

Chapter 8

Strategic Objectives for Settlements

8.1 Introduction

The Monaghan County Development Plan incorporates a development plan for the functional area of Monaghan County Council and development plans for each of the five towns in County Monaghan. These town plans include both the functional area of each specific Town Council and parts of the functional area of the County Council which are necessary to facilitate sustainable expansion of the towns. The five towns in County Monaghan fall within settlement tiers one, two and three as set out in Chapter 3.

This Chapter sets out the strategic objectives for the development of settlements in County Monaghan and should be read in conjunction with the Development Plans for the five towns and the associated zoning maps contained within Chapters 9 to 13 and also the plans for the villages set out in Chapter 14. Each Town Development Plan contains specific objectives and policies tailored towards the development of each particular town. The overall purpose of the town plans is to set out a shared vision of how the sustainable and co-ordinated growth and development of the towns in the county can be shaped in a planned manner which will also act as a catalyst for the economic, physical, cultural, and environmental development of the towns.

Strategy and Vision

8.2 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 in the present 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.

8.2.1 Specific Strategic Objectives for the Hub Town of Monaghan

As a Hub Town under the National Spatial Strategy, Monaghan is the primary growth centre in the county. Consequently, the strategic objectives specific to the town are as follows:-

Strategic Objectives for the Hub Town of Monaghan	
SSO 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 9,000 by 2020, by co-operating with the region's gateway and adjoining development centres and by servicing the county.
SSO 2.	Develop the town's infrastructure, economic, employment and cultural base to support the anticipated population growth identified in the National Spatial Strategy and the Regional Planning Guidelines.
SSO 3.	Protect and enhance the unique heritage, character and streetscape of the town.

8.2.2 Strategic Objectives for the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay

The five towns within the county will act as catalysts for the balanced development of the county as a whole, providing essential and higher level services and facilities to their inhabitants and the villages and countryside in their respective hinterlands. The strategic objectives applicable to all five towns are as follows:-

Objectives for the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay

- SSO 4.** Create a clear strategic framework for the sustainable development of the towns and their hinterlands through zoning and servicing of lands in a manner consistent with the Core Strategy as set out in Chapter 3, Settlement/Core Strategy, Monaghan County Development Plan 2013-2019.
- SSO 5.** Provide a basis for 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.
- SSO 6.** Facilitate the provision of adequate services and facilities in the areas of education, health, transport and public administration, and encourage the co-location of these services.
- SSO 7.** Attract investment and new employment opportunities to the towns, while supporting existing sustainable enterprises.
- SSO 8.** Promote the towns as a residential, employment, retail and service centres.
- SSO 9.** Promote the towns as industrial and commercial centres.
- SSO 10.** Protect and enhance the heritage, character and streetscape of the towns.
- SSO 11.** Ensure the towns are attractive places to live and work in.
- SSO 12.** Provide a wide range of amenity, sporting and cultural facilities including public spaces and parks.
- SSO 13.** Establish a framework for more detailed specific local plans and projects within the towns.

Monaghan Local Authorities aim to address the future sustainable development of the towns through the:

- Establishment of a viable and growing population, sufficient to support a wide variety of employment and services.
- Development of infrastructure to support the existing towns and accommodate future growth within the towns.
- Improved transport links both within the county and destinations outside it.
- Re-development of back lands and derelict sites throughout the towns where appropriate.
- Provision of sufficient parking within the town centres where necessary.

8.2.3 Strategic Objectives for all settlements within County Monaghan

The following objectives relate to the development of all settlements including villages within the county.

Objectives for all settlements within County Monaghan

- SSO 14.** Ensure that all plans and projects relating to the development of all settlements in County Monaghan are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
- SSO 15.** Designate development limits around urban areas in order to manage development in a sustainable manner and restrict urban and village sprawl and the possible merging of distinctive settlement areas.
- SSO 16.** Promote the development of all settlements, with an appropriate range of facilities and services including social infrastructure, retail units, commercial offices and local enterprise in accordance with the settlement hierarchy outlined in Chapter 3, Settlement/Core Strategy, Monaghan County development Plan 2013-2019.
- SSO 17:** Promote sustainable compact development forms, including more comprehensive backlands development of the towns and villages, where appropriate and promote the efficient use of available public infrastructure and services.
- SSO 18.** Facilitate and/or provide the infrastructure and services necessary to accommodate anticipated population growth in each settlement.
- SSO 19.** Protect important landscape features within or on the edge of settlements by prohibiting development within designated Landscape Protection/Conservation (LPC) areas unless where it is proven to the satisfaction of the Planning Authority that the proposed development would not detrimentally impact on the amenity of the LPC areas or the wider setting or character of the settlements.
- SSO 20.** Maintain vibrant rural areas by encouraging the sustainable development in these settlements in accordance with the provisions of the DEHLG Sustainable Rural Housing Guidelines.
- SSO 21.** Ensure strong road connections between settlements and promote public transport strategies that could facilitate services in the lower tier settlements.
- SSO 22.** Encourage towns and villages to develop specialist niche activities or roles that could help distinguish them and thereby promote their development.
- SSO 23.** Ensure that new development within settlements shall be appropriate in terms of use, siting, scale, layout, design, materials and character.
- SSO 24.** Promote the refurbishment and regeneration of the centre of towns and villages.
- SSO 25.** Encourage appropriate development on infill sites, derelict sites, vacant plots, brownfield sites and backlands.

