

MONAGHAN COUNTY DEVELOPMENT PLAN 2007-2013



**Incorporating the Development Plans for
the towns of
MONAGHAN, CARRICKMACROSS,
CASTLEBLAYNEY,
CLONES & BALLY BAY.**



Format of Presentation

Adrian

Introduction

Padraig

Strategic Policies in Towns and Villages, Shop Fronts, Advertising, **Housing Developments**, Agricultural Developments, Wind Farms, Telecommunications, Industry, Parking Requirements

Questions and Discussion

Tea Break

Toirleach

Rural Housing, Development on National Routes

Padraig

Chapters 9 – 13

Town Development Plans 2007 - 2013

Questions and Discussion

Strategic Policies for New Development in Towns and Villages

- TV 1.** New development should be **compatible with the sites location and adjoining uses.**
- TV 2.** New development should provide **high standards of amenity.**
- TV 3.** A new building should **respond to sites characteristics and that of its immediate area**, and make a positive contribution to the urban environment.
- TV 4.** New development on the edges of towns and villages **which mars the distinction between the open countryside and the built up edge of the settlement shall be restricted.**
- TV 5.** **Insensitive development** which disrupts the scale and rhythm of the townscape will be discouraged.
- TV 6.** New development should **maintain the established building line** and should minimise visual and physical disruption of the streetscape.
- TV 7.** The majority of roofs **should pitch back from the street.** Ridge heights may vary and can introduce variety.

Strategic Policies for New Development in Towns and Villages cont.

- TV 8. Existing door and window openings should be retained** where possible on original facades. New development should avoid the use of long blank surfaces and long horizontal runs of shop fascias.
- TV 9.** The council recommends the use of materials of a similar texture or colour as traditional materials. **Use of inappropriate materials in an unrestrained manner can detract from the quality of an area.** Existing stone facades should be retained.
- TV 10.** Development on the top of drumlins or on **elevated or exposed lands shall be restricted** to protect locally important views and landmarks.
- TV 11.** All new development in towns and villages should be **satisfactorily serviced.**
- TV 12. Contemporary designs will be encouraged** where they make a positive contribution to the setting of a town or village
- TV13.** Where necessary, applications for development should be accompanied by landscaping proposals as detailed in policy RD 17
- TV 14.** Promote the **protection and conservation of the existing habitats** within Towns and Villages

Shop Fronts

- SF 1.** Where possible, all **traditional shop fronts should be retained** to protect the character of a settlement
- SF 2.** Traditional shop fronts within ACAs must be **retained and reinstated**
- SF 3.** Replacement shop fronts in ACAs should be designed and detailed so that the ground floor relates satisfactorily to the elevational design of the upper parts of the building
- SF 4.** The **design of a new shop front should not detract from the character of the rest of the building.** A sympathetic well-designed modern proposal will usually be preferable to an ill-proportioned imitation of a traditional shop front.
- SF 5.** Advertising and signage on all shop fronts will comply with policies A1 – A11
- SF 6.** **Internally illuminated plastic fascia will be discouraged.** External illuminated lighting may be permitted where this will not detrimentally impact on the amenity of the building or streetscape.
- SF 7.** **Only where required, roller shutters should be perforated,** a colour to compliment the facade and contained within the shop front and behind the fascia
- SF 8.** **External steel roller shutters will not be permitted.**



Advertising and Lighting

Policies divided into two sections

1. **General Advertisements** – Policies A1 – A11
Impact on motorists & road safety, national routes, historic buildings & views, free standing hoardings, advertising on buildings and fascias, lighting of advertising
2. **Finger Post Signs (directional signs)** - Policies A12 – A18
Traffic safety, tourism use, location relative to public roads & impact on amenity

Housing Developments



1. Responsibility for creating new housing developments is shared between landowners, developers, agents/architects and Monaghan County Council
2. Aim of this section is to improve the layout and quality of new housing developments

Questions to ask yourself before designing a housing development?

1. What is the market in this area?
2. Who are the houses for?
3. What is traditional in the area?
4. What is the character of the area and the site?
5. What is the context of the site within the local area?
6. What are the adjoining land uses?
7. What is the history of the site?
8. Are there any developments including housing schemes granted permission and yet to be built?
9. How will this housing development blend into the area?
10. Service provision in the area and on the site?

Do not start design process with a site layout!

