

Chapter 15

Development Management Guidelines

15.1 Development in Towns and Villages

As outlined in Chapter 3, County Monaghan has a traditional pattern of dispersed settlement in rural areas together with a network of towns and villages. These towns and villages act as residential, service and retail centres for their surrounding hinterland. To ensure that these settlements are strengthened in accordance with the principles of the National Spatial Strategy, appropriate new residential, service and employment developments should be located within villages and towns.

Towns and villages have their own character, as a result of their historic origins and growth, each in a unique location. Some towns and villages have been deliberately planned, others have slowly evolved, but their modern form has usually been achieved gradually in a series of small changes. Financial restrictions, lack of machinery and reliance on local materials have often constrained the degree of change in the past, but have contributed to our heritage of distinctive buildings and places. The builders of settlements may not have always been concerned with aesthetics, however, their responses to the natural environment often resulted in the design of settlements in which the relationship between landscape and built form was, and remains, aesthetically pleasing.

In appropriate circumstances, local guidance will be produced, whether for particular areas, sites or types of development, in order to encourage good design. Ways in which design of public areas could be improved may be identified through the development of local plans. It is also important to protect listed buildings and the setting of listed buildings as they are the foundation of local architectural heritage.

In all settlements it will be planning policy to seek attractive frontages which maintain the scale and integrity of the settlement and its streetscapes. The development of inappropriate and alien building designs will be resisted.

Each settlement needs to be viewed at the human scale. An attractive and interesting streetscape is essential to the well being of residents and visitors alike. New development should therefore minimise visual, functional and physical disruption and enhance or create interest in the village.

15.1.1 New Development

Development is necessary to adapt the fabric of settlements to present and future needs and to ensure the economic well being of the local community. New development can impact on a settlement's quality and character. The character and interest of towns and villages depend on factors such as street patterns, the location and type of open space, as well as the scale, architectural quality, detailing and materials of individual buildings.

Special attention should be paid to the entrances of towns and villages, to the visual and physical links, landmarks, together with the views and spaces within settlements. Careful consideration should also be given to the treatment of form and space, the massing and arrangement of buildings and the spaces within and around them. Insensitive development which disrupts the scale and rhythm of a streetscape in a town or village will be resisted.

Development will not normally be approved where important views would be unduly interrupted or seriously prejudiced or lost. Development on the top of drumlins or on high exposed lands will therefore be restricted to protect locally important views and landmarks.

The Planning Authority does not wish to be prescriptive about architectural style. It does however consider that the development of new buildings should be seen as an opportunity to enhance an area through imaginative and high quality design, which results in a building that enhances streetscape and improves the image of towns and villages.

New developments do not have to directly imitate earlier styles, but should be designed with respect for their context. Therefore while development of a gap site in a traditional streetscape may require a very sensitive design approach to maintain the overall integrity of the area, in many cases high quality contemporary designs, sympathetic and complementary to the existing character of the area may be preferable.

A settlement's identity can also be as much a result of its setting, within the surrounding countryside, as with the quality of buildings contained within it. Landscapes around settlements have a special role to play in maintaining the distinction between town and country, in preventing coalescence between adjacent built up areas, and in providing a rural setting to the built up area. Applications for development in the countryside in the immediate vicinity of any defined settlement limit, or on a site, which clearly mars the distinction between the open countryside, and the built up edge of the settlement will consequently be resisted.

Strategic objectives for settlements are set out in Chapter 8 of the Monaghan County Development Plan 2013-2019. Specific policies in respect of development in towns and villages are set out below.

Policies for New Development in Towns & Villages	
TVP 1	All projects relating to new development within the towns and villages of County Monaghan shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
TVP 2	The proposed use of any new development should be compatible with the site's location and adjoining uses. An initial assessment should consequently be carried out to establish the principal uses in the surrounding area, the appropriateness of a diversity of uses, and the desirability of introducing a proposed development which may alter the balance of uses.
TVP 3	New development should provide high standards of amenity both in terms of the environment which the development creates, and in terms of the effect it has on neighbouring properties. New development should enhance the amenity of towns and villages.
TVP 4	The appearance of new buildings can play a major part in the overall character and quality of an area. Design also shapes the image of a settlement and is consequently extremely important. There is no simple definition of what constitutes good design. A new building should however respond to the site's characteristics and that of its immediate area, and make a positive contribution to the urban environment.

Policies for New Development in Towns & Villages	
TVP 5	New development on the edges on towns and villages which mars the distinction between the open countryside and the built up edge of the settlement shall be restricted.
TVP 6	Insensitive development which disrupts the scale and rhythm of the streetscape/townscape will be discouraged. Development should reflect existing plot widths and heights. Replacement of existing two or three storey buildings by a single storey building will generally not be permitted.
TVP 7	New development should maintain the established building line and should minimise visual and physical disruption of the streetscape. In this context the development of filling stations with forecourts and canopies will be discouraged where these require the set back of the established building line.
TVP 8	The majority of roofs should pitch back from the street. Ridge heights may vary and can introduce variety. The use of blue black roof tiles or slates is desirable in villages and towns, especially in Architectural Conservation Areas.
TVP 9	Window patterns should have a vertical emphasis and respect the traditional proportions of a building. Existing door and window openings should be retained where possible on original facades. New development should avoid the use of long blank surfaces and long horizontal runs of shop fascias. Elevational modelling should be used to achieve traditional window proportions and the appearance of narrow plot width. Attention should be given to the quality of detailing at pedestrian level.
TVP 10	The Council recommends the use of materials of a similar texture or colour as traditional materials. Use of inappropriate materials in an unrestrained manner can detract from the quality of an area. Existing stone facades should be retained. Plastering of stone facades is not acceptable and would constitute a material alteration of the character of the building. Replacement windows should be of similar style, design and material as the original windows.
TVP 11	Development on the top of drumlins or on elevated or exposed lands shall be restricted to protect locally important views and landmarks.
TVP 12	All new development in towns and villages should be satisfactorily serviced.
TVP 13	Contemporary designs will be encouraged where they make a positive contribution to the setting of a town or village.
TVP 14	Where necessary, applications for development should be accompanied by landscaping proposals as detailed in policy LSP4 in Chapter 15, Monaghan County Development Plan 2013-2019.
TVP 15	Promote the protection and conservation of the existing habitats within Towns and Villages.

15.1.2 Alterations and Extensions

All alterations and extensions to buildings should normally respect the scale, form, detailing and materials of the original building. The degree of sensitivity will vary according to the quality of the building and the visual importance of the area. Alterations to protected structures and buildings within Architectural Conservation Areas (ACAs) should comply with the objectives and policies in Chapter 4 of this plan, together with the DEHLG *Architectural Heritage Protection Guidelines for Planning Authorities*, (2005). Any alteration/extension to a building adjacent to a protected structure or within the curtilage of a protected structure must be particularly sensitive in its design.

15.1.3 Shop Fronts

Shop fronts are particularly vulnerable to commercial pressures for their replacement and the piecemeal downgrading of the character of a streetscape. A good shop front enhances its surroundings, a bad one debases them. Every shop front should make a positive contribution to a street.

In general, the planning authority will encourage developers to retain all existing traditional shop fronts in towns and villages. In ACAs (or proposed ACAs) traditional shop fronts must be retained and reinstated. Replacement shop fronts in these areas should be designed and detailed in an appropriate manner, so that the ground floor relates satisfactorily to the elevational design of the upper parts of the building.

The design of a new shop front should not detract from the character of the rest of the building. This does not mean that the design of a new shop front should be an imitation of past styles. A sympathetic well-designed modern proposal will usually be preferable to an ill-proportioned imitation of a traditional shop front.

Appropriate displays inside first floor windows above shops are often acceptable and can help to create lively and attractive shopping streets. Advertising and signage on all buildings shall comply with the policies set out in this Chapter.

Sensitive flood lighting of buildings can bring added visual interest to an area after dark. It is particularly appropriate to floodlight landmark buildings such as churches, theatres, and fine examples of architecture.

15.1.4 Security Screens

The installation of security shutters may require a grant of planning permission. The appearance of one or more closed shutters on a street can be damaging to both the character of the buildings and the appearance of the street itself. Where there is a need for enhanced security, the Planning Authority will encourage the use of perforated shutters and/or internal shutters behind the window display. External steel roller shutters are generally not suitable for use on historic shop fronts or on the fronts of buildings within an Architectural Conservation Area. Externally mounted shutters require large shutter boxes and side channels which are difficult to accommodate successfully on a façade without detriment to the building and its setting. Roller shutters should therefore be contained within the shop front and behind the fascia. Roller Shutters should also be painted to compliment the overall front façade of the building.

15.1.5 Canopies

The fitting of a canopy to the front of a building requires a grant of planning permission. As canopies are likely to detract from a street scene and detrimentally impact on the character of a village or town, they will only be permitted in exceptional circumstances.

Policies for Shop Fronts	
SFP 1	Where possible, all traditional shop fronts should be retained to protect the character of a settlement.
SFP 2	Traditional shop fronts within Architectural Conservation Areas must be retained and reinstated.
SFP 3	Replacement shop fronts in Architectural Conservation Areas should be designed and detailed so that the ground floor relates satisfactorily to the elevational design of the upper parts of the building.
SFP 4	The design of a new shop front should not detract from the character of the rest of the building. A sympathetic well-designed modern proposal will usually be preferable to an ill-proportioned imitation of a traditional shop front.
SFP 5	Advertising and signage on all shop fronts will comply with policies ASP 1 – ASP 9 in Chapter 15, Monaghan County Development Plan 2013-2019.
SFP 6	Internally illuminated plastic fascia will be discouraged. External illuminated lighting may be permitted where this will not detrimentally impact on the amenity of the building or streetscape.
SFP 7	Where deemed necessary by the planning authority, roller shutters should be perforated, in a colour to compliment the façade, and contained within the shop front and behind the fascia.
SFP 8	External steel roller shutters will not be permitted.
SFP 9	Canopies will only be permitted where they will not adversely affect protected structures, Architectural Conservation Areas or the character of the streetscape.

Advertising, Signage and External Lighting

15.2 Advertising, Signage and External Lighting

Outdoor advertisements can play a vital role for both industrial and commercial enterprise. However, the display of advertisements, at inappropriate and sensitive locations, can result in a loss of visual amenity and may constitute a danger to public safety.

Advertisements can affect the appearance of the building, structure or place where they are displayed. A good building can contribute to a sense of pride and of place. Its appearance or its setting can however be spoiled by a poorly designed or insensitively placed sign or advertisement.