8.3 Land Use Zoning

The Development Plans for the towns are principally aimed at promoting growth and development while protecting the natural and built environment. The primary tool to implement this strategy is through land use zoning objectives and policies.

Land use zonings indicate the purpose for which particular areas of land may be used and outline policies 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 towns and to allow adequate space for current and future developments. A variety of land uses have been zoned within the development limits of the five towns which should provide compatible land uses and sufficient lands for the sustainable development of the towns over the plan period 2013 -2019.

8.3.1 Zoning Objective A - Town Centre.

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

It is the objective 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 redevelopment 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 15 of the Monaghan County Development Plan 2013–2019.

8.3.2 Zoning Objective B – Existing Residential Lands

To protect and improve existing residential amenity

Various areas in existing residential use have been identified in the five towns. It is an objective of the Planning Authority to ensure that any proposals for development in existing residential areas are in keeping with the established built character and do not adversely impact upon the amenity of existing residential properties.

8.3.3 Zoning Objective C – Proposed Residential Lands

To provide for new residential development and for new and improved ancillary services-

Portions of land suitable for new residential development during the period 2013 to 2019 by virtue of their location, adjoining land use, accessibility and/or existing infrastructure have been identified in each of the five towns. This proposed residential zoning also incorporates partially developed housing developments so as to encourage their completion during the lifetime of the development plan, even though they are sequentially located beyond other lands that may be suitable for residential use. In addition, parcels of land located amongst existing residential properties that represent infill opportunities or have a limited plot size have also been zoned as proposed residential lands to encourage their orderly development during the lifetime of the development plan.

It is an objective of the Planning Authority to ensure that all new 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 necessary to service surrounding housing.

8.3.4 Zoning Objective D – Strategic Residential Reserve

To ensure that lands that are not considered necessary for residential development during the period 2013 to 2019, are protected for future residential development.

In addition to those lands identified as required for residential development during the period 2013 to 2019, other land parcels have been identified as being suitable for residential development in each of the five towns. These lands, although not specifically required for residential development during the period 2013 to 2019, are considered important in determining the expansion of the towns in the long term. Therefore their potential to facilitate the expansion of the town must be recognised.

The development of these lands during the period 2013 to 2019 will only be considered where more than 75% of the proposed residential lands have been developed. However the development of these individual parcels of lands will be dependant on factors such as location, accessibility and existing infrastructure. It is an objective of the planning authority to ensure that lands zoned as strategic residential reserve are reserved for future housing. Consequently any development that would prejudice the principal zoned use of these lands for urban residential expansion in the future will be resisted.

Single houses for landowners or members of their immediate family (refer to definitions of landowner and immediate family members in Chapter 3) will be considered on these lands provided that they do not comprise the overall objective of comprehensively developing the lands for sustainable urban housing in the future. Justification for the proposed dwelling will have to be demonstrated by the applicant in accordance with the criteria set out policies RHP2-RHP9 in Chapter 3. In such cases the applicant will be required to demonstrate, by way of an overall plan for the development of the lands, how the proposed development would not adversely affect the comprehensive development of these lands in the future.

8.3.5 Zoning Objective E – Industry, Enterprise and Employment

To provide for new industrial, enterprise and employment development and to facilitate the expansion of existing industrial and employment enterprises.

A number of land banks have been identified within each town to accommodate their future industry, enterprise and employment needs. 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 towns.

While industry is the primary uses in these areas, uses such as vehicle service centres, car showrooms, business park, builder's yards, call centres and ancillary uses may be acceptable. Heavy industries which are likely to cause a detrimental impact on adjoining residential amenity or adverse impacts on adjoining uses 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 Government and Planning Authority's policy of 'sequential development'. The provision of retail warehousing may prove an exception to this policy. Large buildings are required for the retailing of large bulky items such as furniture, carpet, bulky DIY etc and 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.

The Planning Authority is of the opinion that development of retail warehousing on lands zoned for industry, enterprise 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, 2003 (due to be superseded by a new Retail Strategy in 2012) and the draft Retail Planning Guidelines for Planning Authorities (DEHLG). General comparison and convenience retailing as well as residential uses will not be permitted on these lands.

