

MONAGHAN COUNTY DEVELOPMENT PLAN 2007-2013



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

Format of Presentation

Part 1

- Chapter 1 – Introduction
- Chapter 2 – Vision Statement
- Chapter 3 – Settlement Strategy
- Chapter 4 – Environment & Heritage
- **Questions and Discussion**

Tea & Coffee



Part 2

- Chapter 5 – Economic Activity
- Chapter 6 – Infrastructure and Services
- Chapter 7 – Community Infrastructure
- **Questions and Discussion**

Chapter 1

Introduction

-
- Background Summary
 - Legal Basis
 - Content of Development Plan
 - Process of Making a Development Plan
 - Publication of Draft Development Plan and Making of the Plan
 - Spatial Strategies
ESPD, NDP, NSS, RPG, CDS, DOEHLG Planning Guidelines etc. All documents available on www.environ.ie
 - Structure and Format of the Development Plan

Chapter 2

Vision Statement

Aims of Monaghan County Development Plan 2007 - 2013

- i. Create a clear strategic framework for the sustainable development of the county and its towns that is consistent with the long-term strategic aims set out in the National Spatial Strategy and Regional Planning Guidelines
- ii. Give spatial expression to the economic, cultural and social aims of the County Development Board Strategy
- iii. 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
- iv. Establish a framework for more detailed plans within the county on a sectoral or geographical basis
- v. Protect and enhance the amenities of the county

Vision is consistent with **County Development Boards Integrated Strategy for Monaghan:**

“Monaghan is an inclusive, outward-looking, progressive county, which enjoys a diverse, vibrant economy, a sustainable environment and a high quality of life for all”

Chapter 3

Settlement Strategy

- Population Statistics and Projections
- Government Policy & Guidelines
NSS, RPG, Sustainable Rural Housing Guidelines for Planning Authorities
- Settlement Strategy for County Monaghan
Current Settlement Pattern and Policies
Hierarchy of Settlements (Tiers 1 – 6)
- Development in Settlements
- Housing in Rural Areas
Areas under Strong Urban Influence, Stronger Rural Areas, Structurally weak Rural Areas

Settlement Hierarchy

Settlement Hierarchy	Town/Village/Settlement	Population Potential
		2006 - 2012
Tier 1	Monaghan	8,000-10,000
Tier 2	Carrickmacross	4,000 – 7,000
Tier 3	Ballybay, Castleblayney, Clones,	1,500 – 4,000
Tier 4	Ballinode, Emyvale, Glaslough, Inniskeen, Newbliss, Rockcorry, Scotshouse Scotstown, Smithboro, Threemilehouse.	250 - 1500
Tier 5	Aghabog, Annyalla, Ardaghy, Bawn, Broomfield, Carrickroe, Clara, Clontibret No. 1 & 2, Connons, Corcaghan, Corduff, Donaghmoyne, Doohamlet, Drum, Knockatallon No. 1 & 2, Knockconan, Lough, Latton, Lisdoonan, Lough Egish, Magheraclone, Mullan, Oram, Tydavnet, Tyholland	100 - 300
Tier 6	Dispersed Rural Areas	

Tier 6 - Dispersed Rural Areas/Communities

- Smallest tier in settlement hierarchy
- Character of these areas mirror the countryside but have scattered houses with clustering around a focal point
- Focal points are found at cross roads, a local shop, church, post office etc.
- House numbers will be restricted to a max. of 8 houses and will be centred around the focal point and subject to satisfactory provision of infrastructure and services

Policy for Development in Settlements

Section 3.4 – Policies SP. 1 – SP. 12

Policies cover urban sprawl, mix of uses in settlements, protection of important landscape features, improve transport linkages between settlements, back-land regeneration, sympathetic design in towns and villages

Rural Housing

Three areas defined:

- **Areas Under Strong Urban Influence** – Policies RH 1 – RH 7 applies (*Area redefined following Ministers Direction*)
- **Stronger Rural Areas** – Policy RH 8 applies
- **Structurally Weak Rural Areas** – Policy RH 9 applies



Rural Housing Management Zones

Co. Tyrone



County Monaghan Development Plan 2007-2013 - Map 3.2

LEGEND

- Areas Under Strong Urban Influence (Development Control Zone A)
- Stronger Rural Areas (Development Control Zone B)
- Structurally Weak Rural Areas (Development Control Zone C)