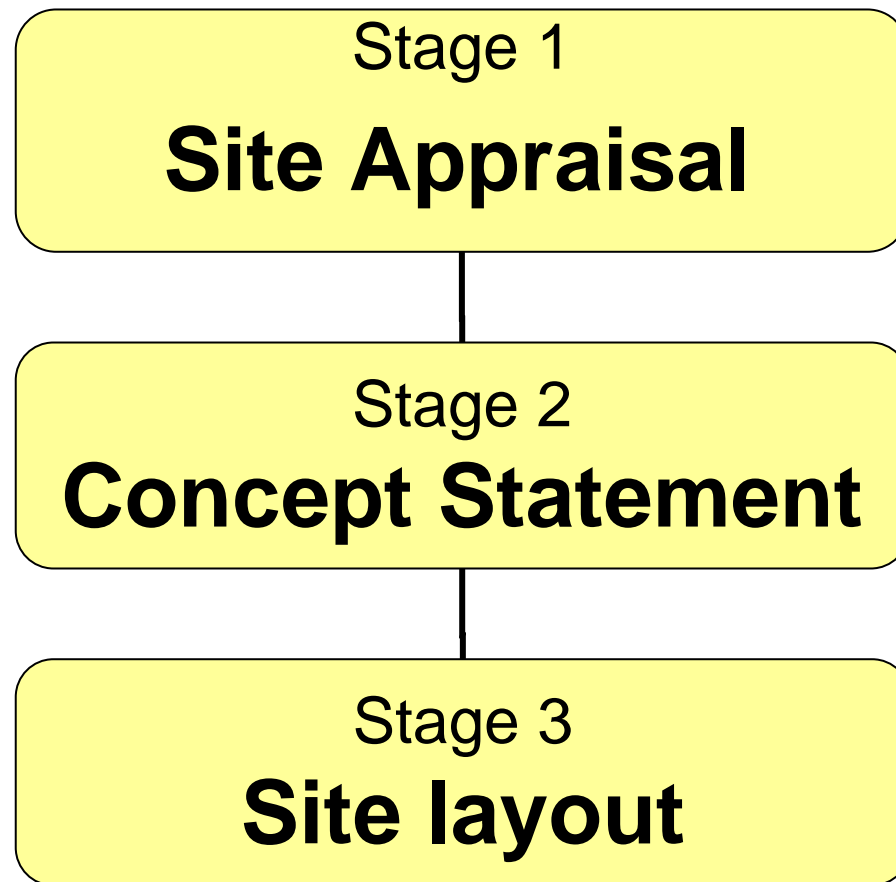


Principles in designing a housing development

1. **Respect the local setting** – Patterns of townscape and landscape, spatial characteristics, building forms and elements, land uses, movement patterns
2. **Responding to the site** – history of site, landform, flora and fauna, climate (exposure and orientation)
3. **Creating attractive surroundings and places to live** – creating spaces, landmark features, variety & distinctiveness

Implementing Design Principles

Stages in the design process



Concept Statement

- A concept statement is a diagrammatic illustration of the potential to make the most of the site & its surroundings
- A concept statement **should be concise**, limited to one side of an A3 sheet. It may also be supported with a **text document** which will outline the sites principles/objectives and how the **concept feeds into the site layout**
- It should be **imaginative, positive, ambitious and practical**
- A concept plan should include consideration of existing landscape features, open space, neighbourhood facilities (where appropriate), densities and dwelling mix, pedestrian & cycle routes, routes for cars and service vehicles, parking, services etc

RETAIN EXISTING HEDGES AND TREES WITH SUITABLE THINNING AND ADDITIONAL PLANTING

INDIVIDUAL LANDMARK BUILDING SIGNS ENTRANCE, THREE OR FOUR STOREY, MAIN WINDOWS OVERLOOK LOUGH

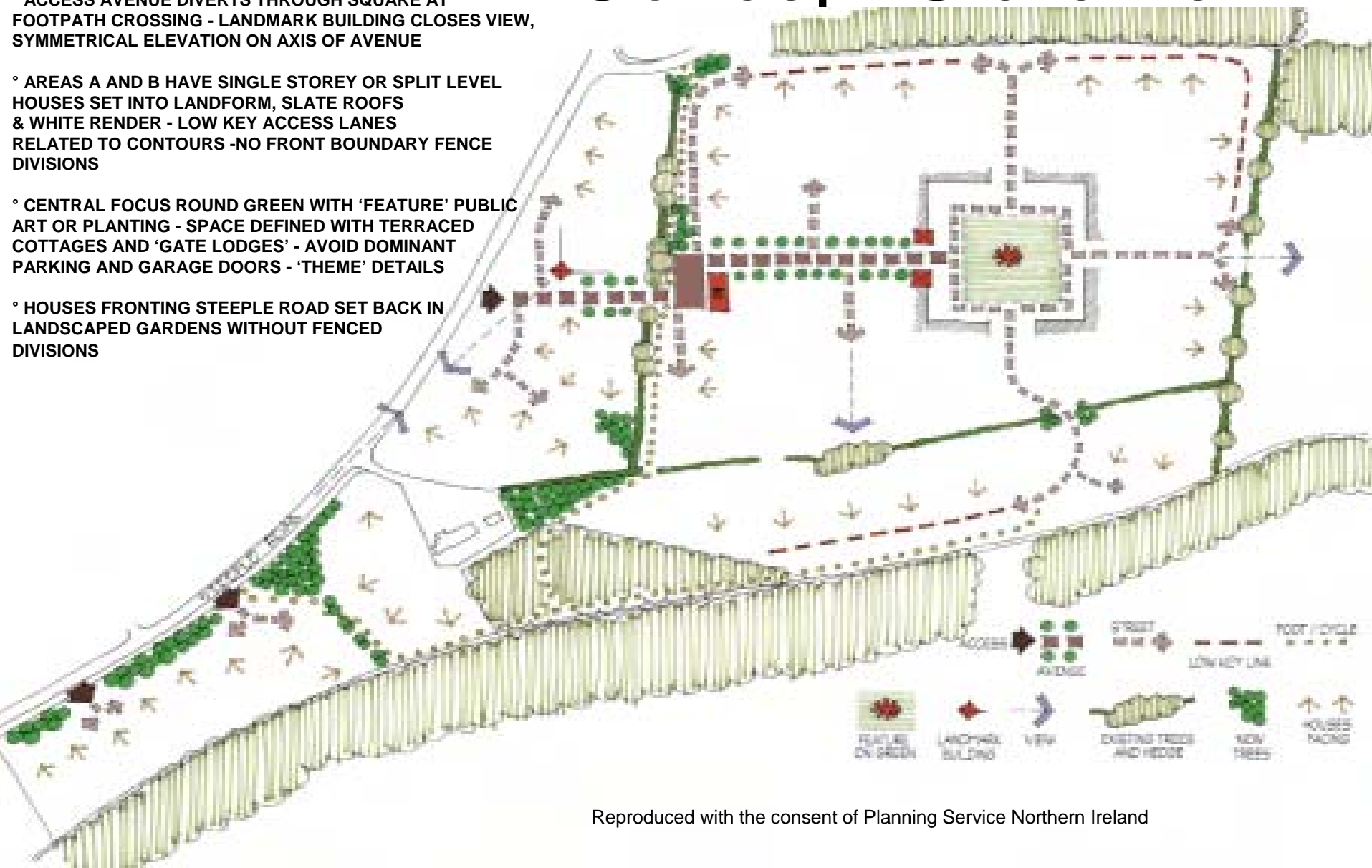
ACCESS AVENUE DIVERTS THROUGH SQUARE AT FOOTPATH CROSSING - LANDMARK BUILDING CLOSES VIEW, SYMMETRICAL ELEVATION ON AXIS OF AVENUE