8.3.6 Zoning Objective F – Existing Commercial

To provide for existing commercial development

These areas comprise existing commercial uses. Redevelopment and expansion of existing commercial uses will be accommodated on these lands. New commercial development shall be accommodated on appropriate zoned industrial lands or town centre.

8.3.7 Zoning Objective G - Community Services/Facilities

To provide for community, civic and educational facilities

These areas comprise mainly existing community, civic and educational uses. New community, civic and educational development, or the extension of existing facilities shall be accommodated on these lands.

8.3.8 Zoning Objective H - Recreation and Amenity

To protect and provide for recreation and open space for the present and future needs of the towns.

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 towns.

Areas of open space within existing residential estates as outlined on the planning application shall be deemed to be zoned Recreation and Amenity.

8.3.9 Zoning Objective I - Landscape Protection/Conservation

To protect important landscape features within the towns from development that would detrimentally impact on the amenity of the landscape/ townscape, on the natural setting of the towns or on the natural attenuation offered by flood plains.

These areas are important landscape features, elevated lands and / or flood plains within the settlements that have been identified so as to ensure that developments do not detrimentally impact on the amenity of the landscape, on the natural setting of the town, or on the natural attenuation offered by flood plains. 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.

8.3.10 Zoning Objective J - Local Area Action Plan (LAAP)

To prepare and implement Local Area Action Plans for those areas identified within the towns.

There are significant areas of lands within or close to the centre of the towns 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. In these areas, development that would prejudice the preparation and implementation of a comprehensive Local Action Area Plan will be resisted.

8.4 Development Management

The planning authority will have regard to land use zonings and their respective objectives in determining applications for development. A zoning matrix is set out in Table 8.1 below to provide guidance on the types of development/land use that will be acceptable in the various zonings. This zoning matrix sets out three responses to the acceptability of a proposed development/land use in particular zoning as follows:-

- Acceptable in principle
- Open for consideration
- Not normally permitted

8.4.1 Acceptable in Principle

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

8.4.2 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.

8.4.3 Not Normally Permitted

Lands uses that are indicated, as 'Not Normally Permitted' are those uses which are considered to be in conflict with the general objectives for the relevant land use zone, and thus will not normally be permitted, except in exceptional circumstances.

8.4.4 Other Uses

Proposed uses that are not listed in the Land Use Zoning Matrix below 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.

8.4.5 Non Conforming Uses

It is acknowledged that there are existing established uses which are inconsistent with the primary zoning objective. It is not intended that these established uses 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.

8.4.6 Development in Areas with Potential Flood Risk

There are a limited number of areas with a definite or potential flood risk within the five towns, where development not affecting the purpose of flood plains, minor extensions to existing premises in the town centre, or development on lands strategically located in the town centre which would contribute to a compact urban form, may be considered. Zoned Recreational and Amenity lands within the towns with a definite or potential flood risk may also be considered for development where the particular use is not as vulnerable to flooding, and where infilling or displacement of flood capacity is unlikely to occur due to the type of development involved. Development may also be considered on areas within the five towns with a definite or potential flood risk where they offer the only access to strategically important lands, such as those zoned for Industry and Employment.

In all cases the onus will be upon the developer to provide justification for development on these lands that outweighs to the satisfaction of the planning authority the need to protect flood plains. The developer will also be required to demonstrate to the satisfaction of the planning authority that the proposed development will not create or exacerbate flooding on those lands or any other lands/properties. In demonstrating this, the developer must have regard to other developments that have been granted planning permission or have taken place in flood plains and provide an assessment of the cumulative effects of development on areas with a definite or potential flood risk

In considering proposals for new development in areas with a definite or potential flood risk, the planning authority must be satisfied that the following criteria are met:-

- The development proposal has been subject to an appropriate flood risk assessment that demonstrates the development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk
- The development proposal includes measures to minimise flood risk to people, property, the economy and the environment as far as reasonably possible
- The development proposal includes measures to ensure that residual risks to the area and/or development can be managed to an acceptable level as regards the adequacy of existing flood protection measures or the design, implementation and funding of any future flood risk management measures and provisions for emergency services access
- The development proposal addresses the above in a manner that is also compatible with the achievement of wider planning objectives in relation to development of good urban design and vibrant and active streetscapes.

The acceptability or otherwise of levels of residual risk must be made with consideration of the type and foreseen use of the development and the local development context.

Where development has to take place in areas with a definite or potential flood, the risks must be mitigated and managed through the location, lay-out and design of the development to reduce such risks to an acceptable level. The residual risks to the proposed development must be considered carefully, taking into account the type of development and its vulnerability, how flood risks to the occupants will be managed, insurance provision, scale of the risks and the provision of flood defence works.