- Proposed Natural Heritage Area
- Special Area of Conservation (cSAC)
- Special Protection Area (SPA)
- Towns/Villages

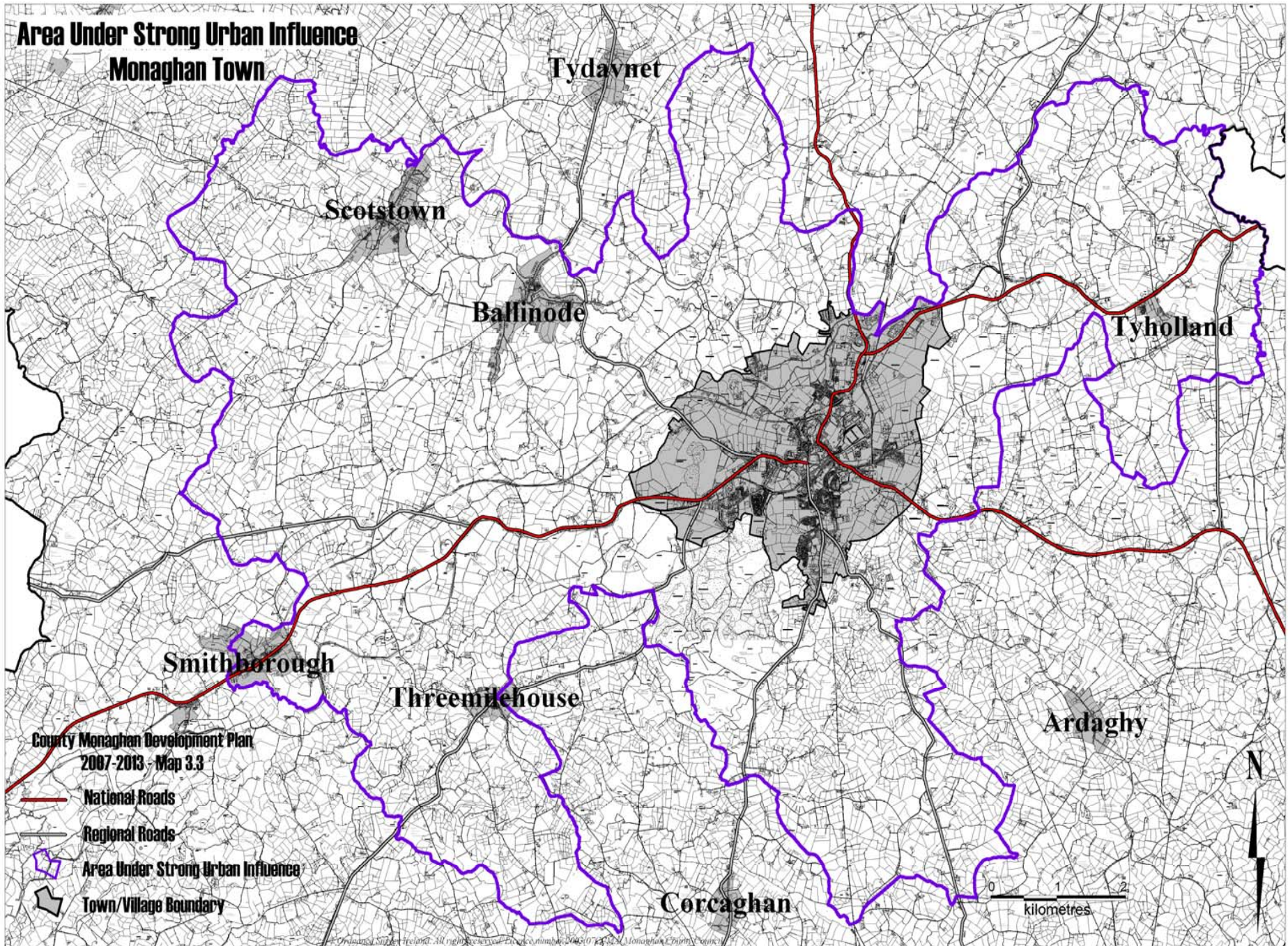
- National Primary Route
- National Secondary Route
- Regional Roads
- Ulster Canal