AREAS A AND B HAVE SINGLE STOREY OR SPLIT LEVEL HOUSES SET INTO LANDFORM, SLATE ROOFS & WHITE RENDER - LOW KEY ACCESS LANES RELATED TO CONTOURS - NO FRONT BOUNDARY FENCE DIVISIONS

CENTRAL FOCUS ROUND GREEN WITH 'FEATURE' PUBLIC ART OR PLANTING - SPACE DEFINED WITH TERRACED COTTAGES AND 'GATE LODGES' - AVOID DOMINANT PARKING AND GARAGE DOORS - 'THEME' DETAILS

HOUSES FRONTING STEEPLE ROAD SET BACK IN LANDSCAPED GARDENS WITHOUT FENCED DIVISIONS

Concept Statement



Concept Statement Summary

- The concept suggests an overall form of the housing layout. **It is not the design solution.** It is up to the designer to interpret and refine the concept within agreed principles/objectives
- Design process follows a logical sequence, from site appraisal to the concept to site layout

Sketch of Site Layout





Other Design Features

- House type, variety and design
- Landscaping – soft and hard landscaping

Honest Questions

1. Would you buy a house/apartment in this residential development?
2. Would you live there?



Housing Development Policies

- **HG 1 – HG 3** are general policies and refer to relevant documents to be used in the preparation of housing development schemes
- **HG 4 & 5** – encourages respect of the character and amenity of the area
- **HG 6** - provision of open space and recreational facilities (see table)

Provision of Open Space and Recreation Facilities

House No.	10% open space	15% open space	Formal play area	Playing pitch	Rec. changing facilities
Brownfield	✓				
0 – 40	✓	✓			
40 – 150	✓	✓	✓		
150 - 200	✓	✓	✓	✓	
> 200	✓	✓	✓	✓	✓

Housing Development Policies (cont)

- **HG 7** – provision of crèche facilities
- **HG 8** – provision of neighbourhood facilities
- **HG 9** – retain natural features within site such as trees and hedgerows
- **HG10, 11, 13** – provision of pedestrian foot & cycle routes and parking
- **HG12** – provision of services
- **HG 14** – landscaping proposals
- **HG 15** – protection of open space
- **Note the provision of ducting requirement in new housing developments**

New DOEHLG Guidance on Housing and Apartments

www.environ.ie Development & Housing/**Housing**



**Quality Housing
for Sustainable Communities
Best Practice – Delivering Homes/Sustaining Communities**

www.environ.ie Development & Housing/**Planning/Development**

**Sustainable Urban Housing:
Design Standards for New Apartments
Guidelines for Planning Authorities
September 2007**



Agricultural Development

The Council **will normally give favourable consideration** to non-exempted and necessary agricultural, horticultural and forestry development in rural areas where;

- AGR1.** The development is for agricultural, horticultural or forestry purposes and is **necessary for the running of the farm or enterprise.**
- AGR2.** The proposal is **appropriate in terms of scale, location and design**, and does not seriously impact on the visual amenity of the area or on the natural or man made environment.
- AGR3.** The proposal is **located within or adjacent to existing farm buildings**, unless where the applicant has clearly demonstrated that the building must be located elsewhere for essential operational or other reasons.
- AGR4.** The development is not located within **100 meters** of any residential property not located on the holding, unless with the express written consent of the owner of that property, and where it will not result in an unacceptable loss of residential amenity by reason of noise, smell, pollution, general disturbance etc.
- AGR5.** The development will **not result in a traffic hazard.**
- AGR6.** The development will **not result in a pollution threat to sources of potable water**, water courses, aquifers or ground water.



Wind Farms, Telecommunications & Extractive Industry

Proposals will be assessed in accordance
with the relevant DOEHLG Guidelines

WF 1 – Wind farms

TM 1 – TM 5 – Telecommunications

EI 1 & EI 2 – Extractive Industry (Quarries)

Policies for Industry

- ID 1.** All proposals for industrial development shall be of a high specification and compatible with the character of the surrounding area and adjacent land uses, especially housing. **A 10 – 20 metre wide landscape buffer, which may include screening and or acoustic barriers, shall be required between industrial and other incompatible uses.** The nature, scale and form of the buffer will vary, but will be dependant on the likely impacts that the industrial development may have on adjoining use.
- ID 2.** All buildings should be of a **scale, design and finishes appropriate to its location.** Considerations contained in policies RD 3, 4, 6, 11, 12, 14, 15, 16, 17 & 18 shall also apply to industrial development.
- ID 3.** Development which **seriously impacts on the visual amenity of the area or on the natural or man made environment** shall be resisted.
- ID 4.** The proposal must deal satisfactorily with all **emissions, including effluent, noise, odour, light etc.**
- ID 5.** All areas of **external storage shall be adequately screened** from the public domain
- ID 6.** Industrial development **shall not generally be permitted** in areas of Primary or Secondary Amenity, in Natural Heritage Areas, in Architectural Conservation Areas or on or near Protected Structures or Monuments

Policies for Industry

ID 7 Industrial development **should generally be located in or adjacent to settlements** where infrastructure has been provided and in line with the principles of sustainable development.