A precautionary approach would be to set floor levels above the 1% flood level ignoring the moderating effects of flood defences. However, within an existing built-up area the approach above may not produce an appropriate streetscape and therefore for proposed developments with a lower vulnerability, flood resistant and flood resilient construction methods to reduce the impact of flooding would be appropriate. In this situation the flood risk assessment must be thorough and measures to manage these residual risks carefully detailed. In all cases, a precautionary approach must be taken to allow for

uncertainties in data and risk assessment procedures and to enable adaptability to future changes in risk, including the effects of climate change. Where new development in flood risk areas is approved, details of the flood risk, mitigation measures and residual risk will be supplied by the planning authority to the major emergency management committee (MEMC) of the relevant local authority for inclusion in their major emergency risk assessment.

Table 8.1 Zoning Matrix

A range of land uses are listed in Matrix Table below, indicating their broad acceptability in the different land use zones.

Land Use Zoning Objectives

TC	Town Centre	✓	Acceptable in Principle
ER	Existing Residential Lands	○	Open for consideration
PR	Proposed Residential Lands	✗	Not normally permitted
SR	Strategic Residential Reserve		
IE	Industry, Enterprise and Employment		
EC	Existing Commercial		
CS	Community/ Services/Facilities		
RA	Recreation and Amenity		
LP	Landscape Protection/Conservation		
LA	Local Area Action Plan (LAAP)		

Development Type	Land Use Zoning									
	TC	ER	PR	SR	IE	EC	CS	RA	LP	LA
Abattoir	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗
Advertising/Advertising structures	○	✗	✗	✗	○	○	✗	✗	✗	○
Agricultural Buildings	✗	✗	✗	✗	✗	○	✗	✗	✗	✗
Allotments	○	✓	✓	✓	○	○	○	○	○	○
Amusement Arcade/Gaming Club	○	✗	✗	✗	✗	○	✗	✗	✗	✗
Bank/Financial Services	✓	✗	✗	✗	✗	✗	✗	✗	✗	○
Bed & Breakfast/Guest House	✓	✓	✓	✓	✗	○	✗	✗	✗	○
Betting Office	✓	✗	✗	✗	✗	✗	✗	✗	✗	○
Boarding Kennels	✗	✗	✗	✗	○	○	✗	✗	✗	✗
Business/Technology Park	✗	✗	✗	✗	✓	○	✗	✗	✗	✗
Builders Providers/Hardware Merchant	✗	✗	✗	✗	✓	○	✗	✗	✗	✗
Call Centre	✓	✗	✗	✗	✓	○	✗	✗	✗	✗
Camping/Caravan Park	✗	✗	✗	✗	✗	○	✗	○	✗	✗
Car Park/Park and Ride Facilities	✓	✗	✗	✗	○	✓	○	○	✗	○
Car Wash	✗	✗	✗	✗	✓	○	✗	✗	✗	✗
Cash & Carry/Wholesale Unit	✓	✗	✗	✗	✓	✓	✗	✗	✗	○
Cemetery	✗	✗	✗	✗	✗	○	○	✗	✗	○
Church/Place of Worship	✓	○	○	○	✗	○	○	✗	✗	○
Cinema/Theatre/Bingo Hall	✓	✗	✗	✗	✗	○	✓	✗	✗	○
Community Facility	✓	○	○	○	✗	○	○	✗	✗	○
Conference Facility	✓	✗	✗	✗	✗	○	○	✗	✗	○
Creche/Day Nursery	✓	○	○	○	○	✓	○	✗	✗	○
Cultural/Library/Museum/Gallery	✓	○	○	○	✗	○	○	✗	✗	○
Disco/Nightclub/Dance Hall	✓	✗	✗	✗	✗	○	✗	✗	✗	○
Doctor/Dentist/Health Practitioner	✓	○	○	○	✗	✓	✓	✗	✗	○
Drive Through	✗	✗	✗	✗	○	✓	✗	✗	✗	○
Education/Training	✓	○	○	○	○	✓	✓	✗	✗	○
Enterprise Centre	✓	✗	✗	✗	✓	✓	✗	✗	✗	○
Factory Outlet/Retail Warehouse Club	✓	✗	✗	✗	✗	✓	✗	✗	✗	○
Farm Shop	✓	✗	✗	✗	✗	✓	✗	✗	✗	○

