Chapter 9
Monaghan Town Development Plan 2013 - 2019

9.1 Introduction

The Draft Monaghan Town Development Plan 2013 – 2019 is the successor document to the Monaghan Town Development Plan 2007 – 2013 and any previous plans. The plan relates to the administrative area of Monaghan Town Council and lands within the immediate environs of the town which are within Monaghan County Council administrative area (Refer to attached map MDP1). This plan should be read in conjunction with the Monaghan County Development Plan 2013-2019.

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

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

It should be noted that many policies contained within the County Development Plan will also be applicable to the Monaghan Town Development Plan. In order to avoid repetition, common policies have not been repeated in each plan, but have in many cases, been highlighted and cross referenced by paragraph numbers and policy references. In all cases however, policies contained within the County Development Plan that relate to urban development shall apply and be considered to form part of the Monaghan Development Plan, unless otherwise stated. Similarly, policies contained within the Monaghan Town Development Plan will be applicable to all zoned lands identified on the attached map MDP1 and shall form part of the County Development Plan 2013-2019 unless otherwise stated.

The Draft Monaghan Town Development Plan 2013-2019 sets out the Council's vision for the development of Monaghan and contains objectives which it seeks to implement over the period of the plan. These objectives relate to a range of topics including road and traffic, provision of services, preservation and conservation of buildings and protection of sites of scientific, historic or cultural importance. The plan will also address current and future proposals for the development of Monaghan town through the provision of zoning of appropriate areas of land for residential, commercial, industrial, open space and recreational areas etc.

9.1.1 Location and Context

Monaghan town is strategically located at the intersection of the N2 Dublin – Derry/Letterkenny and N54 Belfast - Galway National Routes, linking Dublin to the North-West and Belfast to the Midlands, respectively. The town is also located along the key east-west corridor linking Dundalk and Newry to Sligo. Monaghan is designated as a hub town in the National Spatial Strategy 2002 – 2020 and is located 45 kms north west of Dundalk, the designated gateway for the North-East Region. As well as serving

as a critical hub in terms of transport and linkages with Northern Ireland and the North-West, Monaghan Town performs important employment, retailing and administrative functions servicing the economic needs of a large rural hinterland, which extends into Northern Ireland and adjoining counties.

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

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

Monaghan with a town and environs population of 7,452 (Census 2011) is the largest town in the county, with the County Hospital, St. Davnet's Hospital, Garda Headquarters and County Council offices all located in the town. The town also hosts the regional and county offices for a number of banking and financial companies. The town serves as the main retail centre for the north of the county and a number of key industries are located in or around the town, including, Kingspan Century Homes, Irish Joinery Manufacturing, Town of Monaghan Co-operative Society Ltd. and Combi-lift Ltd.

9.1.2 Historical Context

Monaghan is a historical town of notable architectural and civic character. The town derives its name from the anglicisation of "Muineachain", meaning "hilly place" or "bushy place". Monaghan town owes part of its development to the plantation period (early 17th century), although the area was occupied for over 100 years prior to that. The earliest references to Monaghan are from the fourteenth century, when the McMahon family established their primary residence on a crannog on Convent Lake.

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

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

The expansion of construction and engineering-based industries over the last decade contributed greatly to the local economy, and as with other parts of Ireland, increased production often relied on the engagement of foreign labour, who with their families have added to the population and diversity of the town.

9.1.3 Monaghan Today

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

The construction of new large scale residential, recreational and retail developments to the rear of Glaslough Street have significantly improved the town centre and have helped stimulate further development. The improved landscaping and general improvements carried out in the town centre all help the general appearance of the town and add value to the new and existing properties.

However, Monaghan Town struggles to accumulate a critical mass and urban population that will ensure that existing services are retained in the town and new industries, retail and services are attracted to the town.

The construction of the N2 Clontibret – Castleblayney Bypass and the N2 Monaghan Bypass completed the upgrading of the Derry Dublin National Route from north of Monaghan Town to the Capital. The improved access has enhanced the attractiveness of Monaghan as a place in which to live and work.