All advertising must be appropriate in terms of the character of the town or village within which they are located. The relationship of the proposed display to the surrounding buildings and the environment generally is also an important consideration.

Poster advertising will normally only be considered acceptable in predominantly commercial and industrial areas, where the character and scale of the buildings are such as to accommodate the scale of this type of display, without adverse affect on visual amenity.

Advertising signs will generally not be permitted along roads in rural areas outside the boundaries of towns and villages except those considered exempted development or those which relate to heritage or tourist attractions. Signs can be a major distraction to road users and can frequently result in the creation of a traffic hazard. The planning authority will operate a licensing system for all signage and advertising on public roads.

The main purpose of advertisement control is to ensure that outdoor advertising will contribute positively to the appearance of an environment within which it is located.

Policies for Advertising, Signage and External Lighting

ASP 1	All projects relating to advertisements and signage shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
ASP 2	Advertising signs will not be permitted in areas where they are likely to cause a visual distraction to motorists, obscure or compete with road signs, interfere with sight lines, or detract attention at a junction.
ASP 3	The erection of advertising signs and free standing hoardings along National Routes, will not be permitted.
ASP 4	Signs will not generally be permitted in rural or residential areas, on or near buildings of historic importance/architectural merit, in amenity areas or where they would interfere with protected views.
ASP 5	Signs that are attached to buildings are preferable to free standing hoardings, especially outside the curtilage of the site. The use of box type signs and projecting signs should be avoided. Back lighting of individual letters is preferred to spotlighting or internal illumination.

Policies for Advertising, Signage and External Lighting	
ASP 6	Advertising signs should be sympathetic in design and colour both to their surroundings and to the building on which they are displayed.
ASP 7	The size and scale of advertising signs should not conflict with existing structures in the vicinity. Signs should not interfere with windows or other features of a facade or project above the eaves or roofline.
ASP 8	Signs should be integrated into the streetscape and should not be visually intrusive.
ASP 9	Signage above the first floor sill level will be resisted to avoid clutter.
ASP 10	All external lighting shall be cowled and directed away from the public roadway. External lighting must be designed and installed to ensure that light spillage beyond the area proposed to be illuminated is minimised.
ASP 11	Limited spot lighting of landmark buildings will be permitted.
ASP 12	The use of Irish language on shop fronts shall be encouraged.
ASP 13	Proposals for advertising or signage which would result in an unacceptable visual impact when taken in combination with other permitted or existing advertising or signage will not normally be permitted.
ASP 14	The Council consider that finger post signs may be acceptable as an alternative to advertising signs where such advertising signs may detract from amenity or create a traffic hazard. Such signs shall be in accordance with the provisions of the National Roads Authority document "Provision of Tourist and Leisure Signage on National Roads".
ASP 15	The use of finger post signs will be restricted to giving advance notice of tourist attractions, accommodation and other suitable businesses.
ASP 16	Finger post signs shall not be used for product advertising.
ASP 17	Signs will only be permitted where premises are located away from the main traffic routes in rural areas.
ASP 18	Signs should, if possible, be located at the nearest junction.
ASP 19	Finger post signs will not be permitted where they give rise to confusion for road users or if they endanger traffic safety.
ASP 20	Finger post signs will not be permitted where they detract from areas of amenity or interfere with views and prospects.

Housing Developments

15.3 Housing Developments

Housing developments can be defined as a residential scheme for two or more dwellings, which are dependant on communal services (e.g. roads, water, sewerage etc). Housing developments will not be permitted in the open countryside outside the defined limits of settlements. Strategic objectives for housing developments are set out in Section 8.5 of Chapter 8 and Section 10.7 of Chapter 10 of the Monaghan County Development Plan 2013-2019. Specific policies in respect of housing developments are set out below.

Policies for Housing Developments

HDP 1	All projects relating to the provision of housing developments within County Monaghan shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
HDP 2	All planning applications for housing developments shall have regard to the standards set out in the DEHLG publication <i>Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities</i> (May 2009), the DEHLG publication <i>Urban Design Manual – A Best Practice</i> (May 2009) and the DEHLG publication <i>Sustainable Urban Housing: Design Standards for New Apartments</i> (September 2007).
HDP 3	All housing developments shall be constructed in accordance with DEHLG <i>Recommendations for Site Development Works for Housing Areas</i> (1998), <i>Monaghan County Council Water Services Technical Guidance Document</i> (2008) (or other such publications as specified by Monaghan Local Authorities), and the <i>National Roads Authority Specification for Road Works</i> (March 2000).
HDP 4	All planning applications for housing developments shall comply with the Roads and Access Standards set out in Chapter 15, Development Management Guidelines, Monaghan County Development Plan 2013-2019.

15.3.1 Housing Densities

In accordance with the provisions of the *Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities*, the planning authority shall encourage higher residential densities in appropriate locations, subject to appropriate qualitative safeguards, which ensure that the highest quality of residential environment is achieved. Higher density residential developments will be encouraged within and close to town and settlement centres, where the higher densities reflect the character of the area, the design is of high quality, and the development is on lands that can be serviced.

The Planning Authority acknowledges that there is a demand for family orientated detached dwellings on larger plots. This type of dwelling has been historically provided in the rural area surrounding settlements due to the availability of larger plots and less

pressure to maximise land use. However, this pattern of provision has resulted in urban sprawl and environmental consequences. Consequently, the planning authority will accept, in appropriate locations, the development of lower density housing developments incorporating family sized dwellings on larger plots within the planned limits of settlements to ensure a supply to meet this demand.

In general new residential developments should be reflective of the density, scale and character of existing development in the settlement.

In Tier 6 villages, residential developments will be restricted to individual dwellings to preserve the character of these dispersed rural settlements.

15.3.2 Housing Design and Layout

The Planning Authority wishes to secure a high standard of design in all new housing developments, and aims to ensure that residential developments are sustainable while providing attractive places to live. Developers shall therefore be required to produce a high quality of design, layout and landscaping for all new residential developments, which has emerged from a careful analysis of the site's location, its context and the specific characteristics of the site.

This analysis, which clearly outlines the design process behind the scheme, in the form of a Concept Statement¹² shall be submitted to the planning authority with planning applications for all new housing developments. Planning permission will only be permitted where the applicant has clearly demonstrated in the analysis that the proposed development will provide a quality and sustainable residential environment. The site plan or layout of a residential development should therefore be clearly linked with the concept statement and follow its general principles.

15.3.3 Local Neighbourhood Facilities

The provision of local neighbourhood facilities is considered essential in all areas of large scale housing development. Their provision helps foster a sense of community, limits pressure on existing services and facilities, and restricts the potential number of traffic movements.

The need for the facilities will be assessed by the planning authority and will be dependant on the scale of the development proposed and the existing level of provision of facilities in the area. They should be integrated into the overall design of the scheme, easily accessed and well designed, and should not impact on the amenity of adjoining residents.

Where a number of developments are proposed adjacent to each other, developers are encouraged to provide a design solution that integrates the facilities into the overall development of the area.

These facilities shall be provided at the expense of the developer.

¹² The Concept Statement shall outline the overall design concept and objectives for the site and shall include a conceptual site layout plan. The level of detail required will depend on the nature, scale and location of the proposed development, but should include a consideration of the context and characteristics of the site, information on any special designations, details of infrastructural needs (including community facilities), and an explanation of the rationale behind the final design.

Policies for Housing Developments	
<p>In addition to the requirements of the DEHLG publications <i>Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities</i>, <i>Urban Design Manual - A Best Practice</i>, and <i>Sustainable Urban Housing: Design Standards for New Apartments</i> all proposals for residential development shall;</p>	
HDP 5	Respect the character of the surrounding area and the amenities of neighbouring properties.
HDP 6	Reflect the best local traditions in terms of design, form, mass and finishes.
HDP 7	Provide appropriate recreational facilities such as open spaces, formal play areas, playing pitches, all weather surfaces, changing facilities, etc. The nature and scale of recreational provision should be reflective of the scale of the residential development proposed and should comply with table 15.1 in Chapter 15 of the Monaghan County Development Plan 2013-2019.

Table 15.1 Recreational Facilities for Housing Developments

Number of Dwelling Units	10% open space	15% open space	Formal play area	Playing pitch	Recreational changing facilities
Brownfield	✓				
0 – 40	✓	✓			
40 – 150	✓	✓	✓		
150 - 200	✓	✓	✓	✓	
> 200	✓	✓	✓	✓	✓

The above identified thresholds are approximate, and the planning authority may require the provision of areas/facilities where the number of dwellings proposed in a development falls marginally below the threshold.

Generally recreational areas/facilities should be provided directly by the developer. However where the planning authority is satisfied that open space/facilities are already available for residents, or where the proposed development is so small that their provision would not be reasonable or useful, the Council may impose conditions accepting the payment for the improvement of existing recreational facilities and/or the provision of alternative recreational facilities, in lieu of direct provision.

Where a developer has previously, or proposes in the near future, to carry out separate developments in the vicinity of the proposed development the Planning Authority shall determine the need for recreational facilities based on the total number of units in all of the developments combined. This shall also apply where the developer is working in concert with others.

Policies for Housing Developments	
HDP 8	Provide appropriately designed crèche facilities in all developments of approximately 75 No units or more (the crèche shall be provided in accordance with the requirements of the DEHLG Childcare Facilities Guidelines for Planning Authorities, 2001). Where a developer is proposing a development of less than 75 No units, and where he/she is, has previously, or proposes in the future to carry (an)other separate development(s) in the vicinity, the Planning Authority shall determine the need for a crèche based on the total number of units in all of the developments combined. This shall also apply where the developer is working in concert with others.
HDP 9	Ensure adequate provision of local neighbourhood facilities.
HDP 10	Retain existing natural features such as trees and hedgerows, as part of the development, unless where the applicant demonstrates that it is in the interests of public health and safety to remove them, or provides compelling evidence that their removal is in the interests of providing a better quality residential environment.
HDP 11	Incorporate a network of safe and convenient pedestrian and cycle routes which links the housing to open spaces and communal facilities within the development, and where reasonably possible, those located outside the site boundaries.
HDP 12	Be designed to deter crime and promote personal safety.
HDP 13	Be satisfactorily serviced. Services shall be located underground and in easily accessible locations for future maintenance. Public lighting shall be provided by the developer in accordance with the specifications of the Monaghan Local Authorities Taking in Charge Procedures (2010) at the time of commencement of the development.
HDP 14	Make adequate and appropriately sited provision for the parking and turning of vehicles, including utility vehicles and fire tenders.
HDP 15	All planning applications for housing developments should be accompanied by landscaping proposals as detailed in policy LSP 4 in Chapter 15, Monaghan County Development Plan 2013-2019.
HDP 16	Development that would result in the loss of existing open space provision within residential areas will only be permitted where: <ul style="list-style-type: none"> - The open space can be enhanced through the redevelopment of a small part of the site - Alternative provision of equivalent benefit is made elsewhere - There would be an overall community gain from the development and the particular loss of open space will have no significant unacceptable affect on local open space provision or the amenity and character of the area.