Development Type	Land Use Zoning									
	TC	ER	PR	SR	IE	EC	CS	RA	LP	LA
Fire / Ambulance Stations	x	x	x	x	✓	0	x	x	x	0
Fuel Filling Station	0	x	x	x	0	0	x	x	x	0
Fuel Depot / Distributor	x	x	x	x	✓	0	x	x	x	0
Funeral Home / Mortuary	0	x	x	x	x	✓	x	x	x	0
Garden Centre	✓	x	x	x	0	✓	x	x	x	0
Golf Course	x	x	x	x	0	0	x	x	x	x
Health Centre	✓	0	0	0	x	0	✓	x	x	0
Heavy Vehicle Park	x	x	x	x	✓	0	x	x	x	x
Hostel	0	0	0	0	x	x	x	x	x	0
Hot Food Take Away	✓	0	0	0	0	0	x	x	x	0
Hotel / Motel	✓	x	x	x	x	✓	x	x	x	0
Industry (light)	x	x	x	x	✓	0	x	x	x	x
Industry (heavy)	x	x	x	x	✓	x	x	x	x	x
Offices (non ancillary)	✓	x	x	x	0	0	x	x	x	0
Park / Play Ground	✓	✓	✓	✓	x	0	0	✓	✓	0
Pitch and Putt / Driving Range	x	x	x	x	0	0	0	✓	0	0
Playing fields	0	0	0	0	0	0	0	✓	x	0
Public House	✓	x	x	x	x	0	x	x	x	0
Public Transport Depot	0	x	x	x	✓	✓	x	x	x	0
Quarrying / Extractive Industry	x	x	x	x	x	x	x	x	x	x
Recreational Buildings	✓	0	0	0	0	0	0	x	0	0
Recreational Facility / Sports Club	✓	0	0	0	0	0	0	x	0	0
Recycling Facility / Waste Transfer Site	✓	✓	✓	✓	x	0	0	x	x	x
Residential	✓	✓	✓	✓	x	0	0	x	x	x
Residential Institution / Nursing Home	✓	0	0	0	0	0	x	x	x	x
Restaurant / Café	✓	0	0	0	x	0	x	x	x	x
Retail (Convenience)	✓	x	x	x	x	0	x	x	0	x
Retail (Comparison)	0	0	0	0	0	0	x	x	0	x
Retail Warehouse	✓	x	x	x	x	x	x	x	0	0
Retirement / Nursing Home	0	0	0	0	0	0	0	x	x	0
Science / Technology Enterprise	✓	x	x	x	✓	0	x	x	x	x
School	0	0	0	0	x	✓	x	x	x	x
Taxi Office	0	x	x	x	0	✓	x	x	x	0
Telecommunications	✓	0	0	0	✓	✓	0	0	x	0
Traveller Accommodation/Halting site	0	✓	✓	✓	0	0	0	x	x	x
Transport/Haulage/Distribution Depot	x	x	x	x	✓	0	x	x	x	x
Tourist Facilities	✓	x	x	x	0	✓	0	0	x	✓
Veterinary Surgeon	x	x	x	x	✓	✓	x	x	x	0
Vehicle Service Station / Vehicle	x	x	x	x	✓	0	x	x	x	x
Vehicle Sales / Equipment Hire Centre	x	x	x	x	✓	0	x	x	x	x
Vehicle Breakers Yard	x	x	x	x	✓	x	x	x	x	x
Veterinary Surgery	0	x	x	x	0	0	x	x	x	0
Warehousing	0	x	x	x	✓	0	x	x	0	x
Wind Turbine	x	0	0	0	✓	✓	0	0	0	✓
Workshop	x	x	x	x	✓	0	x	x	0	x

- TC** Town Centre ✓ Acceptable in Principle
- ER** Existing Residential Lands 0 Open for consideration
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- IE** Industry, Enterprise and Employment
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- CS** Community/ Services/Facilities
- RA** Recreation and Amenity
- LP** Landscape Protection/Conservation
- LA** Local Area Action Plan (LAAP)

8.5 Population and Housing

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.

The Planning and Development (Amendment) Act 2010 introduced the requirement to include a core strategy within all development plans. The core strategy must show that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and the Regional Planning Guidelines. As a consequence the quantum of residential land use zonings must be commensurate with population growth targets set out within Chapter 3 of the County Development Plan, Settlement/Core Strategy.

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. However, the rural area immediately surrounding all five towns has experienced higher population growth. 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 urban structure and acts as a disincentive for investment in retail and service sector of the towns. The core strategy is also required to designate those rural areas that are under strong urban influence.

8.5.1 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 in terms of tenure are provided for. The Housing Strategy for the period 2013 to 2019 is contained within Chapter 16 of the Monaghan County Development Plan 2013-2019.

Monaghan, Carrickmacross and Castleblayney Towns experienced a significant growth in construction of private housing developments during the previous plan period. However the construction of private housing is likely to be at a low level over the lifetime of this plan. The Planning Authority shall, in accordance with the requirements of Part V of the Planning and Development Act 2000 and the policies identified in the Housing Strategy, continue require developers of all private housing developments on zoned housing land in the five main towns to provide 20% of units for social and affordable housing needs.

8.5.2 Traveller Accommodation

The provisions of the Traveller Accommodation Programme for the period 2009-2013 and any subsequent programme shall be adhered to

8.5.3 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.