ID 8 Permission will be granted for **small scale indigenous industrial development** in the rural area outside settlements, where there are no alternative sites within the boundaries of a nearby settlement or an established employment area, which are available, and which can be reasonably and practically developed. **Development proposals shall meet all the following criteria**

- o It would not generate traffic of a type or amount inappropriate for rural roads or require improvements which would damage the character of rural roads in the area
- o It provides adequate access, car parking and manoeuvring areas
- o It respects the scale and nature of activity in the locality
- o It will not harm the character or appearance of the countryside
- o It will not harm the character or setting of local settlements or the amenity of local residents
- o It proposes buildings of good design which blend into the landscape through its design, siting, landscaping and use of materials
- o Provision is made, where appropriate, for external storage which is adequately screened from the public road and adjoining residential properties

ID 9 Permission **shall normally be granted for the expansion of existing industrial uses** where the development complies with the criteria laid out in policy ID 8

ID 10 **To protect the continued operation and intensification of established industry in rural areas** outside the town boundaries from the encroachment of incompatible uses such as new residential developments, which may prejudice the on-going operation and viability of these industries

Car Parking Requirements

Car parking requirements for all new developments are outlined in table 8.1. Below is an extract from Table 8.1.

Development type	Minimum parking space requirement	Additional Requirements
Dwelling (1 – 4 bed)	2.0 spaces per unit	
Dwelling (5 – 6 bed)	4.0 spaces per unit	
Apartment (1 & 2 bed)	1.5 spaces per unit	
Apartment (3 & 4 bed)	2.0 spaces per unit	
Nursing home / Hospital	1.0 space per patient bed	Parking for ambulances and service lorries
Health Centres / Surgeries / Clinics	1 space per Doctor, Dentist or Vet plus 2 spaces per consulting room	Health centres must provide 1No ambulance space. Veterinary practices must provide adequate spaces and turning areas for larger vehicles with trailers

Car Parking Policies

- PK 1.** Where developments incorporate **more than one land use** that are functioning simultaneously (e.g. a public house with a restaurant) the **combined figures applicable to both will apply**. Conversely where a mixed use development is proposed where it can be reasonably shown that the **different uses operate at different times**, the Council **may apply flexibility** in the calculation of the parking requirement.
- PK 2.** Where the applicant cannot provide dedicated parking spaces, or can only provide the required number in part, **the Council may accept a financial contribution in respect of the shortfall** in the number of spaces. This will however be at the discretion of the Council, and is likely only to apply to town centre locations where the Council has provided, or intends to provide additional public car parking spaces.
- PK 3.** Where in-curtilage parking is proposed in residential developments on driveways, which by virtue of their length can accommodate two or more **cars parked end to end, no more than two of these spaces shall be counted towards the parking requirement**.

Car Parking Policies cont

- PK 4.** In residential developments, **garages shall only be counted towards parking provision** where they are **large enough to accommodate both cars** and an area for general storage. Alternatively, an area for general storage may be provided elsewhere within the curtilage of the dwelling.
- PK 5.** In exceptional circumstances, the Council may at their discretion accept a **reduced parking requirement, where the applicant has clearly demonstrated that this would not impact on traffic safety**, and where it is considered to be in the interests of the proper planning and sustainable development of the area.
- PK 6.** Parking provision shall be located within or **immediately adjacent to the site** of the proposed development
- PK 7.** Planting and landscaping of all car parks shall be required
- PK 8.** In addition to the requirements of table 8.1, **all developments shall provide 1 No. additional parking space for people with disabilities, for every 25 No. spaces provided** (in all instances this requirement should be rounded up). Each disabled space shall have **minimum dimensions of 5.0 x 3.5 metres**
- PK9.** Where a retail/commercial or other development is proposed which requires the development of car parking facilities, provision will also be made for the **secure parking of bicycles**