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

Area Under Strong Urban Influence Monaghan Town



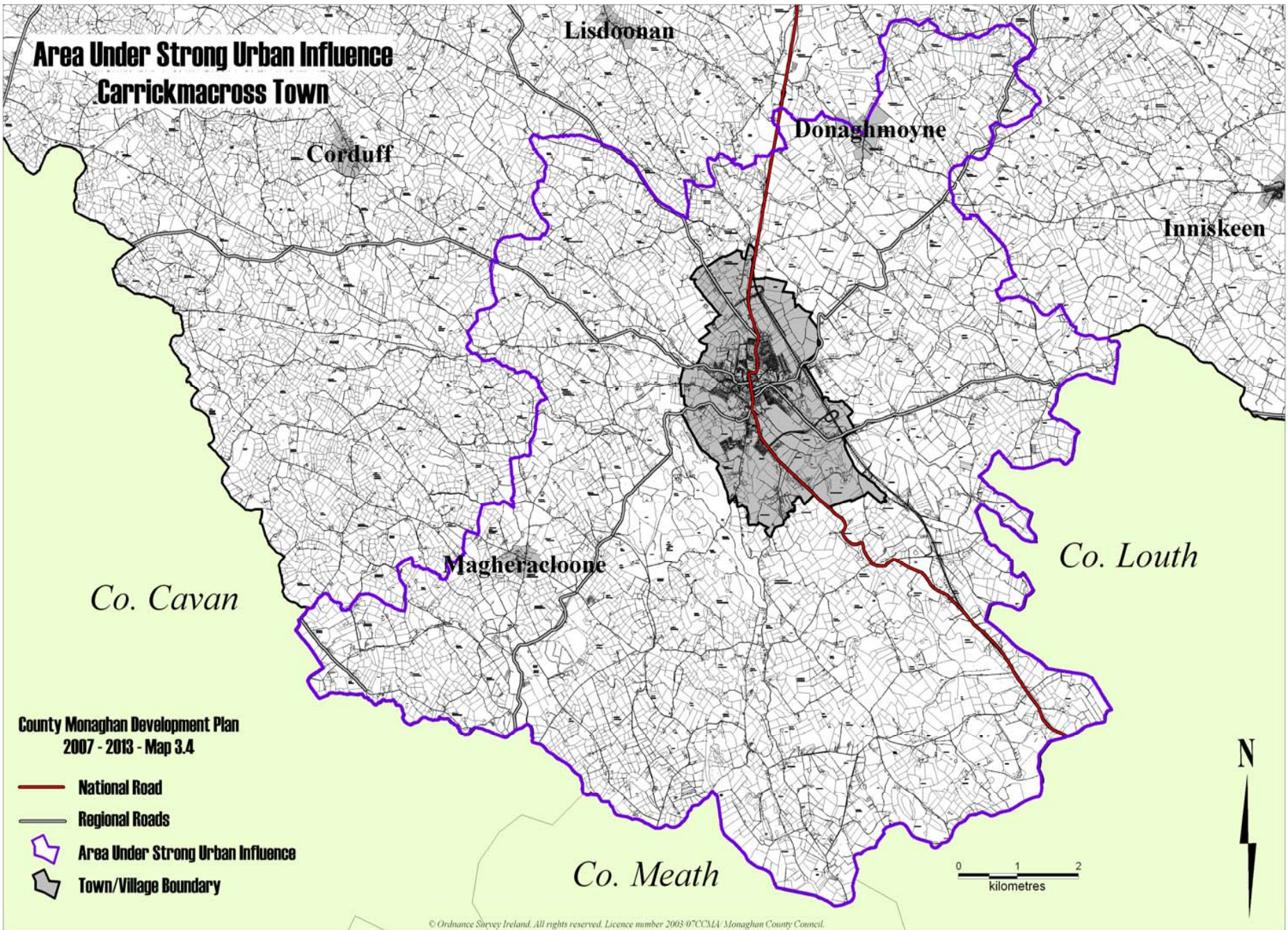
County Monaghan Development Plan
2007-2013 - Map 3.3

-  National Roads
-  Regional Roads
-  Area Under Strong Urban Influence
-  Town/Village Boundary





0 1 2
kilometres



**Area Under Strong Urban Influence
Carrickmacross Town**



County Monaghan Development Plan
2007 - 2013 - Map 3.4

-  National Road
-  Regional Roads
-  Area Under Strong Urban Influence
-  Town/Village Boundary

0 1 2
kilometres







Area Under Strong Urban Influence Castleblayney Town.