8.5.4 Objectives for Urban Residential Developments

Proposals for all new residential development in settlements within County Monaghan shall be subject to policies contained within Chapter 15 of the Monaghan County Development Plan 2013–2019 and DEHLG Best Practice Urban Design Manual 2009. Specific objectives relating to residential development are as follows:

Objectives for Urban Residential Developments	
UDO 1.	Ensure that all plans and projects relating to urban residential developments are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
UDO 2.	To promote the towns as residential centres and encourage the development of new residential accommodation on zoned housing lands.
UDO 3.	To ensure there is sufficient zoned, serviceable land to meet the future housing needs of the towns as set out in the Chapter 3, Settlement/Core Strategy, Monaghan County Development Plan 2013-2019.
UDO 4.	To provide directly or in partnership with the voluntary or private sector sufficient social and affordable housing to meet the needs of the area.
UDO 5.	To encourage social integration and a mixture of tenures in all housing developments.
UDO 6.	To encourage the refurbishment and reuse of derelict buildings and development on derelict lands and infill sites in the towns.
UDO 7.	To comply with the Housing Strategy for County Monaghan 2013 and any subsequent amending strategy.
UDO 8.	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.
UDO 9.	Acquire sufficient lands to meet the needs of the Councils' Housing Construction Programmes.

8.6 Town Centre

The town centres 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 centres have made a major contribution to the increasing vitality and viability of the centre.

New development in town centres shall be compliant with the policies laid out in Chapter 15 and where appropriate, Chapters 9-13 of the Monaghan County Development Plan 2013–2019. Specific objectives are as follows:-

Objectives for Town Centres	
TCO 1.	Ensure that all plans and projects relating to the development of town centres are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
TCO 2.	Promote and develop the town centres 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.
TCO 3.	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 the town centres continue to provide a focus for shopping.
TCO 4.	Promote the vitality and viability of the town centres by prohibiting, except in exceptional circumstances, the location of town centre uses such as financial institutions, offices, etc outside the designated town centres.
TCO 5.	Use statutory legislative powers to discourage and prevent dereliction and encourage regeneration and development in the town.
TCO 6.	Ensure that sufficient parking is available for town centre uses.
TCO 7.	Continue to provide public investment directly and in partnership with the voluntary or private sector, to support the vibrancy of the town.
TCO 8.	Encourage the principle of 'living over the shop' within the town centres.
TCO 9.	Encourage and facilitate the under grounding of utility cables in the town centres.
TCO 10.	Continue to encourage and accommodate the regeneration of backlands in the towns, where appropriate, including the construction of new urban streets to provide access to inaccessible lands.

8.7 Shop Fronts

In accordance with Chapter 15 of the Monaghan County Development Plan 2013–2019 the planning authority will seek to retain the remaining traditional shop fronts in the towns. 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 Architectural Conservation Areas. It is the aim of this plan to maintain 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 town centres are 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.

8.7.1 Existing Shop Fronts

Traditional shop fronts 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 Councils 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.

8.7.2 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 façade of a street provided by the differentiation of individual buildings, quoins and window proportions.
- Maintains the horizontal lines in the façade 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 façade 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 façade or shop front should match as closely as possible those of adjacent buildings and the street façade 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 shop front 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.

Proposals for shop fronts shall have regard to the policies contained in Chapter 15 of the Monaghan County Development Plan 2013–2019.

Retailing

8.8 Retailing

The strategic aim of the Retail Development Strategy for County Monaghan 2003 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. In accordance with the Retail Planning Guidelines it is anticipated that new retail development 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 Approach¹⁰ 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 shall have regard to the Retail Development Strategy for County Monaghan, together with the policies contained in Chapter 5 of the Monaghan County Development Plan, 2013-2019. It should be noted that a revised Retail Development Strategy for County Monaghan 2012-2019 is currently being prepared. Specific objectives for the development of retailing are as follows:-

Objectives for Retailing

- SRO 1.** Ensure that all plans and projects relating to retail development are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
- SRO 2.** Protect the vitality and viability of the town centres 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 towns.
- SRO 3.** Prohibit the location of retail development outside the town centres unless where it is compliant with the policies as laid out in the Retail Development Strategy for County Monaghan (and any subsequent strategy), and the draft Retail Planning Guidelines for Planning Authorities (DOEHLG) (and any subsequent guidelines)

¹⁰ 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 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.

Objectives for Retailing

- SRO 4.** Encourage the provision of a wider range of convenience and comparison goods and size of retail units in the town centres.
- SRO 5.** Extend the retail base of the towns.

8.9 Industry, Enterprise and Employment

8.9.1 Industry and Enterprise in County Monaghan

In the past County Monaghan has had a large number of traditional industries which have provided constant employment, notably in the engineering, furniture and agri-food industries. Although some of these industries no longer have the same presence in the county some multinationals and indigenous businesses have remained and consolidated their presence in the county.