Questions and Discussion

Tea/Coffee Break

Rural Housing in the Countryside



Rural Housing Policy - Chapter 8

Design Guide for Rural Housing in County Monaghan

Policy RD1 – Produce and implement design guide

Being produced by Colin Buchanan – Cork Design Guide

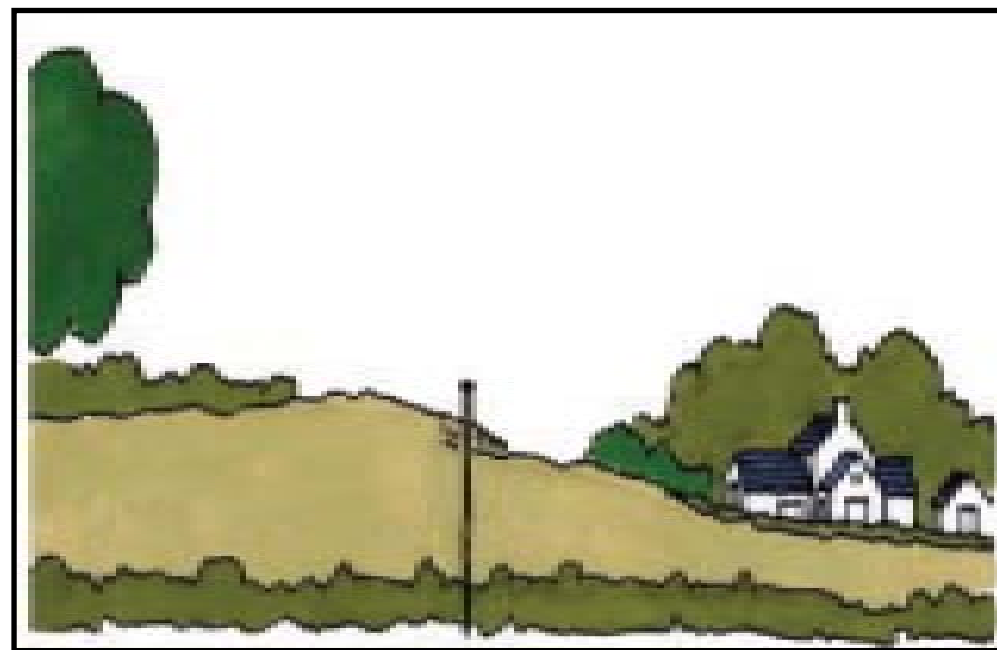
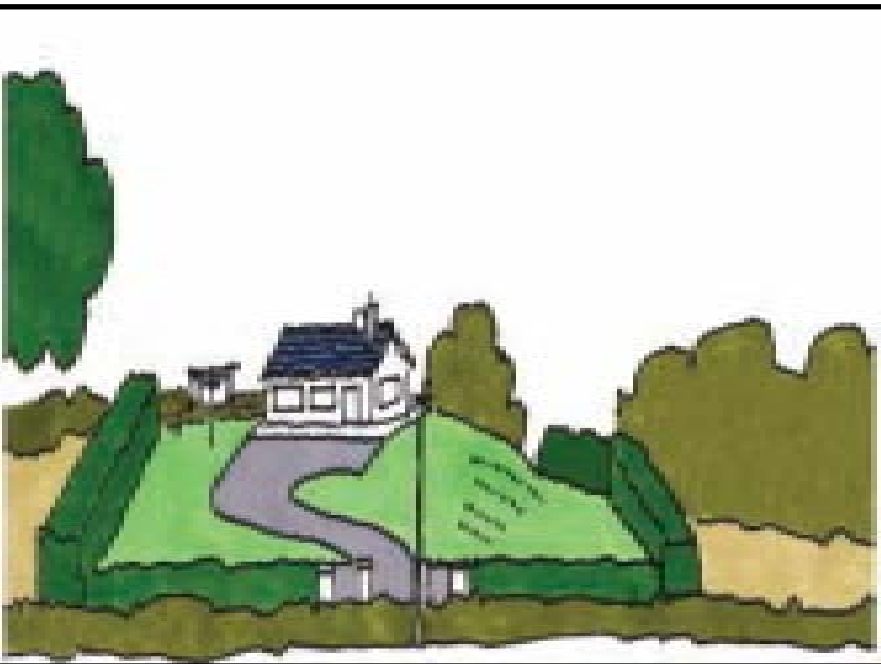
Due for publication before end of year

Objectives

- To disseminate the principles of good design and site selection
- Assist officers and agents advise the public
- Provide a yardstick for consistency in decision making
- Illustrate the sustainability benefits
- Increase the rate of approval

Rural Housing Policy

Policies RD2 – RD6 can be best explained by the following diagrams



Rural Housing Policy cont

Policies RD2 – RD6 - 'Integration'


RD2. The site selected must maximise the benefits of shelter and sunshine.

RD3. The building should relate to the landscape rather than the sky. Avoid visually prominent locations, hilltops, and elevated exposed sites.

RD4. The building should not break any ridgeline or shore line.

RD5. The site should use clearly identifiable and established boundaries, such as trees, buildings, slopes or other natural features, which separate the site from the surrounding countryside, and offer a suitable degree of enclosure.

RD6. Development must follow the contours of the site and sit naturally into landscape. Building should integrate into landscape rather than be imposed on the landscape. Avoid extensive excavation/removal of natural vegetation.



Rural Housing Policy cont

Policies RD7 – RD13 - ‘Scale, Mass and Design’

- RD7. The size, scale and mass of the building should reflect the traditional form of buildings in the area.**
- RD8. Simple forms look best in the landscape and should be employed.**
- RD9. Fenestration should have a vertical emphasis. Patio doors on elevations out of public view**
- RD10. "Off the peg" catalogue house designs are generally not acceptable**
- RD11. Materials used should relate to those of adjoining development and other buildings visually linked to the development. Excessive ornamentation / design features are unacceptable**
- RD12. The Planning Authority will encourage the use of environmentally friendly materials, produced from renewable resources.**
- RD13. Garages located behind the building line of the proposed dwelling, and reflective of it in terms of design and finishes.**

Rural Housing Policy cont

- simple shapes, forms and materials which are reflective of the vernacular.
- traditional dwelling in Monaghan usually had had a linear plan form, with returns located to the rear.
- the elevations had a greater proportion of solid than void, and windows had a vertical emphasis.
- the roof was constructed with full gables and chimneys were located along the ridge line.

New Dwelling Houses & Farm Buildings

- Dwellings shall not normally be permitted within 100 metres of an intensive agricultural building(s).
- An agricultural building is considered to be a building *used, or last used and likely to be used* in the future for agricultural purposes. Intensive agriculture includes the keeping of cattle, pigs, poultry, mushrooms and any slurry or agricultural waste facility.
- A dwelling for someone employed in agriculture on the holding, or by a member of his or her immediate family (defined in policy RH1) may be considered as the exception to this policy.