Oram

Doohamlet

Co. Armagh

County Monaghan Development Plan
2007 - 2013 - Map 3.5

-  National Road
-  Regional Roads
-  Area Under Strong Urban Influence
-  Town/Village Boundary



Chapter 4

Environment & Heritage

Landscape

- Monaghan's Landscape – **Policies ENV 1 – ENV 4**
- **Landscape Character Assessment** – Public consultation period Thursday 11 October to Friday 16 November 2007
- Available for viewing at Monaghan County Council and all Town Council Offices
- Also available on the internet at www.monaghan.ie
- Submissions and observations should be forwarded to Monaghan Co. Council, The Glen, Monaghan or by e mailing devplan@monaghancoco.ie

Geology and Amenity

- **Geology** - Policies ENV 5 – ENV 7 applies
- **Amenity** – Section 4.3. Areas of Primary and Secondary Amenity
- Listed in **appendix 1** and available to view on **map 4.5**
- **Areas of Primary Amenity** – Policies ENV 8 & 9
- **Areas of Secondary Amenity** – Policies ENV 10 – ENV 13 applies

Heritage

- **Trees & Hedgerows** – Section 4.4
- **Natural Heritage** – Section 4.5. Includes detail on SPAs, cSAC, pNHAs
- Listed in **appendix 4** and outlined on **Map 4.5**. Policies ENV 25 & 26
- **Architectural and Built Heritage** – Section 4.7
- **Protected Structures** – Listed in appendix 5. Policies ENV 27 – ENV 30

Record of Protected Structures

Area	Private Owned	Public Owned	Total
Rural	291*	34	325*
Carrickmacross	74	1	75
Monaghan	132	19	151
Castleblayney	42	9	51
Clones	43	2	45
Total	582*	65	647*

Heritage (cont.)

Architectural Conservation Area (ACA)

'is a place, area, group of structures or townscape which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or contributes to the appreciation of a protected structure'

- Existing ACAs in County Monaghan are outlined in appendices MN 2 (Monaghan), CK 2 (Carrickmacross) and C2 (Clones)
- Proposed ACAs in County Monaghan include Castleblayney, Ballybay, Glaslough, Inniskeen and Rockcorry during life of plan

Heritage (cont.)

- **Archaeology** – Section 4.8
- Records of Protected Monuments (RPM) – Listed in **appendix 6.**
- Policies ENV 34 – ENV 38 applies

Water Quality

- **Water Quality** – Section 4.9
- EPA website <http://www.epa.ie> . ENVision – contains interactive maps providing wide range of environmental data and information. Our maps compliment this information.
- **Ground Water Quality** - See maps 4.2, 4.3 & 4.4.
- Sensitive Boreholes also listed in Table 4.3
- **Sensitive Surface Waters** – Listed in **Table 4.1** and outlined on **Map 4.1**
- Policies for Protection of Water – ENV 39 – ENV 46
- **Air and Noise** – Policies ENV 47 – ENV 51



Sensitive Surface Waters



County Monaghan Development Plan
 2007-2013 - Map 4.1
 (See Table 4.2)

LEGEND

- Lake Catchment Areas
- Public-Private Surface Water Supplies
- National Secondary Route
- Water Framework Directive/ Amenity Lakes
- Industrial Water Abstraction Points
- Regional Roads
- River Water Supply Source
- National Primary Route
- Towns/Villages

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Discussion

Tea/coffee break

Chapter 5

Economic Activity

Employment Structures

Employment Structure – Section 5.1

- No. of tables provide breakdown of main employment sectors in county and provides percentages for each