8.9.2 Employment in County Monaghan

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 towns. Development proposals for industry will be subject to relevant policies contained within Chapters 5 and 15 of the Monaghan County Development Plan 2013–2019. Specific objectives for Industry, Enterprise and Employment in settlements are contained below:-

Objectives for Industry, Enterprise and Employment

- | | |
|---------------|--|
| IEO 1. | Ensure that all plans and projects relating to industry and employment are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019. |
| IEO 2. | 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. |
| IEO 3. | Facilitate the growth and/or expansion of existing industrial enterprises where appropriate, subject to development management guidelines as set out in Chapter 15, Development Management Guidelines, Monaghan County Development Plan 2013-2019. Such developments should not unduly impact on the residential amenity of existing residential properties. |
| IEO 4. | Encourage and promote the development of Industry within the towns over the plan period. |
| IEO 5. | Co-operate with IDA Ireland, Enterprise Ireland, Forbairt, Forfas, the County Enterprise Boards, community groups and other relevant bodies to ensure a co-ordinated approach to the provision of necessary infrastructure and services to support industrial development. |
| IEO 6. | Ensure that a high standard of design, layout and amenity is provided and maintained in all new industrial developments. |
| IEO 7. | Continue to support and facilitate cross-border co-operation and trade between County Monaghan and the North of Ireland. |

8.10 Infrastructure and Services

8.10.1 Roads and Traffic Management

County Monaghan is linked by the substantially improved national and regional road network to the Gateway of Dundalk, 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, the By Passes of Monaghan, Carrickmacross and Castleblayney have strengthened the county’s position and its future development potential. Issues of peripherality, which have restricted development in the county in the past have lessened.

Specific road proposals are contained within Chapters 9-13, where appropriate. All new developments shall comply with car parking requirements laid out in Chapter 15 of the Monaghan County Development Plan 2013–2019. Specific objectives for Roads and Parking are contained below:-

Objectives for Roads and Parking	
RPO 1.	Ensure that all plans and projects relating to roads and parking are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
RPO 2.	Construct new roads and improve the existing road network in, around and through the towns, to open up development lands and improve traffic safety.
RPO 3.	Reduce traffic congestion and improve access and traffic flow throughout the towns.
RPO 4.	Construct and maintain pedestrian and traffic safety measures and implement traffic control measures, where required, throughout the towns.
RPO 5.	Regulate and manage car-parking facilities throughout the towns in accordance with Chapter 15, Development Management Guidelines, Monaghan County Development Plan 2013–2019 and ensure that adequate off street car parking and servicing space is provided in all new developments.
RPO 6.	Strengthen and reconstruct all deficient sections of road pavement and footpath and provide additional pavements and footpaths in residential areas when resources become available.
RPO 7.	Co-operate with developers in the provision of access points, roads, footpaths and services where it is deemed necessary.

Objectives for Roads and Parking

- RPO 8.** Ensure that, where appropriate, adequate space is provided in all new developments for off-street car parking and require adequate provision of loading space within the curtilage of new developments.
- RPO 9.** Control and restrict any new direct access points onto National Routes within the general speed limit areas in accordance with the policies contained within Chapter 15, Development Management Guidelines, Monaghan County Development Plan 2013-2019.

8.10.2 Water Services

Monaghan County Council is currently responsible for the provision of Water Services (Water and Waste Water) for all local authorities throughout the county.

Policies in relation to Water Services are contained within Chapters 4 and 6 of the Monaghan County Development Plan 2013–2019.

8.10.3 Power and Telecommunications

The Councils will continue to co-operate with statutory and regulated bodies in the provision of power and communication facilities throughout the county. Section 6.6 in Chapter 6 of the Monaghan County Development Plan 2013–2019 contains the relevant policy for telecommunications throughout County Monaghan.

8.10.4 Education

Policies in relation to development for education purposes are contained in Chapter 7 of the Monaghan County Development Plan 2013–2019.

Natural and Built Heritage

8.11 Natural and Built Heritage

8.11.1 Natural Heritage

County Monaghan has a rich natural heritage and the setting of its towns is shaped by the natural topography which provides the county with a unique environment. All of the five towns enjoy natural amenities such as lakes, rivers, and woodlands in close proximity to them some of which are areas of Primary or Secondary Amenity or proposed Natural Heritage Areas. 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. Policies for the protection of heritage in the towns are provided in Chapter 4 and where appropriate Chapters 9-13 of the Monaghan County Development Plan 2013–2019. Specific objectives in respect of natural heritage in the towns are as follows:-

Objectives for the Protection of Natural Heritage

- SNO 1.** Ensure that all plans and projects relating to the protection of natural heritage are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
- SNO 2.** Prohibit development that would detrimentally impact on the value or designation of areas of natural amenity in the towns.
- SNO 3.** 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.
- SNO 4.** Prohibit development in Landscape Protection/Conservation 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 Section 8.4 in Chapter 8, Development Management Guidelines, Monaghan County development Plan 2013-2019.
- SNO 5.** Have regard to nature conservation issues when considering proposals for development which may detrimentally impact on habitats, species or features worthy of protection.