15.3.4 Broadband and Services Ducting in Housing Developments

All new housing developments shall require the following ducting for future provision of broadband and services:

- 2 No. 110mm diameter Upvc pipes from the entrance of the estate along the main reservation of the estate access roads. These ducts are to be chambered at the start point, finish point, at every change in direction and at intervals no greater than 250 metres. The chamber size is to be 1,200mm x 600mm. Where possible, the duct network should be designed as resilient which may require the laying of ducts at either side of the road. The ducting shall facilitate use by the Universal Service Obligation provider.
- A single duct branch connection is to be extended off the spine duct network described above to each individual dwelling. A 600 x 600mm chamber shall be installed along this duct at each group of four houses. From this chamber a 28mm sub-duct shall extend into each dwelling to a point near the consumer unit. The length of sub-duct is not to exceed 100 metres. (Draw ropes to be included).
- The design of the network described above shall facilitate the installation of Fibre To The Cabinet (FTTC) apparatus at appropriate locations and is to be presented to the local authority for approval prior to commencement of work onsite.

15.3.5 Taking in Charge of Estates

To ensure the satisfactory completion of housing developments a cash deposit of €7,000 per residential unit (updated in accordance with the wholesale price index) will be required to be lodged with the planning authority prior to the commencement of development.

This guarantee shall remain in place until the development is completed to the satisfaction of the Council, upon which time the estate will be taken in charge in accordance with the provisions of Section 180 of the Planning and Development Act 2000 (as amended).

15.3.6 Naming of Housing Developments

All planning applications for housing developments should include proposals for the naming of the development upon completion. The proposed name shall be in bi-lingual format or Irish only and should reflect local place names, town lands, cultural features in the area, etc. The use of non-traditional or non-local names should be avoided. Names for all new housing developments are subject to the agreement of the Council following consultation with An Coiste Logainmneacha.

Rural Housing

15.4 Rural Housing

The drumlin landscape of Monaghan creates a unique intimate rural environment that is different from the rest of the country. It is however a sensitive landscape and whilst buildings generally form only a small part of this rural environment their effect is often out of proportion to their size. The quality of development in the countryside therefore cannot be compromised.

Objectives for Rural Housing Design	
RDO 1	It is an objective of the Council to ensure that all plans and projects relating to rural housing design are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
RDO 2	It is an objective of the Council to prepare and implement a Design Guide for Rural Housing in County Monaghan.

Selecting an appropriate site is one of the most important decisions to be made in planning for a sustainable and sensitive development.

Traditionally house builders made effective use of the aspects and features of the landscape, paying special regard to the influence and impact of the weather. Shelter took precedence over the need for views out of the site. Houses were sited on the lower slopes of hills to ensure shelter from the wind, and advantage was also taken of existing trees and hedgerows. Buildings were naturally integrated into the landscape, were more easily heated and overall the development was more sustainable.

It is essential that any new dwelling reflects the traditional form of development in the countryside and does not attempt to impose alien or urban standards in the rural environment.

15.4.1 Siting

How a dwelling is sited in the landscape determines its level of integration and thus its impact upon the visual amenity of the countryside. Therefore the planning authority will require that all proposals for dwellings in the countryside should be sensitively sited in the landscape.

All new dwellings in the countryside must comply with the following policies:-

Policies for Rural Housing Standards	
RDP 1	All projects relating to the rural housing within County Monaghan shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
RDP 2	The site and/or location of the dwelling within the site should be selected to maximise the benefits of shelter and sunshine.
RDP 3	The building should relate to the landscape rather than the sky. Visually prominent locations such as hilltops, and elevated exposed sites should therefore be avoided.
RDP 4	The building should not break any ridgeline or shore line.
RDP 5	The site should use clearly identifiable and established boundaries, such as trees, buildings, slopes or other natural features, which separate the site from the surrounding countryside, and offer a suitable degree of enclosure.
RDP 6	Development should follow the contours of the site and should sit naturally into it. The building should integrate into rather than be imposed on the landscape, extensive excavation and/or removal of natural vegetation should therefore be avoided.
RDP 7	In the case of a replacement dwelling, the new dwelling shall be located within the curtilage of the dwelling to be replaced, except where it is demonstrated to the satisfaction of the planning authority that the siting of the replacement dwelling outside the curtilage is necessary for amenity, heritage, landscape or access reasons.

15.4.2 Design

The design of a building will help to determine its impact on the countryside. The most successful designs and those that integrate best into the countryside, are those which use simple shapes, forms and materials which are reflective of the vernacular. For example, the traditional dwelling in Monaghan usually had had a linear plan form, with returns located to the rear. The roof was constructed with full gables and chimneys were located along the ridge line. The elevations had a greater proportion of solid than void, and windows had a vertical emphasis. This design when combined with the use of simple materials, ensured that the dwelling integrated successfully into the countryside.

All new dwellings in the countryside, outside the planned limits of settlements, should comply with the following policies:-

Policies for Rural Housing Standards	
RDP 8	The size, scale and mass of the building should reflect the traditional form of buildings in the area. Large monolithic designs sit uneasily in the rural landscape and should be avoided. In the case of a replacement dwelling, the new dwelling should not have a visual impact significantly greater than the dwelling to be replaced.
RDP 9	Simple forms look best in the landscape and should be employed. Alien or urban features such as non linear plan forms and mansard roofs, should be avoided.
RDP 10	Fenestration should have a vertical emphasis. Where it is proposed to employ large horizontal windows, picture windows or patio doors, these should be located on elevations not visible from the public domain.
RDP 11	"Off the peg" catalogue house designs that take no cognisance of specific site conditions or regional characteristics, are difficult to integrate sensitively into the landscape, generally appear alien in the countryside, and thus should be avoided.
RDP 12	Materials used should relate to those of adjoining development and other buildings visually linked to the development. The use of combinations of materials, excessive ornamentation, or non traditional materials should be avoided. Where mixed finishes are proposed, a maximum of two different finishes will be acceptable.
RDP 13	The Planning Authority will encourage the use of environmentally friendly materials, produced from renewable resources. Concrete, stone, plaster and timber from renewable forests are acceptable and sustainable.
RDP 14	Garages should be located behind the building line of the proposed dwelling, and should be reflective of it in terms of design and finishes. The scale of the garage should reflect its proposed use. Where the proposed garage is in excess of 80 square metres, the onus will be placed on the applicant to justify what reasonable domestic use would necessitate the size of the garage proposed. Car ports which are visible from the public domain will not be permitted.

15.4.3 Rural Character

It is acknowledged that a carefully sited and well designed dwelling can add to the amenity of the rural environment. The cumulative impact of a number of buildings on both the visual amenity of the countryside and the rural environment generally can however, be significant.

Parts of the county have already experienced a significant erosion of the rural character as a result of intensive development. The Planning Authority shall continue to resist intensive development in unserved areas where it would cause a detrimental change to the character of a rural landscape.

Each application should be considered on its own merits. The threshold of the number of buildings that can be accommodated without a detrimental impact on the rural character will depend on a number of factors including; the existing number of buildings in the area and how they visually relate to each other; the number of extant planning permissions, the sensitivity of the landscape; together with the nature, scale and design of the proposed development.

Policies for Rural Housing Standards	
RDP 15	The Council will resist the intensive development of dwellings in unserviced areas where they would detrimentally alter the rural character of the area.

15.4.4 Residential Dwellings and Agricultural Buildings

County Monaghan has a significant agricultural base with many agricultural enterprises scattered through out the countryside. The Council considers these enterprises to be of significant economic importance in terms of economic productivity of the county and employment providers. Therefore the Council considers it necessary to protect the current operation of these enterprises from development that could prejudice their expansion/redevelopment. As agricultural enterprises by their nature tend to generate smells and noises, the planning authority considers it necessary to ensure that residential development does not take place in close proximity to buildings/structures associated with agricultural enterprises.

Policies for Rural Housing Standards	
RDP 16	<p>A residential unit(s) shall not be permitted within 100 metres of an agricultural building(s),¹⁹ except where the owner and occupier of the agricultural building(s) has provided written consent to the Planning Authority to the construction of the residential unit(s) within 100 metres of his/her agricultural building(s). In such cases the written consent shall be signed by both parties and witnessed by a solicitor or other similar person.</p> <p>It should be noted that where planning permission is granted for a residential unit within 100 metres of an agricultural building(s) under the above and is located outside the defined settlement limits, a condition restricting occupancy to the applicant, members of their immediate family²⁰ and their heirs shall be attached to any grant of permission.</p> <p>Where the agricultural use of the building(s) has been clearly abandoned, the above policy shall not apply. There will be a presumption by the Planning Authority that the use of an agricultural building(s) has not been abandoned unless proven contrary. It should be noted that the onus to prove that the agricultural use has been abandoned shall rest with the applicant.</p>

¹⁹ For the purposes of this policy an agricultural building is considered to be a building used, or last used and likely to be used in the future for agricultural purposes. An agricultural building includes buildings used for the keeping of cattle, pigs, poultry, sheep, mushrooms and any slurry or agricultural waste facility.

²⁰ For the purposes of this policy, immediate family shall be as defined in policy RHP2 in Chapter 3 of this plan.

Ribbon Development and Infill

15.5 Ribbon Development and Infill

The Council, in accordance with the guidance given in the DEHLG *Sustainable Rural Housing Guidelines for Planning Authorities*, will resist ribbon development, primarily on grounds of visual amenity, reinforced on occasions by road safety reasons. Where a proposed development would create or extend ribbon development, planning permission will be refused.

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

Any dwelling that fulfils the criteria laid out in policy NRP2 for a replacement dwelling shall be considered as a ‘house’ in the definition of ribbon development as laid out in the *Sustainable Rural Housing Guidelines*.