Affluence and Deprivation

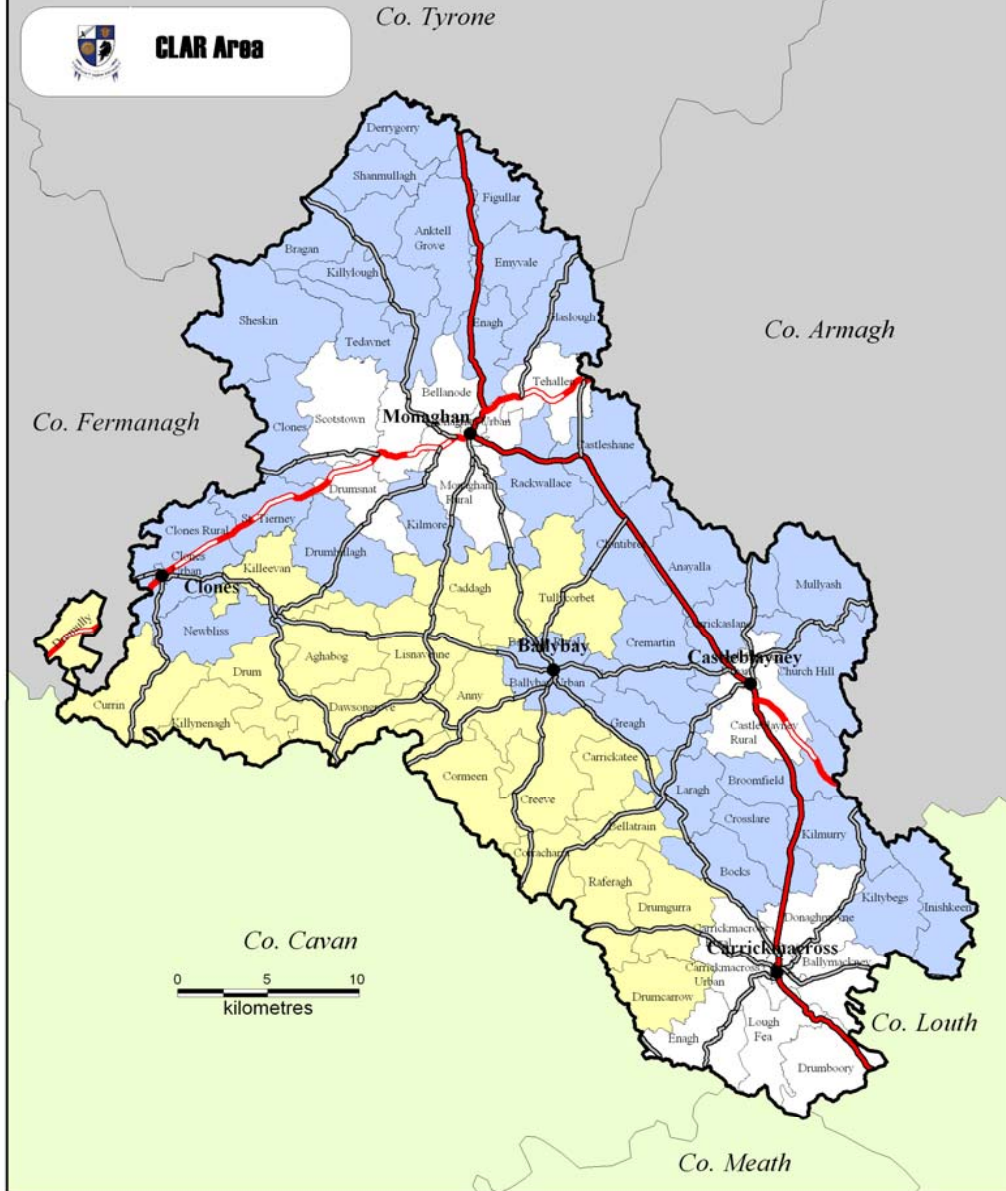
- Scores in Co. Monaghan increased from -3 in 1991 to 11.2 in 2002
- Still below the BMW and National average

Clar Programme – Section 5.1.2

- It is a targeted investment programme in rural areas, aimed at revitalising these areas
- Areas originally selected in Clar suffered greatest decline in population from 1926 – 1996
- Following 2002 population census Clar areas throughout the country were amended
- Additional areas were added to the Clar areas in County Monaghan following review
- Map 5.1 shows old and new Clar Area in County Monaghan



CLAR Area



**County Monaghan Development Plan
2007-2013 - Map 5.1**

LEGEND

- Original CLAR
- Extended CLAR 2006
- Main Towns
- National Primary Route
- National Secondary Route
- Regional Roads

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Data Supplied by Central Statistics Office
www.cso.ie



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Agriculture & Forestry

Agricultural Policies AG 1 – AG 9

- Areas covered include diversification, farm intensification, agri-tourism, specialist farming etc