9.2 Strategy and Vision

Strategic Objectives for the Town of Monaghan are contained within Chapter 8 of the Monaghan County Development Plan 2013-2019. The purpose of this plan is to set out a shared vision of how the sustainable and co-ordinated growth and development of Monaghan Town can be shaped in a planned manner which will also act as a catalyst for the economic, physical, cultural, and environmental development of the town. Monaghan performs important employment, retailing and administrative functions servicing the economic needs of a large rural hinterland, which extends into Northern Ireland and adjoining counties. The Plan aims to give direction to the town's expansion while encouraging an inclusive, transparent and accountable approach to future development during the plan period of 2013-2019 and beyond. The plan shall be a reference manual for all investors including public, private, voluntary sectors etc., who intend to invest in the town's future.

9.2.1 What the NSS Means for Monaghan.

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

- Monaghan Town as a Hub will help energise the potential presented by increased cross border co-operation, complement the role of Dundalk as a Gateway, capitalise on its midway position on the Dublin-Derry N2 route, and develop tourism/inland waterways opportunities.

- In the context of increased cross-border co-operation, Monaghan Town along with other places identified in the Strategy will become more of a cross-roads rather than having a peripheral position. This cross-roads position places Monaghan Town strategically between Dublin and Derry/Letterkenny in a north south sense and between Dundalk and Sligo in an east-west sense. This will enhance the attractiveness of Monaghan for economic development, particularly in terms of cross border development.

- The NSS emphasises the importance of building upon the strong small and medium enterprise base in the central part of the border area to extend diversification of employment. A focus here will be utilising the network of towns in Monaghan and strengthening their ability to provide a wide range of service functions for their hinterland areas and act as local economic engines.

- The NSS outlines a variety of mechanisms through which potential for economic development in rural areas can be achieved. A particular focus here is on sustaining rural communities including building up the structure of rural villages and their associated areas. The NSS establishes the national framework to elaborate on how this will be achieved through regional and county strategies.

- The NSS places much emphasis on strengthening the Border Region generally, to balance development nationally by harnessing potential for development and building on merging opportunities for cross-border development.

9.3 Land Use Planning

The Development Plan for Monaghan Town is principally aim at promoting growth and development while protecting the natural and built environment. The primary tool to implement this strategy is through its land use zoning policies. The land-use zoning relating to Monaghan Town is detailed on Map MDP1.

Land use zonings indicate the purpose for which particular areas of land may be used and outline policy with regard to the approximate location and distribution of land uses and activities. The purpose of such zonings is to allow for the rational use of land, protect the amenity of the town and to allow adequate space for current and future developments. Monaghan Town has been zoned with a variety of land uses within a development limit which should provide compatible land uses and sufficient lands for the sustainable development of the town over the plan period 2013-2019.

Details of specific land use zonings are contained within Chapter 8 of the Monaghan County Development Plan 2013-2019. The land uses applicable to Monaghan are as follows:-

- Town Centre.
- Existing Residential Land.
- Proposed Residential Land.
- Strategic Land Reserve.
- Industry, Enterprise and Employment.
- Community Services and Facilities.
- Recreation and Amenity.
- Existing Commercial
- Landscape Protection/Conservation
- Local Area Action Plan