New Dwelling Houses & Farm Buildings cont

- Dwellings permitted within 100 metres of a non intensive agricultural building, where either of the following apply;
- (a) The dwelling is for someone employed in agriculture on the holding, or by a member of his or her immediate family, or
- (b) Where the owner and occupier (as applicable) of the agricultural building(s) has provided written consent to the Planning Authority, agreeing to the construction of the dwelling within 100 metres of his / her agricultural building (s). In such cases the written consent shall be signed by both parties and witnessed by a solicitor or other similar person.

New Dwelling Houses & Farm Buildings cont

- Condition restricting occupancy to the applicant and their successor and heirs
- Abandonment of agricultural use - 100 metre buffer shall not apply.
- General presumption by the Planning Authority that the use of an agricultural building has not been abandoned unless applicant proves that the agricultural use has been abandoned.

Rural Housing Policy cont

Policies RD14 – RD18 - Landscaping

Make best use of existing vegetation – detailed proposals for retention

- **Proposed planting should include numbers, spacings, individual locations, height at time of planting, age/height at maturity, etc**
- **Use native species**
- **Timescales for planting**
- **Simple boundary treatment – traditional gates, pillars and materials**

Policies RD19 – RD20 – Access and Driveways

- **Use existing lanes where possible**
- **New lanes must follow hedgerows**
- **Sympathetic to contours**

Policy RD21 - Rural Character

- **Cumulative impact of additional dwellings in an area**
- **Detrimentially alter the rural character of the area**
- **Visual threshold / capacity**

Rural Housing Policy cont

Policy RD22 - Ribbon Development

The *Sustainable Rural Housing Guidelines* defines ribbon development as 5 or more houses on any one side of a given 250 metres of road frontage. The ribbon may not have a uniform building line, and buildings set back from the road, staggered or an angle to the road will also be considered as ribbon development, where they are visually linked.

- Exception – replacement of a derelict non-domestic building amongst four or more houses
- Infilling of small gaps in substantially and continuously built up frontage.

Proposed variation to Development Plan - Consultation period open up to 16 November 2007

Renovations and Extensions to Dwellings

Policies RD23 – RD26

- RD23.** Reflect the character, form, materials and design of the existing dwelling.
- RD24.** Normally be subordinate in size to the existing dwelling and be located to rear or side.
- RD25.** Extensions should not overshadow or overlook neighbouring properties or result in over development of the site.
- RD26.** House extensions to provide accommodation for elderly or dependant relatives should be attached to the existing property via an internal link.

Effluent Treatment

Policies RD 27 – 31

- Site characterisation form – properly and fully completed by suitably qualified person
- Installation certified by competent person
- Comply with EPA requirements
- P & T tests & remedial works
- Agrément certified system
- Minimum site area of 0.2 hectares

Mounded system – 1 in 7 embankment slopes

Refer to Environmental Protection Agency (EPA) Code of Practice for Wastewater Treatment Systems for single houses (consultation draft 2007). Available on: <http://www.epa.ie/downloads/consultation>

National Routes

Policies NAR1 – NAR7 – When Direct Access is Acceptable

- **NAR1. dwelling for a farmer working on a farm, or by a member of his / her immediate family, where no alternative sites on the farm can be accessed from a minor road.**

Farmer - 50% of income from farming on the farm, or employed for a minimum of 50% of their working time on the farm.

- **NAR2. replacement of an existing house in use or last used as a dwelling - no change to another use without planning permission**
 - not been vacant for a period in excess of 10 years prior to the date of submission of a planning application
 - existing house shall exhibit the essential characteristics of a dwelling and be reasonably intact
 - the new dwelling accessed via the existing access serving dwelling to be replaced, unless its relocation would remove a traffic hazard.

National Routes cont

- **NAR3. To facilitate site specific and compelling special domestic or personal circumstances, where genuine hardship would result if planning permission were refused. Onus on applicant to justify why other temporary solutions such as a mobile home or an extension to existing property cannot be considered. Planning permission only granted for a permanent structure, such as a dwelling, where the compelling circumstances are likely to be long term (i.e. in excess of 7 yrs)**
- **NAR4. To serve the site specific essential needs of an existing rural based agricultural, commercial or industrial enterprise where access not possible from a minor road. Onus on applicant to clearly demonstrate the site specific need for a dwelling to be located at the existing enterprise. Dwelling should be located adjacent / within the perimeter of the existing premises.**

Occupancy Condition – attached to planning permission under policy NAR 1, 3 or 4 for a minimum period of seven years.

Planning permission not normally be granted for a new dwelling under policies NAR 1, 3, or 4 where there are existing available houses or development opportunities on the holding, or if any houses or sites have previously been disposed off.