Forestry Policies FOR 1- FOR 6

- Areas covered include sustainable forest management, protection of important landscapes and habitats, promotion of mixed forestry

Energy

- Outlines basic energy sources in Co. Monaghan of electricity with increasing emphasis on gas

Wind Energy

- Monaghan is outlined as having potential for wind energy
- Wind Atlas for Ireland provides broad range of environmental information including wind speeds. <http://www.sei.ie/> - Sustainable Energy Ireland website
- Policies for Energy and Renewable Resources – REN 1 – REN 7
- Areas covered include promotion of renewable's, facilitate wind farm development (where appropriate), promotion of gas network, increased use of energy efficient materials in building industry

Industry

- Tables 5.5 – 5.10 show breakdown and background of industry
- Co. Monaghan's industries employ 19.3% of the working population. Higher than national or border region figures (2004)
- Policies on Industry IND 1 – IND 10
- Promote industry on serviced land, ensure sufficient industrial lands are zoned, support an expanded education and research sector, promote cross border co-operation and trade, facilitate expansion of existing rural based industrial and manufacturing businesses etc

Extractive Industry – Section 5.5.2

Policies EI 1 - EI 6

Retail

Aim of Retail Planning Policy

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

Retail Hierarchy in County Monaghan

Level 1 County Retail Centre	Monaghan Town (National 3 rd Tier Town)
Level 2 Sub County Retail Centre's	Major – Carrickmcross Minor – Castleblayney
Level 3 Local Retail Centres	Ballybay and Clones
Level 4 Remaining rural areas including rural villages and small scale settlements	Examples include: Emyvale, Smithborough, Clontibret

Retail (cont)

Retail Development Strategy for County Monaghan (October 2003)

- Due for review and will commence in early 2008 – Consultants to be appointed
- Policies RET 1 - RET 15
- Develop retail in line with retail hierarchy, maintain & consolidate existing retail core through '**sequential approach**', reduce expenditure leakage, improve variety, range & quality of retail outlets

Tourism

- Most under utilised asset of County Monaghan
- 2nd lowest no. of visitors in border region (Leitrim lowest)

Tourism Potential

- Needs to address cross border marketing with Northern Ireland and gain competitive advantage
- Take advantage of growing trend among urban dwellers for walking and water based rural activities
- Policies TOU 1 – TOU 19
- Sustainable Tourism, support flagship projects such as Ulster Canal, reduce tourism leakage from county by encouraging a broader range of activities, promote as a centre of angling excellence, support agri-tourism, accommodate hotels, guesthouses and B & Bs in appropriate locations, encourage and accommodate the reuse of existing buildings for use in tourism industry

Chapter 6

Infrastructure and Services

Aim

Strategic aim of the development plan is to facilitate the development of County Monaghan through the provision of essential services

General Transport Policies

T1 – T8

Roads – Section 6.1

National Roads Authority (NRA)

- Statutory Agency responsible for maintenance of an improvement of national routes
- 4 national routes in County Monaghan amounting to 107km
- **N2 Dublin- Derry National Primary Rd.**
Aclint Bridge to Moybridge 75.81 km
- **N12 Monaghan - Armagh National Primary Rd.**
Monaghan town to Tamlet, Tyholland 7.09 km
- **N54 Monaghan- Cavan National Secondary Rd.**
Monaghan town to Drumully, Clones 25.05 km
- **N53 Castleblayney- Dundalk National Secondary Rd.**
Castleblayney town to Ballinacarry Bridge 6.96 km

Roads

Roads Hierarchy

- **National Primary** (Policies NR 1 – NR 8)
- **National Secondary** (As above)
- **Regional Roads** (Policies RR 1 – RR 3)
- **Local Primary** (Policies LR 1- LR 5)
- **Local Secondary** (As above)
- **Local Tertiary** (As above)
- **Urban Development Roads** (Policies UD 1 – UD 3). Table 6.6 outlines roads proposals for towns in County Monaghan to be developed during life of plan
- Proposed Urban Development Roads are outlined on each town zoned map
- Landuse Transportation Study (LUTS) being carried out by Consultants to assess feasibility of these roads. Due to go to tender for Consultants in next couple of months