Table 9.1 Development/Zoning Matrix for Lands Labelled EC1 on Map MDP1

Development Type	Land Use Zoning
	Existing Commercial
Abbatoir	✗
Advertising/Advertising structures	O
Agricultural Buildings	O
Allotments	O
Amusement Arcade/Gaming Club	O
Bank/Financial Services	✓
Bed & Breakfast/Guest House	✓
Betting Office	✗
Boarding Kennels	O
Business/Technology Park	✓
Builders Providers/Hardware Merchant	✓
Call Centre	O
Camping/Caravan Park	✗
Car Park/Park and Ride Facilities	✓
Car Wash	✓
Cash & Carry/Wholesale Unit	✓
Cemetery	✗
Church/Place of Worship	O
Cinema/Theatre/Bingo Hall	✓
Community Facility	O
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	✓
Fire / Ambulance Stations	O
Fuel Filling Station	✓
Fuel Depot / Distributor	O
Funeral Home / Mortuary	✓
Garden Centre	✓
Golf Course	O
Health Centre	✓
Heavy Vehicle Park	O
Hostel	✓
Hot Food Take Away	O
Hotel / Motel	✓
Industry (light)	✓
Industry (heavy)	✗
Offices (non ancillary)	✓
Park / Play Ground	O
Pitch and Putt / Driving Range	O
Playing fields	O
Public House	✓
Public Transport Depot	✓
Quarrying / Extractive Industry	✗
Recreational Facility / Sports Club	✓
Recycling Facility / Waste Transfer Site	O
Residential	O
Restaurant / Café	✓

Development Type	Land Use Zoning
	Existing Commercial
Retail (Convenience)	O
Retail (Comparison)	O
Retail Warehouse	✓
Residential/Retirement/Nursing Home	O
Science / Technology Enterprise	O
School	✓
Taxi Office	✓
Telecommunications	✓
Traveller Accommodation/Halting site	O
Transport/Haulage/Distribution Depot	O
Tourist Facilities	✓
Vehicle Servicing & Repairs	✓
Vehicle Sales / Equipment Hire Centre	✓
Vehicle Breakers Yard	✗
Veterinary Surgery	✓
Warehousing	✓
Wind Turbine	✓
Workshop	✓

✓ Acceptable in Principle
O Open for consideration
✗ Not normally permitted

9.4 Population and Housing

9.4.1 Population

The preliminary figures from 2011 Census shows that the population of Monaghan urban area increased slightly in the period 2006-2011 by 0.3% from 2,183 to 2,190 persons. Monaghan's rural area experienced a population increase during the same period with a 10.2% rise from 4,038 to 4,451 persons. This figure 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 he urban structure and a loss of investment in the town's retail and service sector.

As stated in the County Development Plan, 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 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 Monaghan County Development Plan 2013-2019. In this settlement strategy Monaghan is identified as a Tier 1 town which will be promoted as the primary growth centre for industrial development, as a primary retail and service centre, and a strong and attractive residential centre, as well as aspiring to be a third level education provider and developing critical mass in support of its "Hub" role as set out within the National Spatial 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.

9.4.2 Housing Strategy

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. Monaghan Local Authorities adopted a Housing Strategy in 2007. A review of this strategy has been undertaken and is presented as Chapter 16 of the Monaghan County Development Plan 2013-2019.

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 Monaghan to provide 20% of units for social and affordable housing needs.

9.4.3 Residential Developments

All new residential housing in Monaghan Town shall be required to comply with the objectives and policies contained within Chapters 3, 4, 6, 8 and 15 of the Monaghan County Development Plan 2013–2019.

9.5 Town Centre

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

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

A Local Area Action Plan (LAAP) for lands to the North East of Dublin Street, Roosky, Monaghan was prepared as a variation to the previous county development plan (Monaghan County Development Plan 2007-2013 (incorporating the development plan for the town of Monaghan). The LAAP provides a strategic framework to promote planned development in a co-ordinated manner in this area of the town which has considerable potential. The LAAP will assist in promoting the growth and development of Monaghan Town and in directing development to appropriate locations and proposals for development within it shall have regard to its provisions.

New development in Monaghan Town Centre shall be compliant with the objectives and policies contained within Chapters 4, 5, 6, 8 and 15 of the Monaghan County Development Plan 2013-2019. Specific objectives for town centre development in Monaghan Town are as follows:-

Objectives for Town Centre	
MNO 1.	Ensure that all plans and projects relating to Monaghan Town Centre are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
MNO 2.	Carry out environmental improvement schemes at Church Square, Dawson Street, Park Street, Glaslough Street, Dublin Street, Hill Street, and Mill Street.
MNO 3.	Ensure that all development proposals in the vicinity of Dublin Street/Roosky have regard to the Local Area Action Plan for lands to the North East of Dublin Street.