Policies for Ribbon Development and Infill	
RDP 17	The Council will resist development that would create or extend ribbon development.
RDP 18	A relaxation of ribbon development policy on regional and local roads will be considered where planning permission is sought on the grounds of meeting the housing needs of a landowner ²¹ or a member of his/her immediate family ²² where no other suitable site is available on the entire landholding. ²³ The Planning Authority will apply an occupancy condition for a period of seven years in such cases.
RDP 19	Where four or more houses plus a derelict dwelling or a derelict non-domestic building (that is mushrooms, poultry, and agricultural buildings) exist within a 250m frontage on one side of a public road, and have done for a period of at least 10 years, a dwelling house on the site of the derelict building will be permitted for a family member, subject to the entire derelict building being demolished. The Planning Authority will apply an occupancy condition for a period of seven years in such cases.
RDP 20	The infilling of gaps between houses will not normally be permitted. Exceptionally however, where there is a small gap, sufficient to accommodate a single dwelling only, in an otherwise substantially and continuously built up frontage, planning permission may be granted.

²¹ For the purposes of this policy, a landowner is defined as an individual with a minimum landholding in the local rural area of 4 hectares, which he or she has owned for a minimum period of 5 years prior to the date of submission of a planning application.

²² For the purposes of this policy, immediate family is considered to be a sibling, son or daughter or adopted child of the landowner. Where the landowner’s child(ren) have resided outside the state or N. Ireland for a minimum continuous period of 10 years, or where the landowner has no children, a niece/nephew maybe considered a landowner’s family member.

²³ No other suitable site is available on the landholding – In assessing a planning application, the Planning Authority will consider all lands within the ownership of the applicant. A dwelling will only be granted where there are no alternatives available.

Landscaping

15.6 Landscaping

Good landscape design is essential to building successfully in the rural area. New buildings should take advantage of existing trees and hedgerows as they provide shelter and help integrate the new building into the landscape. In addition to reducing its visual impact, appropriate planting and boundary treatment will enhance the appearance of a new building, will create attractive outdoor areas and provide privacy.

Policies for Landscaping

LSP 1	Existing trees and hedgerows soften the visual impact of any new development, give shelter and maturity to the site, and should be retained. Development proposals which necessitate the removal of extensive amounts of trees and hedgerows will be resisted.
LSP 2	Proposed planting should use native, fast growing species such as ash, oak, hazel, blackthorn, holly, etc in preference to imported species such as Leylandii and Castlewellan Gold.
LSP 3	Careful consideration should be given to roadside boundary treatments and access. The disruption of existing boundary features should be avoided. Trees, hedgerows, stone walls and earthen embankments are an attractive part of the rural scene and should be retained. Where these have to be removed to provide the required sight distance, they should be reinstated behind the sight lines. The removal of excessive amounts of roadside vegetation should be avoided. Transplanting of existing trees and hedgerows should be employed where appropriate.
LSP 4	All planning applications for development should be accompanied by detailed proposals for site works and landscaping. These details should as a minimum include the following information; the number, species, location, height at planting, height at maturity, age to maturity and an implementation timescale for all proposed planting; a survey of all existing vegetation on site indicating their species, height and condition, together with detailed information on the number of plants to be removed/lopped/topped, etc.
LSP 5	The use of inappropriate or ornate boundary treatments, gates and piers which incorporate concrete balustrades, brickwork, blockwork, or other unsympathetic materials should be avoided.

Rural Accesses

15.7 Rural Accesses

The location and design of a rural access can have a significant visual impact on the countryside. The following policies shall apply to all new rural accesses.

Policies for Rural Accesses	
RAP 1	Access should be taken from existing lanes where practical.
RAP 2	New accesses should be positioned to minimise loss of hedgerow/trees.
RAP 3	New access lanes/roads should run alongside existing hedgerows/boundaries and should follow the natural contours of the site. Sweeping driveways should be avoided.

Effluent Treatment

15.8 Effluent Treatment

Waste water treatment systems should be located, constructed and maintained to the highest standards to ensure minimal impacts on water quality. Proposals for significant extensions will be required to ensure that existing effluent treatment systems are adequate to cater for any additional loading that may result from the extension.

Policies for Effluent Treatment

All proposals involving the installation of an on site wastewater treatment system must;	
ETP 1	Be accompanied by a Site Characterisation Form (available from the Planning Section of the Council) which has been properly completed by a suitably qualified person.
ETP 2	Be in accordance with the requirements of the EPA Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (2009) or any subsequent Code of Practice which supersedes it.
ETP 3	Where remedial works are necessary to ensure compliance with the requirements of policies ETP 1 and ETP 2 in Chapter 15 of the Monaghan County Development Plan 2013-2019, and where these do not in themselves necessitate planning permission, the works shall be done prior to the carrying out of the T and P test(s), and before the submission of the formal planning application for the proposal.
ETP 4	Include treatment systems that are National Standards Authority of Ireland Agrément certified and include a minimum site area of 0.2 hectares.
ETP 5	Be certified by a competent and suitably qualified person that installation has been carried out in accordance with the manufacturer's or Planning Authority's specification.
ETP 6	Where an integrated constructed wetland system is proposed as part of an effluent treatment system, be designed, constructed and operated in accordance with the 2010 Department of Environment, Heritage and Local Government publication "Integrated Constructed Wetlands Guidance Document for Farmyard Soiled Water and Domestic Wastewater Applications".

Mobile Homes

15.9 Mobile Homes

The planning authority acknowledges that there will be occasions where a mobile home may be necessary to facilitate site specific and compelling special domestic or personal circumstances, or as temporary accommodation while a permanent dwelling is being constructed on the site.

Policies for Mobile Homes	
TAP 1	All projects relating to the provision of mobile homes shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
TAP 2	Planning permission will only be granted for temporary accommodation up to a maximum period of five years where a permanent dwelling is being constructed on the site, or to facilitate site specific and compelling special domestic or personal circumstances, and where genuine hardship would result if planning permission for the temporary accommodation were refused.
TAP 3	Proposals for temporary accommodation shall make use of a permitted or existing access and should comply with the requirements of Policies RDP 2–6, RDP 8–12, RDP 17–20, LSP1–5, RAP 1–3, and ETP 1–5 in Chapter 15 of the Monaghan County Development Plan 2013-2019.

Alterations to Dwellings

15.10 Alterations to Dwellings

15.10.1 Renovations and Extensions to Dwellings

Renovations, alterations and extensions can radically alter the external appearance of a dwelling in the countryside. Proposals to renovate, rehabilitate or extend existing buildings will be considered on their individual merits with the primary consideration normally being design.

In considering proposals for the renovation or extension of buildings, attention will be given to the form, proportion, design and materials of the development, in relation to the original building and the effect on its setting and surroundings. Strict control will be exercised in assessing applications for all alterations to listed buildings. There will however be a sufficient degree of flexibility for alterations to non-listed buildings, to allow for the introduction of modern facilities, while at the same time ensuring the basic character of the property is maintained.

Extensions to buildings should normally be confined to the rear or to least important facades, and any extension should be of a height and form, which is in scale with the existing building and its setting.

15.10.2 Garages/Domestic Stores and Car Ports for Existing Dwellings

Proposals for garages and domestic stores for existing dwellings should be subordinate to the existing dwelling and should not be out of character and scale with the existing dwelling. External finishes of garages and domestic stores should match those of the existing dwelling. Car ports, given the absence of walls and dominance of roof are not reflective of the traditional wall to roof relationships found in vernacular rural buildings, and should not therefore, be visible from the public domain. Proposals for garages, domestic stores and car ports for existing dwelling will be assessed under Policy RDP14.

Policies for Alterations to Dwellings

ADP 1	All projects for renovations and extensions to existing dwellings shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
ADP 2	All new works should reflect the character, form, materials and design of the existing dwelling.
ADP 3	Extensions should normally be subordinate in size to the existing dwelling and be located to rear or side.
ADP 4	Extensions should not overshadow or overlook neighbouring properties or result in over development of the site.
ADP 5	House extensions to provide accommodation for elderly or dependant relatives should be attached to the existing property via an internal link.
ADP 6	Proposals for garages domestic stores and car ports for existing dwellings shall comply with Policy RDP14.

Residential Amenity

15.11 Residential Amenity

All developments must have regard to the potential impact upon the residential amenity of existing and permitted residential land uses in the vicinity of the development.

Policy for Residential Amenity

AMP 1	Development which has an overbearing or dominant visual impact on residential properties in the vicinity of the development shall be resisted.
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Agricultural, Horticultural and Forestry Development

15.12 Agricultural, Horticultural and Forestry Development

The Council recognises the importance of agriculture, horticulture and forestry in contributing to the economic development of the county, and as sources of employment in rural areas. Specific objectives for agriculture and forestry are set out in Sections 5.5 and 5.6 in Chapter 5 of the Monaghan County Development Plan 2013-2019. Specific policies in respect of agriculture and forestry developments are set out below.

All planning applications shall be accommodated by a completed application form for agricultural developments (available from the Planning Office).

Policies for Agricultural, Horticultural and Forestry Developments

AFP 1	All projects relating to agriculture, horticulture and forestry developments shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
AFP 2	Give favourable consideration to agricultural, horticultural and forestry development where the development:- <ul style="list-style-type: none"> i. Is necessary for the running of the enterprise. ii. Is appropriate in terms of scale, location, design and nature. iii. Does not seriously impact on the visual amenity of the area or on the natural or man made environment. iv. Is located within or adjacent to existing farm buildings, unless where the applicant has clearly demonstrated that the building must be located elsewhere for essential operational or other reasons. v. Is sited so to as to benefit from any screening provided by topography or existing landscaping. vi. Is not located within 100 metres of any residential property not located on the holding, unless with the express written consent of the owner of that property. vii. Will not result in an unacceptable loss of residential amenity by reason of noise, smell, pollution, general disturbance, etc. viii. Will not result in a traffic hazard. ix. Will not result in a pollution threat to sources of potable water, water courses, aquifers or ground water.
AFP 3	Facilitate the process of farm diversification and intensification by giving favourable consideration to appropriate new and existing, rural based farm enterprises.
AFP 4	Facilitate, where appropriate, specialist farming practices, e.g. Poultry rearing, mushroom growing, stud farms, etc.
AFP 5	Support farm-based tourism such as on-farm visitor accommodation and supplementary activities including health farms, heritage and natural trails, eco/green tourism, open/pet farms and horse/pony trekking.

Policies for Agricultural, Horticultural and Forestry Developments	
AFP 6	Facilitate afforestation in appropriate locations, in co-operation with the Forest Service and Coillte, and in accordance with the principles of Sustainable Forest Management and code of best practice.
AFP 7	Resist afforestation which would detrimentally impact on landscapes of importance or would otherwise be detrimental to matters of acknowledged public importance, including the use of public rights of way.
AFP 8	Resist excessive afforestation that would negatively impact on the rural environment.
AFP 9	Ensure agricultural developments dispose of agricultural waste in a safe, efficient and sustainable manner having regard to the environment and in full compliance with the Good Agricultural Practices for the Protection of Waters Regulations (S.I 101 of 2009).
AFP 10	Applications for forestry related development within or adjacent to Sliabh Beagh SPA will only be permitted where it is demonstrated to the satisfaction of the planning authority, that the development will not have any adverse impacts upon the qualifying feature of the SPA, the Hen Harrier or the integrity of the site. Investigations must be in accordance with NPWS guidance on Hen Harrier survey methods and carried out by a suitably qualified person.