National Routes cont

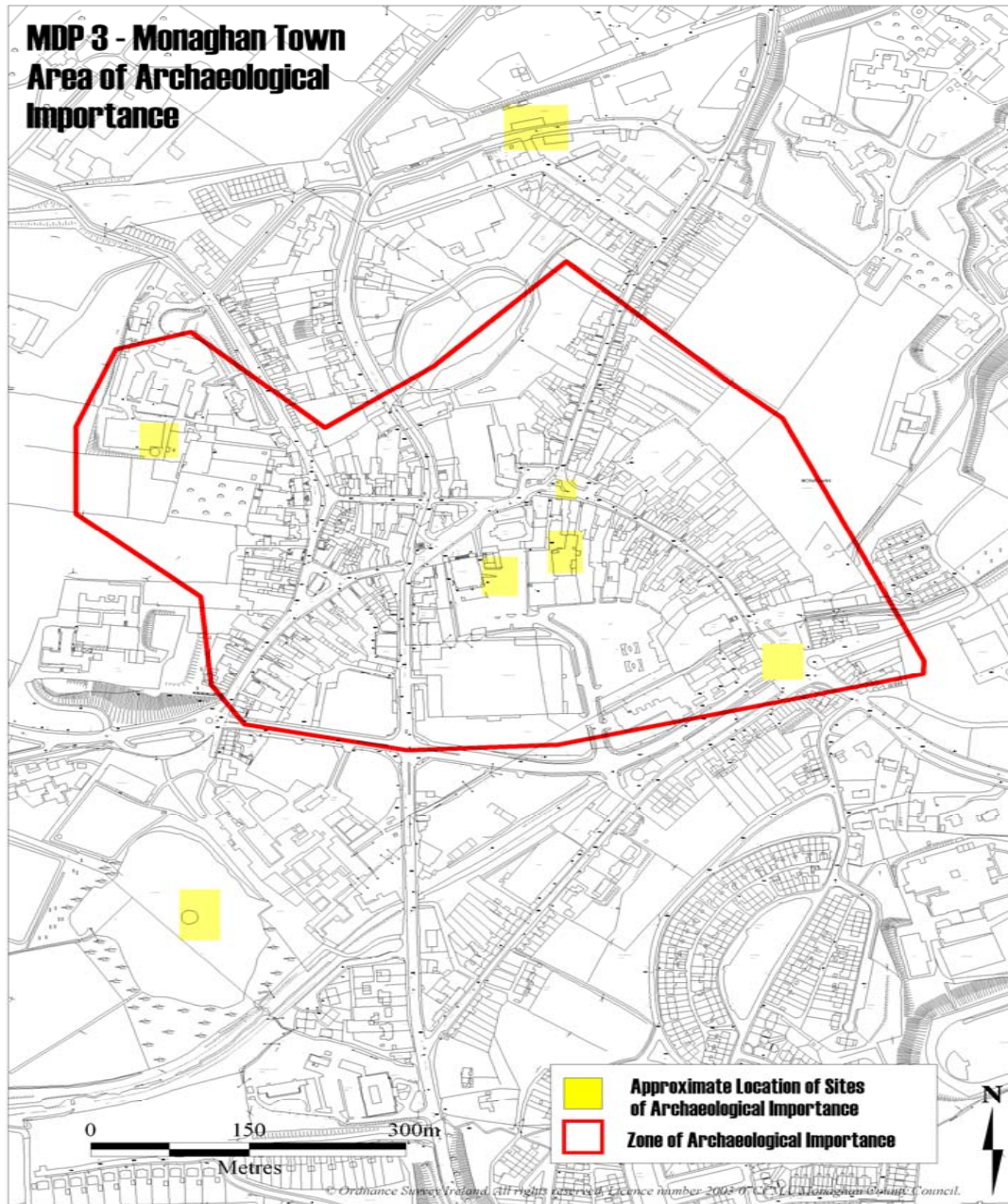
- **NAR5. Development of an industrial or commercial nature which is tied to a fixed resource, and where it is of significant economic benefit to the county or state, and where access is not possible from a minor road.**
- **NAR6. New access to eliminate an existing traffic hazard through the replacement of an existing sub standard access, where no additional development proposed**
- **NAR7. Limited extensions to an existing authorised use**

The Council will severely restrict the creation of new accesses or the intensification of use of an existing access in speed transition zones onto National Roads between the 50 km/hr and 60 km/hr limits.

Town Development Plans 2007 – 2013 (Chapters 9 – 13)

- Town Plans generally have a standard layout
- Specific policies and objectives within each Town Plan. Policies in Chapters 1 – 8 also apply (where applicable)
- Each Town Plan contains text and zoning maps at end of text.
- Note Monaghan and Clones have 2 Archaeology Maps

MDP 3 - Monaghan Town Area of Archaeological Importance



Approximate Location of Sites of Archaeological Importance
Zone of Archaeological Importance

0 150 300m
Metres

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General Format of Town Plans

- **Introduction** – Location & Context, Historical Context, Monaghan Today
- **Strategy & Vision**
- **Landuse Planning** – Zoning Objectives/Landuses and Zoning Matrix (normally permitted, open for consideration, not normally permitted)
- **Population and Housing**
- **Town Centre**
- **Shop Fronts**
- **Retailing**
- **Industry and Employment**
- **Infrastructure and Services** – Roads & Parking, Water Services & Waste Water Services
- **Natural and Built Heritage**
- **Recreation and Amenity**
- **Tourism**
- **Landuse Zoning Maps**