9.6 Retailing

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

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

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

Monaghan is identified as a Tier 1 town in the retail hierarchy in the Monaghan County Development Plan 2013-2019 and the Retail Development Strategy for County Monaghan. It is classified as a National 3rd Tier Town in the Retail Planning Guidelines for Planning Authorities, January 2005 (DEHLG) indicating that it must compete with other 3rd Tier towns such as Dundalk and Drogheda to prevent the leakage of retail expenditure an associated detrimental impacts on the functioning of the town. Monaghan must also compete with 4th Tier Towns such as Cavan and border cities and towns in Northern Ireland such as Armagh, Newry, Craigavon and Enniskillen.

In accordance with the Retail Planning Guidelines it is anticipated that new retail development in Monaghan should be located within the town centre. If no sites are available in the town centre, consideration may be given to development on the edge of town centre with a presumption against development elsewhere, except where district or neighbourhood centres are being provided to meet neighbourhood needs. In addition retail warehousing may be permitted outside the retail core of the town subject to compliance with county and national retail planning policy. Any proposed development outside the Town Centre shall comply with the Sequential Approach[11] and may also be subject to a Retail Impact Assessment (RIA) and a Traffic and Transport Impact Assessment (TTIA), depending on the nature, size and scale of the proposal.

A Retail Development Strategy for County Monaghan for the period 2012-2019 is currently being drafted. Until this has been completed, retailing proposals within Monaghan Town shall have regard to the Retail Development Strategy for County Monaghan, October 2003. New retail development within Monaghan Town shall be compliant with the objectives and policies contained in Chapters 5, 6, 8 and 15 of the Monaghan County Development Plan, 2013-2019.

It is hoped that a local shop will be provided on the site of the former shop at Mullaghmatt

[11] 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.

Specific objectives with regard to retailing in Monaghan Town are detailed below:

Objective for Retailing	
MNO 4.	Ensure that all plans and projects relating to retail development within Monaghan Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
MNO 5.	Extend the town's retail base in accordance with the town's designation as a hub town under the National Spatial Strategy, the Retail Planning Guidelines and the County Monaghan Retail Strategy.

9.7 Industry, Enterprise and Employment

9.7.1 Industry and Enterprise in Monaghan

Monaghan Town has a large number of traditional industries which have provided constant employment, notably in the engineering, furniture and agri-food industries. Employers in the town include Kingspan Century Homes and IJM Timber Engineering Ltd., both manufacturers of pre-fabricated timber homes and the furniture manufacturers, Rossmore Furniture by McNally and Finlay. Other major employers outside the town boundary but providing direct employment to the town include Monaghan Mushrooms and Combi Lift Ltd. These industries provide employment for a substantial proportion of the working population of Monaghan Town. The Industrial Development Authority (IDA) has a serviced estate at Knockaconny, including small cluster units, which are occupied by a mix of tenants. Monaghan County Enterprise Board constructed a new Information Technology Building at Knockaconny in 2007.

9.7.2 Employment

In 2006 there were 1,036 people aged 15 plus in Monaghan Town Urban area at work while 108 were unemployed. In Monaghan Town Rural area 2,657 people were at work and 189 were unemployed in 2006.

The main employment sectors in Monaghan Town in 2006 were in Manufacturing/Electrical (15%), Commerce and Trade (20%) and Professional Services (12 %) with 11.39 % engaged in Construction and 5% public administration. The 'other' category which refers to all other forms of employment accounted for 27% of the workforce. It is expected that Census 2011 figures will show a significant drop in those employed in the construction sector and a decline in manufacturing employment.

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

Approximately 150 hectares of land has been zoned for industry, enterprise and employment development in Monaghan Town as indicated on Map MDP1. This is considered sufficient to accommodate the anticipated level of industrial development in the town during the life of the plan.