8.11.2 Built Heritage

All of the five towns within the county possess fine examples of built heritage which enhance the appearance and character of each settlement. Many of the towns also have significant archaeological heritage which also require protection. Policies for the protection of heritage in the towns are provided in Chapter 4 and where appropriate Chapters 9-13 of the Monaghan County Development Plan 2013–2019. Specific objectives for the protection of heritage in the town are as follows;

Objectives for the Protection of Built Heritage

- SBO 1.** Ensure that all plans and projects relating to built heritage are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
- SBO 2.** Protect and preserve the Protected Monuments and Structures located within the towns.
- SBO 3.** Protect existing Architectural Conservation Areas by ensuring that all developments within them comply with the policies laid out in Chapter 4 , Environment and Heritage, Monaghan County Development Plan 2013–2019 and the DOEHLG Architectural Heritage Protection Guidelines. In these areas repair and refurbishment of existing buildings will be favoured over demolition and new build.
- SBO 4.** To protect the architectural quality of the towns by investigating the potential of designating additional Architectural Conservation Area(s) (ACAs) in accordance with DEHLG ‘Architectural Heritage Protection’, during the plan period.
- SBO 5.** Protect and conserve the streetscape character, architectural quality and heritage of the towns.
- SBO 6.** Encourage new developments to refurbish existing buildings and back lands to eliminate dereliction and reinforce the town centre where possible.
- SBO 7.** Ensure that new developments enhance, respect and compliment the form and scale of the existing town streetscape and architecture.
- SBO 8.** Preserve features which contribute to the townscape and character of the town – Archways facades, stonework, iron railings etc.

8.12 Recreation and Amenity

The five towns offer a range of cultural and civic facilities. These include the County Museum, Libraries, the Garage Theatre, the Market House, the Farney Workhouse, the Wetlands Resource Centre and the Iontas Centre. Natural amenities in and around the towns permit outdoors recreational pursuits such as angling, walking and golf.

8.12.1 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 towns. The Councils shall apply the principles of sustainable development as an integral part of town planning and development. It is policy and aim of the Councils to provide sufficient open space and amenity areas within and adjacent to the towns. The Councils will endeavour to protect and preserve areas of high amenity and open space value and restrict over development of urban land. The Councils will seek to develop further amenity areas in the towns and upgrade and develop the existing amenities as the need and opportunity arises. The Councils 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. Specific policies in relation to recreation and open space are contained in Chapter 7 and Chapters 9-13, where appropriate. Objectives in relation to recreation and amenity are as follows:-

Objectives for Recreation and Amenity

- REO 1.** Ensure that all plans and projects relating to recreation, amenity and open space are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
- REO 2.** 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.
- REO 3.** Provide sufficient recreation/open space and amenity areas within the towns for their populations and prevent the loss of existing or private open space unless alternative facilities are provided in a suitable location elsewhere.
- REO 4.** Support the development of social, recreational, sporting and community facilities in appropriate locations.
- REO 5.** Co-operate with relevant educational authorities in developing additional facilities in the towns with the view of improving the availability of education.

Objectives for Recreation and Amenity

- REO 6.** Maintain existing rights of way and investigate the creation of additional public rights of way either, by agreement or by use of compulsory powers.
- REO 7.** Recreational facilities such as a Cinema or Bowling Alley shall be located within the town centre. Alternative out of town centre sites shall only be considered acceptable where it is clearly demonstrated to the satisfaction of the Planning Authority that there are no town centres or edge of centre sites that are suitable, viable or available. (Sequential approach).

Tourism

8.13 Tourism

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 and natural environment and capitalising upon the vibrancy of the towns. It is recommended that the town centres should be developed as attractive places to visit. Policies relating to tourism development in Monaghan are included in Chapter 5 and, where appropriate, Chapters 9-13 of the Monaghan County Development Plan 2013–2019. Specific objectives for tourism are as follows:-

Objectives for Tourism

- STO 1.** Ensure that all plans and projects relating to tourism development are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
- STO 2.** Promote and facilitate the development of County Monaghan as a tourism centre in co operation with the public and private sector.
- STO 3.** Accommodate sustainable tourism related projects related to natural assets of the towns.
- STO 4.** Encourage and accommodate the reopening of the Ulster Canal.
- STO 5.** Promote and develop improved cross border networks to encourage tourism and business to operate in both Northern Ireland and the Republic of Ireland.
- STO 6.** Develop facilities to provide accessible tourist information throughout the towns and their environs within the plan period.
- STO 7.** Develop a website to provide local information to a wide audience.
- STO 8.** Improve information boards throughout the towns and their environs.