Commercial Development in the Countryside

15.13 Commercial Development in the Countryside

In general, the planning authority considers that commercial development should be located within towns and villages where the necessary infrastructure exists, and to provide employment in locations where populations are concentrated. However, the planning authority does accept that there may be a requirement to facilitate a limited range and extent of commercial businesses in the countryside to serve the specific needs of rural dwellers. Specific policies in respect of commercial development in the countryside are set out below.

Policies for Commercial Development in the Countryside

CDP 1	All projects for commercial developments in the countryside shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
CDP 2	Proposals for commercial developments such as offices, retail, and services will not normally be permitted in the countryside outside settlements, except where it has been demonstrated to the satisfaction of the planning authority that it is necessary that the development be located in the countryside. Development proposals shall meet all the following criteria:- <ul style="list-style-type: none"> • It would not generate traffic of a type or amount inappropriate for rural roads, or require improvements which would damage the character of rural roads in the area. • It provides adequate access, car parking and manoeuvring areas. • It respects the scale and nature of activity in the locality. • It will not harm the character or appearance of the countryside. • It makes use of existing buildings or proposes buildings of good design which blend into the landscape through its design, siting, landscaping and use of materials.
CDP 3	New buildings for commercial developments in the countryside should comply with the requirements of Policies RDP 3-6, RDP 12-13, LSP 1-5, RAP 1-3, ETP 1-5 and with access, servicing and parking requirements as set out in Chapter 15, Development Management Guidelines, Monaghan County Development Plan 2013-2019.
CDP 4	Permission shall normally be granted for the expansion of existing commercial uses where the development complies with the criteria laid out in policies CDP 2 and CDP 3 in Chapter 15 of the Monaghan County Development Plan 2013-2019.

Renewable Energy Developments

15.14 Renewable Energy Developments

The development of renewable energy proposals will become increasingly important to address the impacts of climate change and to ensure sufficient supply of electricity. The most common form of renewable energy development is currently wind farms, however, other forms of renewable energy development such as biomass and hydroelectricity will continue to grow.

Proposals for wind farms or groups of wind turbines (including an associated ancillary development) will be assessed in respect of their implications on the visual, ecological and historic landscapes; the implications for agriculture; hydrology and geomorphology and the safety and amenity of local residents.

Particular regard will be had to the degree of visual intrusion and noise disturbance to be expected, and the proximity of existing infrastructure such as power lines, railways and roads where public safety implications will be assessed. Consideration will also be given to possible loss of amenity through disturbance during site construction; shadow flicker when turbines are operating and possible electro magnetic interference with communications, including television reception.

All applications for installations with more than five wind turbines or having a total output greater than five megawatts must be accompanied by an Environmental Impact Assessment (EIA). The requirement for an EIA to be submitted for developments with a lesser number of turbines or output will be based on the likely significant environmental effects of the proposal.

Specific objectives for renewal energy are set out in Section 5.7 in Chapter 5 of the Monaghan County Development Plan 2013-2019. Specific policies in respect of renewal energy developments are set out below.

Policies for Renewable Energy Developments	
REP 1	All projects for renewable energy development shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
REP 2	Facilitate wind energy development having regard to relevant legislation and guidance set out in the DEHLG's <i>Wind Energy Development Guidelines</i> , 2006 or any guidance which supersedes it.
REP 3	Proposals for wind turbines or wind farms within or adjacent to Slieve Beagh SPA will only be permitted where it has been demonstrated to the satisfaction of the planning authority, that the development will not have any adverse impacts on the qualifying feature of the SPA, the Hen Harrier, or the integrity of the site. Investigations must be in accordance with National Parks Wildlife Service guidance on Hen Harrier survey methods and carried out by a suitably qualified person during the appropriate survey season.
REP 4	Facilitate the sustainable development of renewable electricity generation technology such as combined heat and power plants, photo voltaic cells, and hydroelectricity in appropriate locations, where this can be done in an environmentally sensitive manner.

Telecommunications

15.15 Telecommunications

Telecommunications are an essential part of the local and national economy as well as being central to everyday life. The need to accommodate telecommunications systems must be balanced against a requirement to protect the environment. It is consequently a policy of the Council to facilitate development involving telecommunications, which require planning permission, provided that it does not detrimentally impact on the natural or man made environment or on the character of its setting.

Specific objectives for telecommunications are set out in Section 6.6 in Chapter 6 of the Monaghan County Development Plan 2013-2019. Specific policies in respect of telecommunications developments are set out below.

Policies for Telecommunications

Policies for Telecommunications	
TEP 1	All projects for telecommunications development shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
TEP 2	Proposals for telecommunications infrastructure within or adjacent to Slieve Beagh SPA will only be permitted where it has been demonstrated to the satisfaction of the planning authority, that the development will not have any adverse impacts on the qualifying feature of the SPA, the Hen Harrier, or the integrity of the site. Investigations must be in accordance with NPWS guidance on Hen Harrier survey methods and carried out by a suitably qualified person during the appropriate survey season.
TEP 3	Facilitate the delivery of a high capacity Information and Communications Technology (ICT) infrastructure throughout the County.
TEP 4	Balance the benefits of telecommunications masts against associated dis-amenities, having regard to government guidelines and national policy.
TEP 5	Encourage the sharing of support structures for telecommunication infrastructures.
TEP 6	All proposals for telecommunication apparatus shall be assessed against the policies laid out in the DEHLG's <i>Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities</i> (1996) or any such guidelines which supersede it.
TEP 7	Masts or other apparatus shall not generally be permitted in areas of Primary or Secondary Amenity, Special Protection Areas, Special Areas of Conservation, in Architectural Conservation Areas, or on or near Protected Structures.

Policies for Telecommunications	
TEP 8	Masts or other apparatus shall be designed and located so as to limit any visual impact. They should where possible, be located so as to benefit from the screening afforded by existing tree belts, topography or buildings. On more obtrusive sites the Council may require alternative designs of mast to be employed, unless where its use is prohibited by reasonable technical reasons.
TEP 9	Where considered appropriate, masts and antennae should be coloured or painted so as to be less visually intrusive.

Electricity and Gas Infrastructure

15.16 Electricity and Gas Infrastructure

Electricity transmission and distribution infrastructure is an essential part of the local and national economy as well as being central to everyday life. The development of a secure and reliable electricity transmission/distribution infrastructure is recognised as a key factor for supporting economic development and attracting investment into an area. However, the need to accommodate electricity infrastructure must be balanced against a requirement to protect the environment.

The Council recognises the importance of gas as an energy source for industry, and also as a potential energy source for residential properties.

It is consequently a policy of the Council to facilitate development involving electricity and gas infrastructure, which requires planning permission, provided that it does not detrimentally impact on the natural or man made environment or on the character of its setting.

Specific policies in respect of electricity and gas infrastructure development are set out below.

Policies for Electricity and Gas Infrastructure	
EGP 1	All projects concerning the development of electricity and gas infrastructure shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
EGP 2	Facilitate electricity and gas infrastructure improvements/installations which will not result in adverse impacts on the natural or built heritage of the county.
EGP 3	The undergrounding of electricity transmission lines shall be considered in the first, as part of a detailed consideration and evaluation of all options available in delivering and providing this type of infrastructure, The development shall be consistent with international best practice with regard to materials and technologies that will ensure a safe, secure, reliable, economic, efficient and high quality network, and mitigation measures shall be provided where impacts are inevitable.

Industry

15.17 Industry

The Council is committed to the encouragement and facilitation of economic development in the county. In considering proposals which would have significant job creation benefits the Council must also consider the broader environmental impacts of the development.

Lands that are currently used or were last used for industrial purposes are a valuable resource that should be protected. Planning permission will only be granted for a change of use or for the redevelopment for other uses, where it has been clearly demonstrated to the satisfaction of the Planning Authority, that the loss of industrial lands is justified on grounds of amenity, operation, economic benefit to the county, or to secure the future of a building of historic or architectural merit.

Planning permission may be granted for the redevelopment of derelict mushroom, poultry and pig units within 2.5 km of a town or village for light industrial units subject to relevant planning policy and guidelines including road access, integration of buildings into the environment, impact on surrounding land uses, disposal of storm water and waste water, potential for noise nuisance, etc.

Specific objectives for industry are set out in Section 5.8 in Chapter 5, Section 8.9 in Chapter 8, Section 9.7 in Chapter 9, Section 10.8 in Chapter 10, Section 11.8 in Chapter 11, and Section 12.8 in Chapter 12 of the Monaghan County Development Plan 2013-2019. Specific policies in respect of industrial development are set out below.

Policies for Industry	
INP 1	All projects for industrial development shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
INP 2	Industrial development should generally be located in or adjacent to settlements where infrastructure has been provided and in line with the principles of sustainable development.
INP 3	<p>Permission shall normally be granted for new industrial uses or the expansion of existing industrial uses within settlements where the development complies with the following criteria:-</p> <ul style="list-style-type: none"> • It is of a high specification and is compatible with the character of the surrounding area and adjacent land uses, especially housing. • It provides adequate access, car parking and manoeuvring areas. • It respects the scale and nature of activity in the locality. • It will not harm the character or setting of the settlement, or the amenity of local residents. • Provision is made, where appropriate, for external storage which is adequately screened from the public road/domain and adjoining residential properties. • The proposal must deal satisfactorily with all emissions, including effluent, noise, odour, light, etc.

