

Chapter 14

Village Development Plans

14.1 Introduction

County Monaghan has a strong village network providing basic services to the community. Under this Plan a total of 24 village settlements have been identified, which have been divided into two categories.

The first category comprises ten villages, contained in Tier 4 of the settlement hierarchy for County Monaghan. All these villages were previously identified as Tier 4 settlements in the Monaghan County Development Plan 2007 – 2013.

The second category comprises 14 smaller settlements which are defined as Tier 5 settlements in the hierarchy. The number of Tier 5 settlements has been reduced from a total of 25 under the Monaghan County Development Plan 2007 – 2013. No development limits have been included for the Tier 5 villages. This is a reflection of the changed economic circumstances and the limited uptake for development in these villages under the 2007 - 2013 Development Plan. It is anticipated that there will be limited development within these settlements, consisting primarily of single detached dwellings.

14.2 Tier 4 Settlements

Development limits have been defined around Tier 4 villages to allow for appropriately scaled growth, to protect their character, and to prevent ribbon development and urban sprawl in the surrounding countryside. The development and growth of villages as service centres for local need is consistent with the National Spatial Strategy and the Regional Planning Guidelines.

Within the development limits of these villages, the Planning Authority will normally grant planning permission for appropriate development proposals that are in keeping with the size and character of the settlement, can be accessed and serviced satisfactorily and are appropriate in terms of use. It should be noted however, that the inclusion of land within the development limit for a village does not guarantee that planning permission will be granted for any particular development.

Lands have not been zoned for specific uses within villages, as this approach is seen as overly restrictive and may limit development. Development constraints which include protected structures, protected monuments, flood risk areas, landscape protection / conservation areas and sewerage treatment plants are indicated where appropriate on the village maps.

The settlement envelopes are based on the existing built footprint of the villages, with the aim of consolidating existing development. In some settlements, this approach has led to the inclusion of a quantum of lands that exceeds that required for residential development as identified in Chapter 3 of this Plan. Consequently, the inclusion of lands within a defined development envelope for a Tier 4 village will not guarantee the acceptability for their use for residential development. The acceptability of the use of such lands for residential development, in terms of quantum and location, will be managed by the policies contained with Chapters 3, 8 and 15 of this Plan

Where there is not considered to be sufficient lands within the limits of the existing footprint to accommodate the required residential development over the life of the plan, as identified in Chapter 3, additional lands beyond the footprint have been included.

Preference has been given to those lands which are contiguous to existing development, are, or can be, readily serviced and can be considered as a natural extension of the village.

There has been considerable investment in public sewerage provision in many of these settlements in recent years. In terms of servicing, those lands serviced by gravity sewer are considered more suitable for development, economically and environmentally, than proposals for a pumping station on unserviced lands. Priority will therefore be given to proposals that can be served by gravity sewer.

It is acknowledged that planning applications for industrial and commercial development may not be suitably accommodated within the village settlement envelopes, due to potential conflict with adjoining residential development and the restricted settlement envelopes. Where planning applications for commercial or industrial development cannot be accommodated within the settlement envelope, consideration shall be given to proposals on the fringes of the settlement envelope. Sites on the edge of settlement envelopes shall be given preference over sites located in the open countryside. All proposals for industrial and commercial development shall be assessed having regard to the development management objectives and policies contained in Chapters 4, 5, 6, 8 and 15 of this Plan.

14.3 Tier 5 Settlements

These 14 settlements are primarily residential centres, but may also include other services such as a national school, shop, church, pub or community centre. Any future development of these villages shall have regard to the established character and scale of development. Applications for development in these developments shall be required to demonstrate that they have had regard to a sequential form of development, with preference being given to lands adjacent to the centre of the settlement over lands on the periphery.

The acceptability of the use of lands for residential development, in terms of quantum and location, will be managed by the objectives and policies contained with Chapters 3, 8 and 15 of this Plan.

Applications for industrial and commercial development shall be assessed having regard to the development management objectives and policies for industry contained in Chapters 4, 5, 6, 8 and 15 of this Plan.

The Village Plans must be considered in conjunction with all strategic objectives and policy and guidelines as laid out in Chapters 2, 3, 4, 5, 6, 7, 8 and 15.

14.4 Appropriate Assessment

Objective for Appropriate Assessment	
VPO 1.	Ensure that all plans and projects relating to development within Tier 4 and Tier 5 settlements are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.