The provision of sufficient zoned industry**,** enterprise and employment lands will provide certainty and clarity for all potential developers and encourage the location of new industries in the town. The new roads proposals and improving roads network will ensure that Monaghan Town is accessible and attractive to new businesses as journey times to Dublin, Drogheda, Dundalk and cities like Armagh in Northern Ireland are shortened.

Development proposals for industry in Monaghan Town will be subject to the relevant objectives and policies contained within Chapters 4, 5, 6, 8 and 15 of the Monaghan County Development Plan 2013-2019. Specific objectives for industry, enterprise and employment in Monaghan Town are provided below:-

Objectives for Industry, Enterprise and Employment

MNO 6. Ensure that all plans and projects relating to industry and employment development within Monaghan Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.

MNO7. Promote Monaghan as the key industrial and employment centre of the county in line with its role as designated in the National Spatial Strategy.

9.8 Infrastructure and Services

9.8.1 Roads and Traffic Management

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

Monaghan is also linked by the substantially improved national and regional road network to the hub town of Cavan and the urban development centres of Enniskillen, Omagh, Dungannon and Armagh in Northern Ireland. Improvements have been made to the National Road infrastructure with completion of works on the M1 Dundalk – Dublin Motorway, Carrickmacross By-pass, Monaghan By-pass and Castleblayney By-pass have strengthened the town's strategic position and its future development potential as an enterprise and regional centre.

New road proposals for Monaghan town are as follows:

- Completion of N3/N54 link road from Clones Road to Coolshannagh
- Continuation of Oriel Way to link with Ballybay/Cootehill Road at Beech Grove Lawns
- Development of Link Road from Ballybay Road to N2 Dublin Road Roundabout.
- Development of Industrial Link Road from N12 Armagh Road at Knockaconny to N2 Dublin Road at O'Neill's Farm Roundabout.
- Widening of Annahagh Lane to facilitate residential development.
- Development of Link Road from Roosky Vale to rear of Dublin Street.
- Extension and up grading of Annaghagh Lane (west) from Dummys Lane to Roosky

These potential links are identified by indicative lines on Map MDP1. As the potential new links will be subject to detailed design and will be taken through the relevant consent procedures, these indicative lines represent the centre line of a 100 metre wide preliminary corridor.

The opening of the Monaghan Town (N2) by-pass removed most north-south bound through traffic from the town centre, particularly Glaslough Street, the Diamond, Church Square and Dawson Street. While east-west (N54) traffic will continue to pass through the town, the reduced traffic flows have improved the town centre environment and pedestrian safety and has created a positive impact on commercial activity.

A key objective of this plan is to relieve traffic congestion and divert through traffic, particularly commercial traffic and heavy goods vehicles, from residential areas and the town centre by providing alternative routes around the town.

9.8.2 Parking

In Monaghan Town there are approximately 1409 car parking spaces provided either, as on street spaces as dedicated public car parks or as disabled spaces. There are in addition some private spaces including those at the shopping centre & credit union car parks

All new developments in Monaghan Town shall comply with the objectives and policies, and the car parking requirements laid out in Chapters 8 and 15 of the Monaghan County Development Plan 2013-2019.

9.8.3 Water Services

Monaghan County Council is currently the sole Sanitary Authority for County Monaghan. Monaghan County Council is responsible for the provision of Water Services (Water and Waste Water) throughout the county.

9.8.4 Water ~~Treatment Services~~ Supply

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

9.8.5 Waste Water ~~Services~~ Collection and Treatment

The capacity of the wastewater treatment works in Monaghan Town is shown in the table below.

Table 9.2 : Capacity of Wastewater Treatment Works for Monaghan Town

Town/Village	Existing Design P.E.	Current Loading P.E.	Treatment Type	Proposals
Monaghan	43,833	16,533 18,500	Secondary	~~New main pumping station & collection pipeline in flooding area~~ Subject to EPA pending discharge licence conditions, possible enhanced biological treatment facility and/or new outfall discharge pipeline to Blackwater 'sensitive' receiving waters. New Old Cross Square pumping station and new section of pipework collection system.