Policies for Industry	
INP 4	<p>Permission will be granted for small scale indigenous industrial development in the rural area outside settlements, where there are no alternative sites within the boundaries of a nearby settlement or an established employment area, which are available, and which can be reasonably and practically developed. In addition to meeting the criteria set out in Policy INP3 in Chapter 15 of the Monaghan County Development Plan 2013-2019, rural industrial development proposals shall meet all the following criteria.</p> <ul style="list-style-type: none"> • It proposes buildings of good design which blend into the landscape through its design, siting, landscaping and use of materials. • It would not generate traffic of a type or amount inappropriate for rural roads or require improvements which would damage the character of rural roads in the area. • It will not harm the character or appearance of the countryside.
INP 5	<p>Facilitate the expansion and development of existing rural based industrial and manufacturing businesses subject to the criteria set out in Policy INP3 in Chapter 15 of the Monaghan County Development Plan 2013-2019. Such development should not unduly impact on the residential amenity of existing properties.</p>
INP 6	<p>To protect the continued operation and intensification of established industry in rural areas outside the town boundaries from the encroachment of incompatible uses such as new residential developments, which may prejudice the on-going operation and viability of these industries.</p>
INP 7	<p>Industrial development shall not generally be permitted in areas of Primary or Secondary Amenity, Special Protection Areas, Special Areas of Conservation, in Natural Heritage Areas, in Architectural Conservation Areas, or on or near Protected Structures or Monuments.</p>
INP 8	<p>Industrial development which seriously impacts on the visual amenity of the area or on the natural or man made environment shall be resisted.</p>
INP 9	<p>Proposals for industrial development adjacent to incompatible uses such as housing may be permitted where a 10–20 metre wide landscape buffer, which may include screening and or acoustic barriers, is provided between the industrial development and the incompatible uses. The nature, scale and form of the buffer will vary, but will be dependant on the likely impacts that the industrial development may have on adjoining use.</p>
INP 10	<p>All buildings should be of a scale, design and finish appropriate to its location, and should comply with the requirements of Policies RDP 3-6, RDP 8, RDP 12, RDP 13, LSP 1-5, ETP 1-5 and the access requirements as set out in Chapter 15, Development Management Guidelines of the Monaghan County Development Plan 2013-2019.</p>

Extractive Industries

15.18 Extractive Industries

All developments should have regard to and comply with the Environmental Protection Agency’s Environmental Management Guidelines, *Environmental Management in the Extractive Industry (Non-Scheduled Minerals)*, 2006.

All applications for extractive industries which exceed the thresholds laid out in Schedule 5, Part 2.2 of the Planning and Development Regulations 2001 shall be accompanied by an Environmental Impact Assessment (EIA). The requirement for an EIA to be submitted for other sub threshold developments will be based on the likely significant environmental effects of the proposal.

Specific objectives for extractive industry are set out in Section 5.9 in Chapter 5 of the Monaghan County Development Plan 2013-2019. Specific policies in respect of extractive industry development are set out below.

Policies for Extractive Industry	
EIP 1	All projects for extractive industry developments shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
EIP 2	All proposals for extractive industry development must be considered in accordance with EU guidance on <i>Undertaking Non Energy Extractive Activities in Accordance with Natura 2000 Requirements</i> , July 2010.
EIP 3	All proposals for quarrying shall be assessed against the policies laid out in the DEHLG’s <i>Quarries and Ancillary Activities – Guidelines for Planning Authorities</i> , (2004).
EIP 4	Extractive industry development shall not generally be permitted in Special Protection Areas, Special Areas of Conservation, areas of Primary or Secondary Amenity, in Natural Heritage Areas, in Architectural Conservation Areas or on or near Protected Structures or Monuments, unless where the Council is of the opinion that the need for the resource out weighs the environmental impact, having regard to the scarcity or otherwise of the mineral resource. In all circumstances the Council will balance the case for a particular quarrying operation against the need to protect the environment.
EIP 5	Proposals involving hydraulic fracturing shall not be permitted unless it has been demonstrated to the satisfaction of the planning authority that it will not have an adverse impact upon the environment.
EIP 6	Restrict other development in the neighbourhood of existing extractive sites or sites which have significant resource potential, where such developments would limit the future exploitation.

Policies for Extractive Industry	
EIP 7	Restrict extractive industry development which would detrimentally impact on the natural or built environment or would otherwise be detrimental to matters of acknowledged public importance, including the use of public rights of way.
EIP 8	Restrict extraction in close proximity to existing developments where potential sources of nuisance are considered to be incompatible.
EIP 9	All applications for extractive industry proposals must be accompanied by an integrated phased development and restoration plan for after care/reuse of the site.

Retail

15.19 Retail

A Retail Development Strategy for County Monaghan for the period 2013-2019 is currently being drafted. The following policies are to be considered in conjunction with the Retail Development Strategy for the County 2013-2019 and will be used in controlling and guiding future retailing development within the County.

Specific objectives for retail are set out in Sections 5.10 in Chapter 5, 8.8 in Chapter 8, and 9.6 in Chapter 9 of the Monaghan County Development Plan 2013-2019. Specific policies in respect of retail development are set out below.

Policies for Retail Development	
RTP 1	All projects for retail developments shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
RTP 2	Comply with the provisions of the Retail Development Strategy for County Monaghan 2003, and any subsequent retail strategy, when assessing proposals for retail developments.
RTP 3	To maintain and consolidate existing retail cores by strictly enforcing the 'sequential approach' test to proposed retail development.
RTP 4	To ensure that the location of new retail developments within the County, including supermarkets, petrol filling stations and fuel depots, is appropriate and sustainable.
RTP 5	To ensure the scale and type of retail provision is appropriate for different levels of the retail hierarchy.
RTP 6	To require retail development proposals within towns and villages to make a positive contribution to the general townscape.

Tourism

15.20 Tourism

The Council recognises that tourism has the potential to make a significant contribution to the economic development of the County. Specific objectives for tourism are set out in Section 5.11 in Chapter 5, 8.13 in Chapter 8, 9.11 in Chapter 9, 10.11 in Chapter 10, 11.11 in Chapter 11, 12.11 in Chapter 12, and 13.11 in Chapter 13, of the Monaghan County Development Plan 2013-2019. Specific policies in respect of tourism development are set out below.

Policies for Tourism	
TOO 1	All projects for tourism developments shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
TOO 2	Where appropriate, ensure that tourism proposals do not create a negative impact on the biodiversity, soil, water, cultural heritage or landscape of County Monaghan.
TOO 3	Resist development that would adversely affect the natural resources upon which tourism is based.
TOO 4	Support sustainable agri-tourism in the form of on-farm visitor accommodation and supplementary activities such as health farms, heritage and nature trails, off road routes for walking and cycling, pony trekking and boating; ensuring that all built elements are appropriately designed and satisfactorily assimilated into the landscape.
TOO 5	Facilitate infrastructure for water related activities such as canoeing/kayaking, boating, angling, and canal cruising at appropriate locations. Such developments must be consistent with the natural and recreational value of the water body and any heritage designation.
TOO 6	Facilitate sustainable infrastructure for marine related activities such as boating, angling, and canal cruising. Such developments must be consistent with the natural and recreational value of the water body and any heritage designation.
TOO 7	Give favourable consideration to proposals for hotels, guesthouses and short term let self catering accommodation in defined settlements and in appropriate rural locations ²⁴ where the development would meet a clearly identified site specific tourism need.
TOO 8	Where permission has been granted for short term let self catering accommodation in the rural area outside the defined limits of a settlement, the nature, design and layout of the development should be reflective of their tourism use. In all cases the Planning Authority shall require the applicant/developer to enter into a legal agreement prohibiting the use of the accommodation as permanent places of residence. Conversion of the accommodation to permanent places of residence will be prohibited.
TOO 9	Promote and give favourable consideration to the sensitive redevelopment of derelict and vacant properties for tourism use.

²⁴ The applicant shall be required to satisfy the planning authority that the location of the development is essential to the nature and purpose of the proposed development.

Development onto National Roads

15.21 Development onto National Roads

The national road network contributes significantly to the economic prosperity of the county and of the state as a whole, by providing safe and efficient links between cities, principle towns, airports, seaports and Northern Ireland. It is a policy of the Council to severely restrict access onto these main traffic routes in order to facilitate the safe and efficient movement of traffic through the county. The Council does however recognise that a number of circumstances exist where exceptions should be made to allow the creation of a new access or the intensification of use of an existing access onto a national road.

Specific objectives for national roads are set out in Section 6.2.10 in Chapter 6 of the Monaghan County Development Plan 2013-2019. Specific policies in respect of national roads are set out below.

Policies for National Roads	
The Council will prohibit the creation of a new access or the intensification of use of an existing access onto a national road in the general speed limit area, except in the following circumstances;	
NRP1	Where a new dwelling is proposed for a farmer ²⁵ working on a farm, or by a member of his/her immediate family, and where there are no alternative sites on the farm reasonably accessible from a minor road.
NRP 2	Where a new dwelling is proposed to replace an existing dwelling which was in use or last used as a dwelling house; has not been changed to a dwelling house from another use without planning permission; has not been vacant for a period in excess of 10 years prior to the date of submission of a planning application; shall exhibit the essential characteristics of a dwelling house and be reasonably intact. The new dwelling shall be accessed via the existing access which served the dwelling to be replaced, unless where its relocation would remove a traffic hazard.
NRP 3	Where a residence is required to facilitate site specific and compelling special domestic or personal circumstances, and where genuine hardship would result if planning permission were refused. In these circumstances the onus will be placed on the applicant to justify why other temporary solutions such as a mobile home, an extension to existing property or conversion of an existing out building within the curtilage cannot be considered. Planning permission will only be granted for a permanent structure, such as a dwelling, where the compelling circumstances are likely to be long term (i.e. in excess of 7 years).
NRP 4	Where a new dwelling is required to serve the site specific essential needs of an existing rural based agricultural, commercial or industrial enterprise where access cannot be obtained from a minor road. The onus will be placed on the applicant to clearly demonstrate the site specific need which makes it essential for a dwelling to be located at the existing enterprise. In these circumstances the dwelling should be located adjacent/within the perimeter of the existing premises.

²⁵ A farmer is considered to be an individual working on a farm where he/she derives a minimum of 50% of their income from farming on the farm, or are employed for a minimum of 50% of their working time on the farm.

Policies for National Roads	
NRP 5	Where the development proposed is of an industrial or commercial nature, is tied to a fixed resource, and is of significant economic benefit to the county or state, and where access cannot be obtained from a minor road.
NRP 6	Where a new access is proposed to eliminate an existing traffic hazard through the replacement of an existing sub standard access, and where there is no additional development proposed.
NRP 7	Limited extensions to an existing authorised use.

Developments granted under policies NRP1 – NRP7 shall, where practical and reasonable, use existing access points onto the national road. In all cases permission will only be granted where the applicant has clearly demonstrated that access cannot reasonably be obtained from a minor road.

The above exceptions will only apply where the proposal does not conflict with any other policies outlined in this plan, and the access can be constructed without creating a traffic hazard.

When considering proposals for the development of new dwellings with access onto a national road, the Planning Authority shall have regard to the planning history of the holding, or land that previously formed part of it. Planning permission will not normally be granted for a new dwelling under policies NRP 1, 3, or 4 where there are existing available houses or development opportunities on the holding, or if any houses or sites have previously been disposed from the holding.