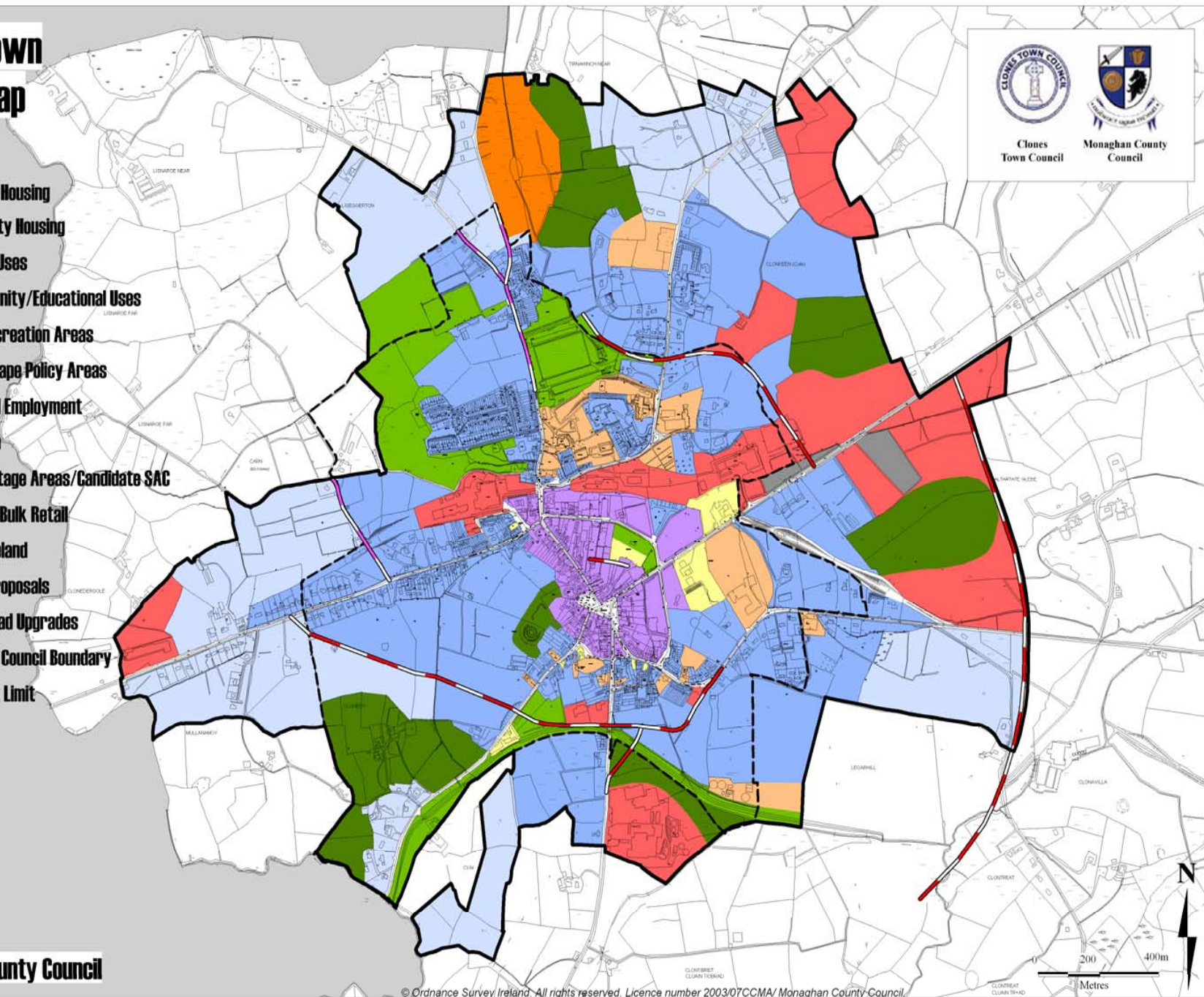
Clones Town Zoning Map



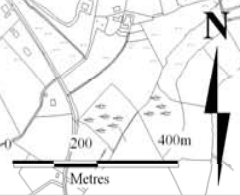
Clones
Town Council

Monaghan County
Council

- Low Density Housing
- Higher Density Housing
- Commercial Uses
- Civic/Community/Educational Uses
- Amenity/Recreation Areas
- Local Landscape Policy Areas
- Industry and Employment
- Town Centre
- Natural Heritage Areas/Candidate SAC
- Commercial/Bulk Retail
- Northern Ireland
- New Road Proposals
- Proposed Road Upgrades
- Clones Town Council Boundary
- Development Limit