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

The current Water Services Investment Programme 2010-2012, provides for major investment in waste water supply infrastructure. The contracts planned during the current programme includes Monaghan Town Sewerage Scheme (Contract 2-Network) at a cost of €3,910,000.

In 2011 two Serviced Land Initiatives (SLI) for Monaghan Town to extend the existing waste water collection systems around the town were completed. The first on the Old Armagh Road consisting of a large pumping station and collected pipework, and the second consisting of three pumping stations in an area north of town namely Coolshannagh-Emyvale Road area.

Objectives and policies in relation to Waste Water Services are contained within Chapters 4 and 6 of the Monaghan County Development Plan 2013-2019.

9.8.6 Power and Telecommunications

Monaghan Town Council will continue to co-operate with statutory and regulated bodies in the provision of power and communication facilities throughout the town. Chapters 6 and 15 of the Monaghan County Development Plan 2013-2019 contain the relevant objectives and policies for telecommunications throughout County Monaghan.

9.8.7 Education

Monaghan Town has five Secondary Schools and five National Schools. The numbers attending each college are outlined in the table below. In addition Monaghan has one third level college, Monaghan Institute of Further Education & Training (MIFET).

Table 9.3 : Numbers Attending Schools and Colleges in Monaghan Town

Name of School **N=National** **S= Secondary** **T= Third level**	No. of Students
(N) St. Mary's National school	255
(N) St. Louis Girls National school	246
(N) Model School	117
(N) Gael Scoil Ultain	239
(N) Nai Scoil St. Louis National school	305
(S) Beech Hill College	884
(S) St. Louis Convent (girls)	558
(S) St. Macartan's College (boys)	700
(S) Collegiate School	243
(S) Coláiste Oiriall	179
(T) Monaghan Institute of Further Education & Training	506

Work has recently commenced on the construction of a multi-user Education Campus on the site of the former Military Barracks site in Monaghan. The campus will provide education at primary, post-primary and further education levels. County Monaghan VEC is the first education authority to get sanction from the Department of Education

and Skills to manage this project on a “devolved pilot basis”. The campus will comprise a 16 classroom all Irish primary school for Gaelscoil Ultain, a 400 pupil all Irish post primary school for Colaiste Oiriall, an Institute of Further Education that will replace the existing PLC College, a theatre, and a sports hall, to be shared by all education users on the campus. It is anticipated that this multi-user education campus will be ready for occupation in ~~September 2012~~ 2013.

Objectives and policies in relation to development for education purposes are contained in Chapters 7 and 15 of the Monaghan County Development Plan, 2013-2019.

9.9 Natural and Built Heritage

9.9.1 Natural Heritage

Monaghan Town has a rich natural heritage. The setting of the town is shaped by the natural topography which provides Monaghan with a unique environment. There are natural amenities such as Peter's Lake and a number of important deciduous woodlands scattered throughout the town. Rossmore Park and its environs, an area of Secondary Amenity as designated in the Monaghan County Development Plan 2013-2019, is located on the outskirts of the town. Wright's Wood on the Clones Road is a proposed Natural Heritage Area. A number of important trees and woodlands in Monaghan Town have been outlined in appendix MN 3.

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 safety. 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.

9.9.2 Built Heritage

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

9.9.3 Archaeology

Monaghan is a fine example of a seventeenth century plantation town and much of the street pattern of this time has survived. Dublin Street, the Diamond, Glaslough Street, Mill Street, Park Street and Market Street all appear to be of seventeenth century origin. The "Zone of Archaeological Potential" within the town, which comprises the area of the seventeenth century town together with the area around the site of Mullaghmonaghan Fort is delineated on the map MDP 3. Within this area there is a possibility of discovering archaeological deposits such as seventeenth century house foundations,

refuse pits, industrial areas and workshops. Consequently archaeological surveys may be required before any development is commenced in these areas.