Where the Council proposes granting planning permission under policy NRP 1, 3 or 4, a condition restricting the occupancy of dwelling for a minimum period of seven years shall be applied.

Policies for National Roads	
NRP 8	The Council will severely restrict the creation of new accesses or the intensification of use of an existing access in speed transition zones onto national roads between the 50 km/hr and 60 km/hr limits.
NRP 9	Where development is proposed in close proximity to existing or planned national roads, the applicant will be required to address potential negative impacts arising from national roads such as noise, air, and light pollution through mitigating impacts such as appropriate design of buildings, landscaping features and site layout.

Parking Requirements

15.22 Parking Requirements

All developments shall be required to provide adequate provision within the site for servicing of the proposal and for the parking and manoeuvring of vehicles associated with it. The minimum parking requirement shall be calculated in accordance with the standards as laid out in Table 15.2 overleaf. Where the parking standards shown in table 15.2 do not cover the type of development proposed, the requirement shall be calculated relative to the most appropriate standards. If there is a dispute about the parking requirements of a particular development, it should be determined using a recognised database such as TRICS²⁶.

Strategic objectives for parking are set out in 8.10 in Chapter 8 of the Monaghan County Development Plan 2013-2019. Specific policies in respect of parking are set out below.

Policies for Parking	
PKP 1	New developments shall provide adequate provision within the site for servicing of the proposal and for the parking and manoeuvring of vehicles associated with it. New development proposals shall include parking and servicing arrangements in accordance with the minimum parking standards as set out in Table 15.2, Chapter 15, Development Management Guidelines, Monaghan County Development Plan 2013-2019.
PKP 2	Where developments incorporate more than one land use that are functioning simultaneously (e.g. a public house with a restaurant) the combined figures applicable to both will apply. Conversely where a mixed use development is proposed where it can be reasonably shown that the different uses operate at different times, the Council may apply flexibility in the calculation of the parking requirement.
PKP 3	Where the applicant cannot provide dedicated parking spaces, or can only provide the required number in part, the Council may accept a financial contribution in respect of the shortfall in the number of spaces. This will however, be at the discretion of the Council, and is likely only to apply to town centre locations where the Council has provided, or intends to provide additional public car parking spaces.
PKP 4	Where in-curtilage parking is proposed in residential developments on driveways, which by virtue of their length can accommodate two or more cars parked end to end, no more than two of these spaces shall be counted towards the parking requirement.
PKP 5	In residential developments, garages shall only be counted towards parking provision where they are large enough to accommodate both cars and an area for general storage. Alternatively, an area for general storage may be provided elsewhere within the curtilage of the dwelling.
PKP 6	In exceptional circumstances, the Council may at their discretion accept a reduced parking requirement, where the applicant has clearly demonstrated that this would not impact on traffic safety, and where it is considered to be in the interests of the proper planning and sustainable development of the area.

²⁶ Trip Rate Information Computer System; JMP Consultants London Ltd

Policies for Parking	
PKP 7	Parking provision shall be located within or immediately adjacent to the site of the proposed development.
PKP 8	Planting and landscaping of all car parks shall be required.
PKP 9	In addition to the requirements of Table 15.2 in Chapter 15, Development Management Guidelines, Monaghan County Development Plan 2013-2019, all developments shall provide 1 no. additional parking space for people with disabilities, for every 25 no. spaces provided (in all instances this requirement should be rounded up). Each disabled space shall have minimum dimensions of 5.0 x 3.5 metres.
PKP 10	Where a retail/commercial or other development is proposed which requires the development of car parking facilities, provision will also be made for the secure parking of bicycles.

Table 15.2 Car Parking Requirements for All Developments

Development type	Minimum parking space requirement [^]	Additional Requirements
Dwelling (1 – 4 bed)	2.0 spaces per unit	
Dwelling (5 – 6 bed)	4.0 spaces per unit	
Apartment (1 & 2 bed)	1.5 spaces per unit	
Apartment (3 & 4 bed)	2.0 spaces per unit	
Nursing home/Hospital	1.0 space per patient bed	Parking for ambulances and service lorries
Health Centres /Surgeries/Clinics	1 space per Doctor, Dentist or Vet plus 2 spaces per consulting room.	Health centres must provide 1 no. ambulance space. Veterinary practices must provide adequate spaces and turning areas for larger vehicles with trailers.
Sheltered accommodation for the elderly or people with disabilities.	0.25 space per bed.	Parking for ambulances and service lorries.
Retail & Banks	1 space per 15 sqm of GFA*	Facilities are required for the parking and turning of vehicles servicing the development.

[^]Minimum parking space dimensions shall be 5 x 2.5 metres and minimum width of circulation lanes shall be 6.0 metres. (Refer to Appendix 11 for details of parking layouts)

* GFA (Gross Floor Area)

+ NFA (Net Floor Area) i.e. the area for the sale and display of goods, check out, counters, circulation areas, packing zones, fitting rooms and information areas, but excluding toilets, stores and staff areas

Development type	Minimum parking space requirement [^]	Additional Requirements
Retail Warehousing	1 space per 30 sqm of GFA*	Facilities are required for the parking and turning of vehicles servicing the development.
Office/Financial & Professional Services	1 space per 25 sqm of GFA*	
Schools	1 space per teaching staff and 1 space per classroom.	Facilities are required for pick up and set down for cars and buses.
Libraries/Galleries/Museums	1 space per 30 sqm GFA*	
Cinemas/Theatres/Bingo Halls	1 space per 5 seats.	
Leisure Centres/Sports Clubs	1 space per 50 sqm of NFA ⁺	
Place of Worship	1 space per 5 seats.	
Hotel/Motel/Guesthouse	1 space per bedroom plus requirement for other areas (e.g. bar, restaurant).	Facilities are required for pick up and set down areas for cars and coaches.
Bars/Lounge/Disco	1 space per 10 sqm of NFA ⁺	
Restaurants	1 space per 10 sqm of NFA ⁺	
Petrol filling station	2 spaces per pump plus requirement for other uses.	
Car wash	5 waiting spaces per site without interference to other spaces or the public road.	
Take away/Drive through	1 space per 3 sqm of NFA ⁺ . Minimum length of drive through queue should accommodate 10 no. cars without interference to other spaces or the public road.	
Industry	1 space per 50 sqm of GFA*	Facilities are required for the parking and turning of vehicles servicing the development.
Storage/Distribution	1 space per 200 sqm GFA*	Facilities are required for the parking and turning of vehicles servicing the development.
Showrooms	1 space per 50 sqm of NFA ⁺	Facilities are required for the parking and turning of vehicles servicing the development.

[^]Minimum parking space dimensions shall be 5 x 2.5 metres and minimum width of circulation lanes shall be 6.0 metres. (Refer to Appendix 11 for details of parking layouts)

* GFA (Gross Floor Area)

⁺ NFA (Net Floor Area) i.e. the area for the sale and display of goods, check out, counters, circulation areas, packing zones, fitting rooms and information areas, but excluding toilets, stores and staff areas

Roads Access Standards

15.23 Road Access Standards

A well designed access is important for the safety and convenience of all road users, those proceeding on the public road, as well as those using the access. When the Council considers proposals for a new access or the intensification²⁷ of use of an existing access, it will normally have a number of requirements to promote safety and avoid excessive delay. These requirements are outlined in this section.

It is the Council's policy to grant planning permission for development involving the creation of an access and/or the provision of visibility splays, only where the applicant is able to demonstrate control or the reasonable prospect of acquiring control of any land required for the provision of any access and/or visibility splays. Planning applications involving third party land must be accompanied by a written legal agreement between all parties.

15.23.1 Sight Distances for a New Access to Single or Paired Dwellings onto Non Urban Roads

In respect of single dwellings or two dwellings with a shared access, the minimum visibility standards as set out in the table below shall apply on non urban roads.²⁸

Table 15.3 Minimum Required Sight Distances for Access to Single or Paired Dwellings onto Non Urban Roads

Road Category	Sight distance (y) as per NRA, DMRB ²⁹	Height over ground	Distance back from edge of carriageway (x)
National Routes	215m	1.05m	4.5m
Regional	150m	1.05m	3.0m
Local Class 1	100m	1.05m	3.0m
Local Class 2	80m	1.05m	3.0m
Local Class 3	50m	1.05m	3.0m
Local Class 3 (cul de sac)	35m	1.05m	3.0m

The sight distances shall be measured to the near side edge of the carriageway in both directions from a height of 1.05m – 2.0m above the ground and from a point 3.0m – 4.5m (see Table 15.3) back from the edge of the road.³⁰

A site entrance on a regional or local road will be assessed on the basis of assumed reasonable road speed in the vicinity.

15.23.2 Sight Distances for a New Access to Other Development

Sight distance for all other types of development will be in accordance with NRA DMRB.

²⁷ Intensification is considered to occur where a proposed development would increase the traffic flow using an access by 5% or more

²⁸ An Urban Road is a road which is in a built up area with a speed limit of 60 kph or less.

²⁹ Design Manual for Roads and Bridges (DMRB)

³⁰ Range is to allow for vehicle type (car/lorry) and classification of public road (national road, local road, etc) (Refer to Table 15.3)

15.23.3 Visibility Arrangements at the Access

Note: Throughout this section the access is referred to as the minor road, and the public road which it joins is called the priority road.

Good visibility is essential to enable drivers emerging from the minor road to see and be seen by drivers proceeding along the priority road.