Ballybay Town Zoning Map

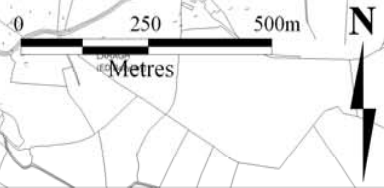
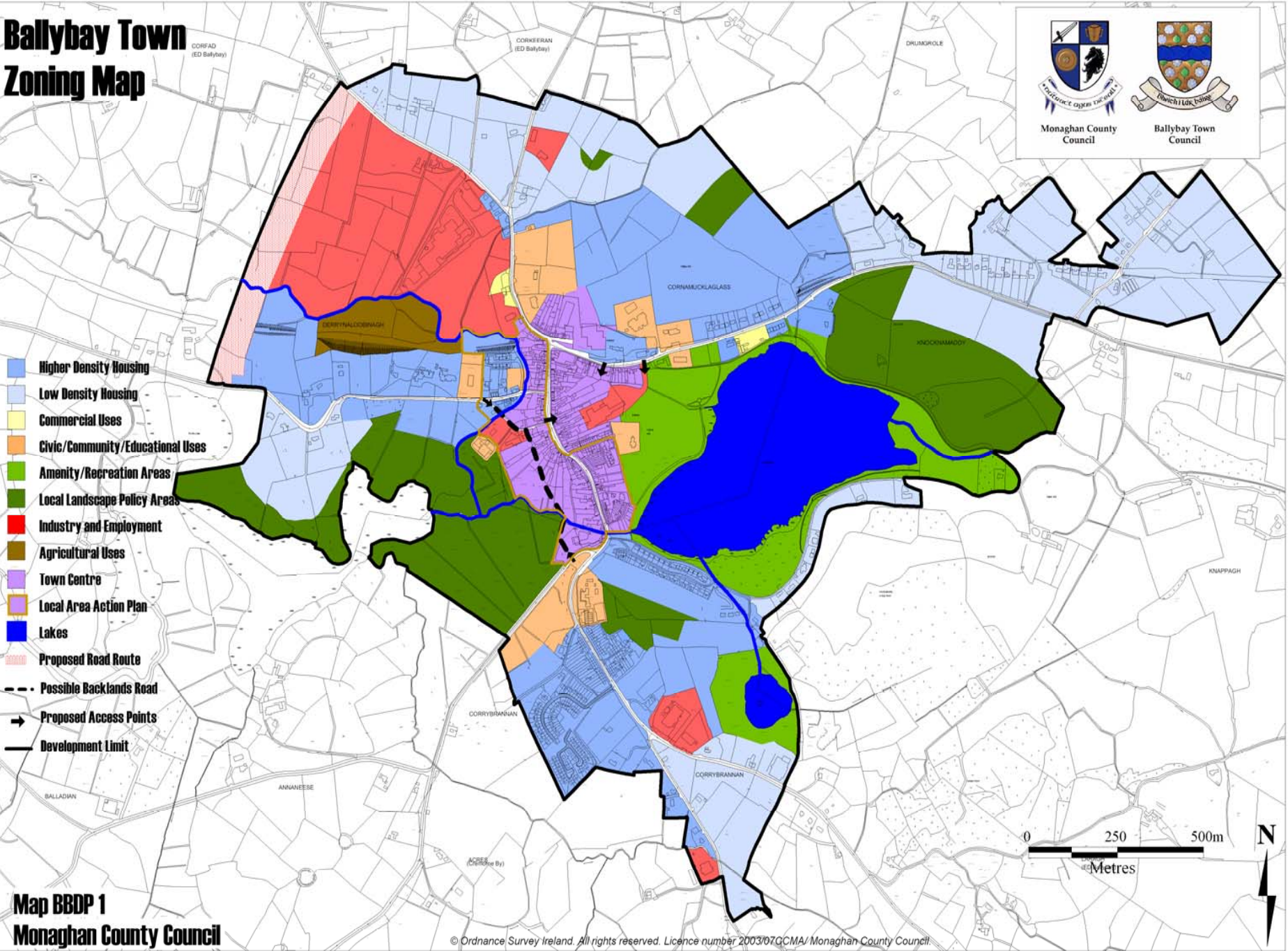
CORFAD (ED Ballybay)

CORRIGERAN (ED Ballybay)

DRUNKROLE



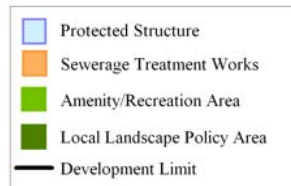
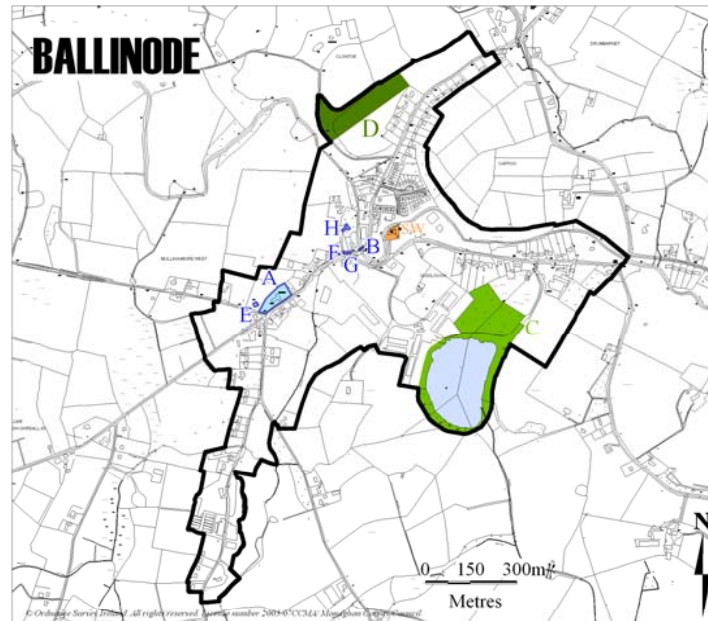
- Higher Density Housing
- Low Density Housing
- Commercial Uses
- Civic/Community/Educational Uses
- Amenity/Recreation Areas
- Local Landscape Policy Areas
- Industry and Employment
- Agricultural Uses
- Town Centre
- Local Area Action Plan
- Lakes
- Proposed Road Route
- Possible Backlands Road
- Proposed Access Points
- Development Limit



Map BBDP 1
Monaghan County Council

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Chapter 14 - Village Development Plans 2007 - 2013





Questions and Discussion
The End