Map CDP 1
Monaghan County Council



Water Services

- Sanitary functions transferred to Monaghan County Council from all Town Councils on 01 January 2004
- Monaghan County Council maintains & operates 9 water supply schemes, 29 water-water treatment plants and collection systems
- Also approx 14 group water schemes operating throughout county
- Policies for Water Services WS 1 – WS 7
- Cover areas such as improving quality and capacity of water supply services, offer protection for sources, reducing water wastage etc

Waste Water Treatment

Section 6.2.2

- Existing and proposed treatment capacities for settlements is provided in table 6.7

Relevant Policies WWT 1 – WWT 6

- Policy WWT 6 refers to Cordon Sanitaire

Policy WWT 6

- Development shall not normally be permitted within 100 metres of the boundary of any waste water treatment works, where that development is sensitive to smell nuisance and the amenity of it is likely to be detrimentally impacted on by the operation or expansion of the plant.
- Where the 100 metre cordon has already been compromised by existing or permitted smell sensitive development, the Planning Authority **may** look favourably on a new development which is similar to that which exists or is permitted, and where in its opinion, the amenity of the development will not be detrimentally impacted on by the plant.
- In **exceptional circumstances**, this figure may be reduced where it is proven to the satisfaction of the Planning Authority, through comprehensive smell nuisance modelling, carried out by a competent professional, that the amenity of the development will not be detrimentally impacted upon either at the time of the application or following expansion of the relevant works.

Flooding

- Parts of County Monaghan are susceptible to flooding (Flood Plains)
- Areas at risk from flooding in County Monaghan can be viewed on www.flooding.ie
- Policies FL 1 – FL 5
- These policies generally prohibit development on floodplains

Waste Management

- Outlines waste in general and defines waste such as commercial, construction and demolition waste
- Outlines objectives of Litter Management Plan 2004 – 2007
- Waste Management Facilities i.e. recycling and Bring Sites in county
- **Policies WM 1 – WM 13 apply**
- Waste minimisation, recycling, promote environmental awareness, waste management facilities in new developments, apply 'polluter pays principle', encourages 'best environmental practices'

Telecommunications – Section 6.5

Policies TEL 1 – TEL 3

Major Accidents Directive – Section 6.6

Policies MAD 1 – MAD 3

Fire Services – Section 6.7

Policy FS 1

Civil Defence - Section 6.8

Policy CD 1

Chapter 7

Community Infrastructure

General Policies

- **Policies SP 1 – SP 11** are a No. of general policies which promote development of community infrastructure
- Sectors covered include Arts and Culture, Community facilities, Education, Library Services, Courthouses & Motor Taxation

Arts & Culture – Section 7.1

Policies AC 1 – AC 6

Childcare Facilities – Section 7.2

Policies CF 1 & CF 2

Policy CF 2

Childcare facilities will be permitted in rural areas within 2 km of existing community/social facilities such as a community hall, school, sporting facilities etc, where a demand has been established and where no alternative is available locally, subject to good planning practice.

Childcare facilities may also be permitted outside the 2 km radius where a local need has been clearly identified and is approved by the County Childcare Committee

Sports, Recreation & Amenity –

Section 7.3

- Policies REC 1 – REC 12 apply. These policies promote the establishment of recreation facilities and their use by the general populus.

Traveller Accommodation - Section 7.5

Policies TA 1 – TA 3 apply

Social Inclusion – Section 7.6

Policies SI 1 – SI 6 apply

Disabled Access – Section 7.7

Policies DA 1 & DA 2 apply

Library Services – Section 7.8

Policies LB 1 – LB 3 apply

Schools and Education – Section 7.10

Policies ED 1 - ED 3 apply

Nursing Homes – Section 7.9

Policy NH 1.

Nursing homes should be located within or adjacent to towns and villages for reasons of sustainability, accessibility, social inclusion and availability of services.

**Slides will be made available on the internet website at
www.monaghan.ie**

Discussion

Next meeting to discuss Chapters 8 – 14 will be held on the
12 November 2007 in Hilgrove Hotel Monaghan at 4 pm

The End