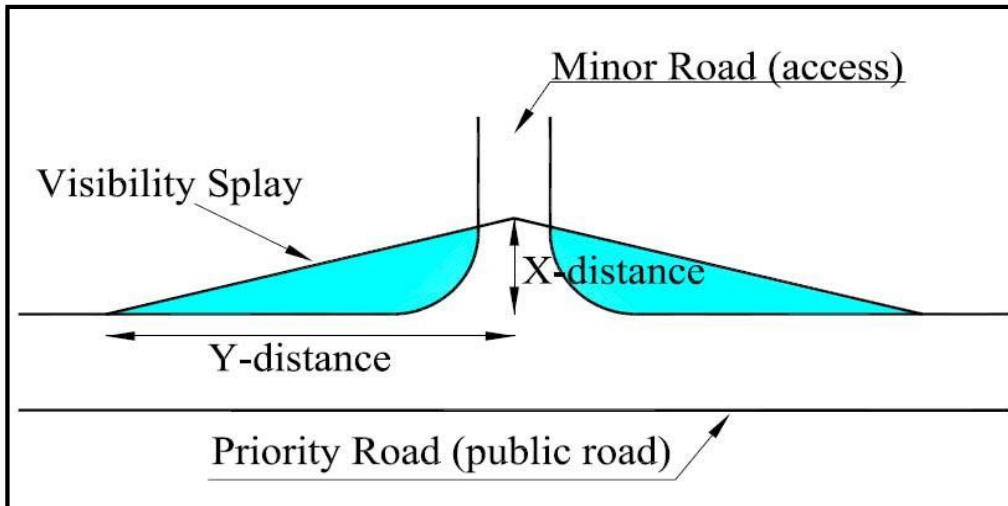
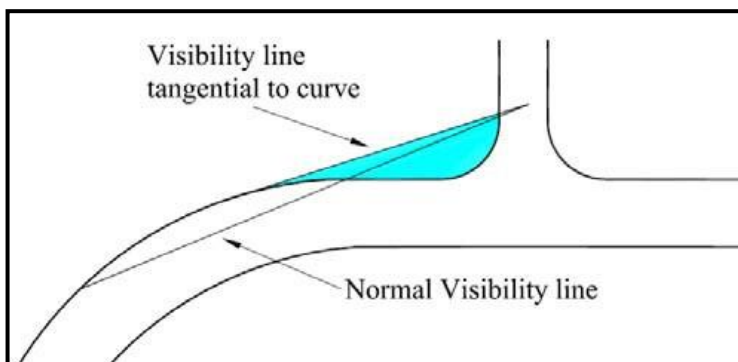


Figure 15.1: Visibility Splays

Visibility is required over the shaded area shown in Figure 15.1. The x distance is measured along the centre-line of the minor road from the edge of the running carriageway of the priority road. The y distance is measured along the near edge of the running carriageway of the priority road from the centre-line of the minor road. Where the access is on the outside of a bend, an additional area will be necessary to provide splays which are tangential to the road edge as shown in Figure 15.2.



When the minor road is relatively busy and traffic on the priority road is fast, a greater x distance is required to allow drivers on the priority road to see in good time vehicles approaching the give way or stop line of the minor road.

Figure 15.2: Visibility Splays for Access on the Outside of a Bend

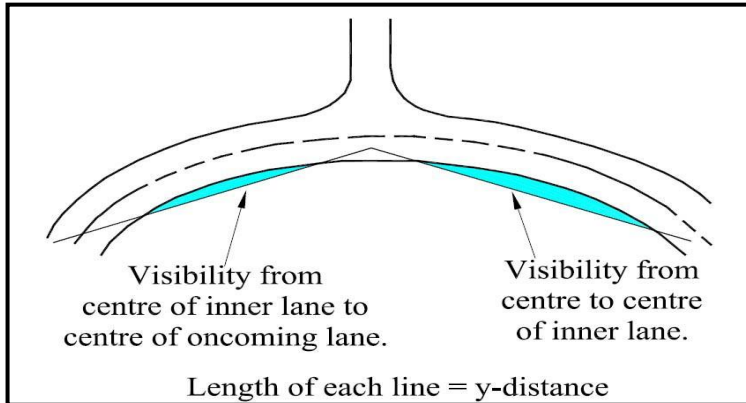
In addition, when the minor road is busy, a greater x distance is necessary to allow more than one emerging vehicle to accept the same gap in priority road traffic, thus reducing delay and frustration for emerging drivers. If there is any dispute about the predicted minor road access traffic flows, it shall be determined by reference to a recognised database such as TRICS³¹, or failing that by a direct survey of a similar existing development over an acceptable period.

In the case of a new access, x and y distances must be adjusted as necessary to allow for any planned road improvements.

³¹ Trip Rate Information Computer System; JMP Consultants London Ltd.

15.23.4 Visibility on the Priority Road

Forward and rear visibility as shown in Figure 8.3 is also required to provide inter-visibility between vehicles using the minor road and those proceeding along the priority road. In particular, a vehicle waiting on the priority road to turn right into the minor road must be able to see oncoming traffic and be seen by following traffic.

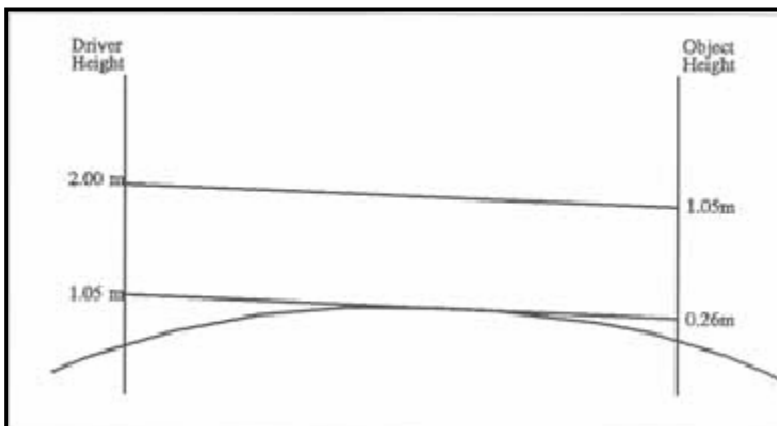


Forward visibility depends on the same factors as y distance (as calculated in the DMRB requirements or for single dwellings on non urban roads shown in Table 15.3. in Chapter 15).

Figure 15.3. Forward Visibility Requirements

15.23.5 Other Visibility Requirements

Visibility in a vertical plane must normally be provided from a driver's eye height of 1.05m to 2.00m to an object height between 0.26m and 2.0m. The visibility plane for accesses for single dwellings on non urban local roads shall be at a drivers eye height 1.05 to object height of 1.05m. This is explained further in Figure 15.4.



The area within visibility splays (both those beside the minor road and those required for forward visibility) must be cleared to provide a surface no higher than 260mm above the level of the adjacent carriageway.

Figure 15.4. Sightline Requirement in the Vertical Plane

Minor departures from this requirement, such as the retention of a single slender pole or column, may be permitted at the discretion of the local authority as long as visibility or road safety is not affected. Once provided, visibility splays must be retained permanently clear. In this regard it is recommended that any trees and shrubs should be planted at least 3m to the rear of the visibility splay to allow for future growth. However, where there is existing hedge/bank or where amenity is a consideration, a hawthorn or natural species hedge may be required 0.5m behind the visibility splay to maintain the character of the rural area. To reduce the impact of an access on the countryside, its location and design must be carefully considered and existing accesses, including lanes, should be used where possible.

15.23.6 Location of Accesses

Where a site is at the junction of two public roads, the access should normally emerge onto the minor road as shown below in Figure 15.5. This concentrates turning movements at a single point on the major road.

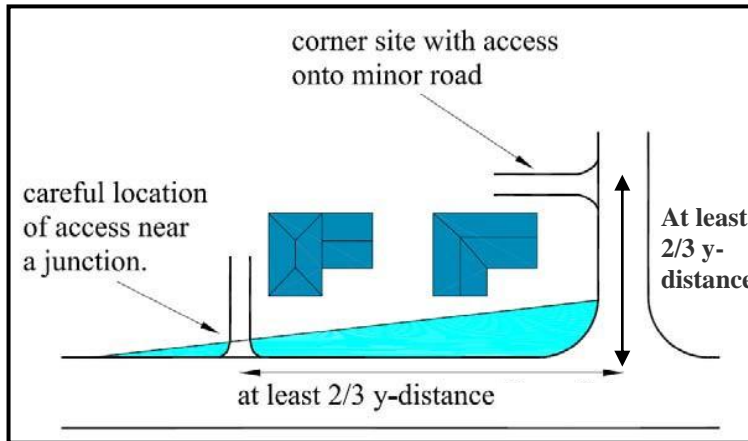


Figure 15.5 Location of Accesses Near a Junction

If an access is located near a junction, visitors might park their vehicles on the road and obstruct junction visibility. To reduce this risk, accesses should not normally join a road within the y distance of a junction.

However, as a relaxation on urban road and local roads, accesses should not join a road within the first $2/3$ of the y distance (see Figure 15.5).

15.23.7 Access Details

Accesses shall be constructed in accordance with details laid out in Appendix 8 of the Monaghan County Development Plan 2013-2019.

Traffic and Transport Assessments

15.24 Traffic and Transport Assessments

A Traffic and Transport Assessment (TTA) assesses the effect a development will have on the existing infrastructure around the development site. It estimates the additional vehicle trips generated by the proposed development to determine whether the existing road network can cope with the extra demand generated by the development.

A TTA may also look at whether existing and proposed transport facilities are adequate for the proposed development, such as internal and external footpaths, parking facilities, public transport facilities (bus stops, etc.) and cyclist provision, as well as junction operation capacity.

TTAs are required when specific thresholds are exceeded as shown in the *Guidance Note: Traffic and Transport Assessments* in Appendix 9 of the Monaghan County Development Plan 2013-2019. TTAs will be in accordance with the NRA publication *Traffic and Transport Assessment Guidelines* (2007). TTAs may also be required in sub threshold cases as detailed in Section 2.2 of the NRA TTA Guidelines.

Road Safety Audits

15.25 Road Safety Audits

A Road Safety Audit (RSA) is a process for assessing the safety of new schemes on roads. It will examine the safety of a proposed scheme from all road users point of view: Drivers, motorcyclists, pedestrians and cyclists etc. A safety audit will highlight potential safety issues, and will make recommendations on how to improve the situation.

Road Safety Audits must be carried out in accordance with the NRA *Design Manual for Roads and Bridges* in relation to all planning applications involving a new entrance/intensification of an existing access onto a national road or a change to the existing layout of national roads.

RSAs will be in accordance with NRA standards publication HD 19/09 *Road Safety Audit* (2009). Further information on RSAs is available in the Guidance Note: *Road Safety Audit* shown in Appendix 10 of the Monaghan County Development Plan 2013-2019.

Pedestrian Footpaths

15.26 Pedestrian Footpaths

Where a development is proposed within or adjacent to the defined limit of a town or village, the developer shall be required to provide a pedestrian footpath along the entire site frontage. In addition, where it is considered that the proposed development would result in significant pedestrian traffic movements (i.e. developments involving five or more dwellings or equivalent), it shall be a requirement of the developer to provide a pedestrian footpath and public lighting which links the development to the existing footpath network or to the nearest community/social facility within the settlement, as considered appropriate.

The detail and specification of the footpath and lighting shall be agreed with the planning authority but shall normally comply with the standards identified in the DMRB. The Planning Authority may accept a reduced width of the footpath in accordance with the DMRB to be provided in circumstances where this would allow for the development and expansion of the settlement in accordance with Policy CSP2 in Chapter 3 of the Monaghan County Development Plan 2013-2019.

The Planning Authority may accept a full financial contribution for the provision of this infrastructure where the authority considers that this is the appropriate mechanism.