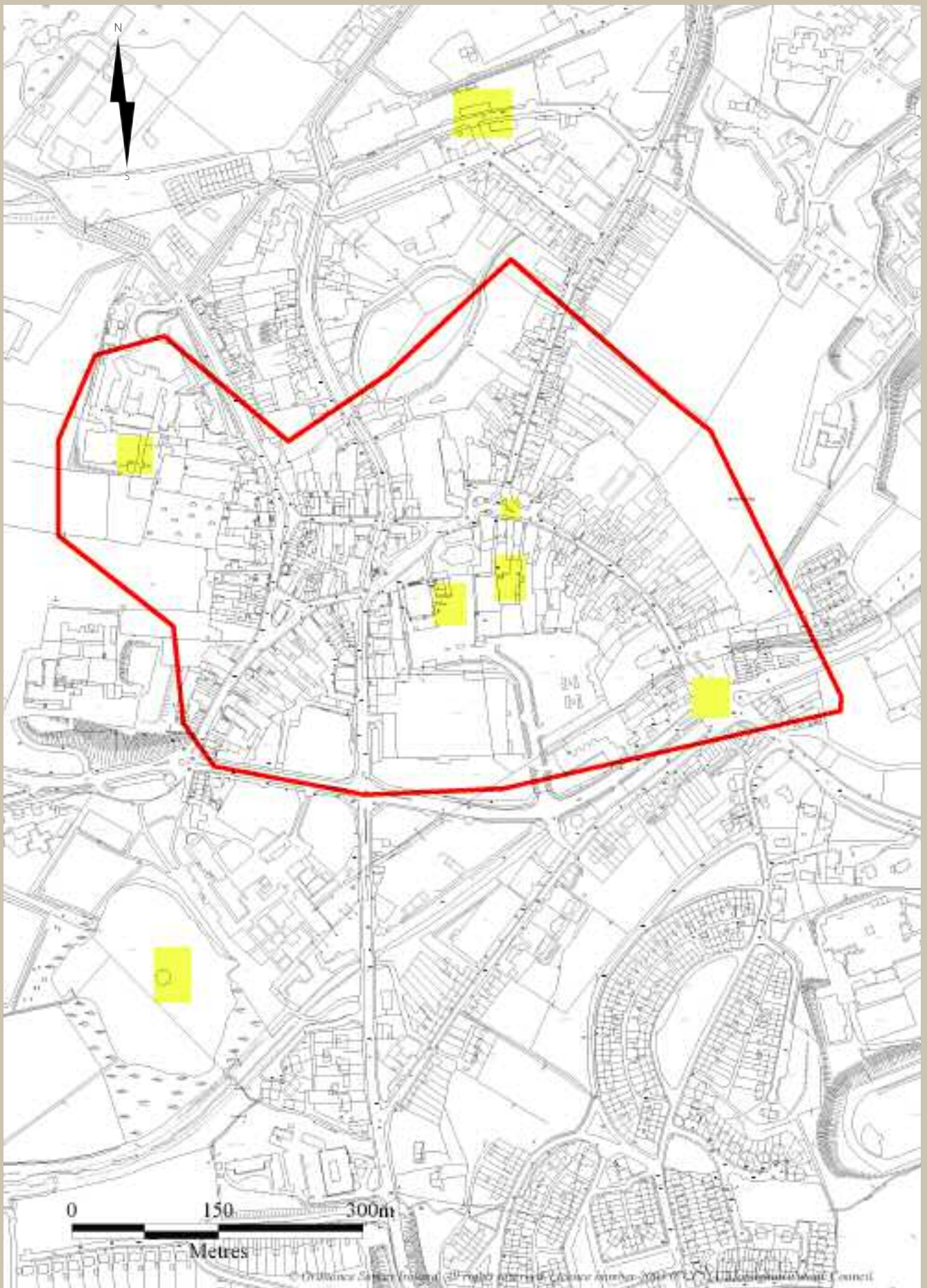


## View Map - Monaghan Town Centre Map MDP 2

Download a detailed copy below:

<http://www.monaghan.ie/websitev2/download/pdf/planning/developmentplan2007-2013/FinalPrintedVersion/mdp2Reduced.pdf>





**Map MDP 3 - Monaghan Town  
Area of Archaeological  
Importance**



Approximate Location  
of Sites of  
Archaeological  
Importance

Zone of  
Archaeological  
Importance