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

9.9.4 Architectural Conservation Areas (ACAs)

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

The repair and refurbishment of existing buildings will be favoured over demolition and new build. New development should be sympathetic in scale, massing and detailed design to the existing character of the area.

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

A list of Protected Structures and Architectural Conservation Areas are contained in appendix 5, MN 1 and MN 2 of Monaghan County Development Plan 2013-2019.

General objectives and policies for the protection of Natural and Built Heritage in Monaghan Town are provided in Chapters 4, 8 and 15 of the Monaghan County Development Plan 2013-2019. Specific objectives in respect of Natural and Built Heritage are as follows:-

Objectives for Natural and Built Heritage	
MNO 8.	Ensure that all plans and projects relating to natural and built heritage within Monaghan Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
MNO 9.	To protect natural amenities such as Peter's Lake, Rossmore Park, Wright's Wood from intrusive development that would detrimentally impact on them or their designation.
MNO 10.	To protect and enhance the character of the Architectural Conservation Areas within the town.

9.10 Recreation and Amenity

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

In active recreational terms the town is not adequately catered for. The majority of the available indoor facilities are connected to schools and limited in their accessibility.

Monaghan Leisure Complex was built and is owned by Monaghan County Council and Monaghan Town Council. Situated on the Clones Road, Monaghan Leisure Complex is one of the largest health and fitness centres in the area. Facilities include a fully equipped gym, a 6-lane 25 metre swimming pool, separate kids pool, sauna, steam room and Jacuzzi and tennis courts.

There are also two private leisure facilities, one at the Four Seasons Hotel and one at the Hillgrove Hotel. These leisure facilities should provide a better range of facilities for the people of the town. There are adequate facilities for GAA, rugby and soccer in close proximity to the town although access to the GAA grounds is inadequate.

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

9.10.1 Open Space

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

General objectives and policies in relation to development for recreation and open space are contained in Chapters 7, 8 and 15 of the Monaghan County Development Plan, 2013-2019. Specific objectives for recreation and open space in Monaghan Town are as follows:-

Objectives for Recreation and Amenity	
MNO 11.	Ensure that all plans and projects relating to recreation and amenity development within Monaghan Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
MNO 12.	Ensure Peter's Lake and its environs are a key amenity area both for urban dwellers and the general public.
MNO 13.	To provide sufficient open space and amenity areas within and adjacent to the town.

9.11 Tourism

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

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

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

9.11.1 Ulster Canal

The Ulster Canal, opened in 1891. It is 93 Km in length and links Lough Neagh to Lough Erne and the Shannon-Erne Waterway. The re-opening of the Ulster Canal would constitute a large engineering project which would provide significant direct and indirect benefits in the areas of tourism, heritage and economic development. With careful relocation of existing premises, a canal basin could be formed very close to the town centre, thus providing a vital source of recreation and economic spin-off to the town, and generating new development opportunities in the town centre.

9.11.2 Rossmore Forest Park

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

The park is a largely unspoiled recreational and natural amenity, which is convenient to the town both for locals and visitors coming to Monaghan Town. The significance of the estate's history plays a central part in the protection of this amenity and the park has a number of significant Megalithic tombs within its area. This recreational amenity will take on greater significance as Monaghan Town continues to grow and develop particularly if the Ulster Canal is re-opened. Rossmore Park is not within the development envelope of Monaghan Town but it is an area of Secondary Amenity Value (Refer to Map 4.7 and Appendix 1, Monaghan County Development Plan 2013 – 2019).

It is an important asset to Monaghan Town and will be promoted as such in this plan.

General objectives and policies relating to tourism development in Monaghan Town are included in Chapters 5 and 15 of the Monaghan County Development Plan, 2013-2019. Specific objectives for tourism in Monaghan Town are included below.

Objectives for Tourism	
MNO 14.	Ensure that all plans and projects relating to tourism development within Monaghan Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
MNO 15.	Encourage and accommodate the reopening of the Ulster Canal and provide for the construction of a marina on the lands identified as TC1 on Map MDP2.