

Chapter 3 Settlement/Core Strategy

3.1 Introduction

One of the key purposes of a development plan is to make provisions for sustainable population growth. As sufficient housing, facilities, services and infrastructure in appropriate locations are necessary to accommodate population growth, it is necessary to establish population projections based on past population trends and data to plan and provide for new housing, facilities, services and infrastructure.

This Settlement/Core Strategy includes, a settlement hierarchy that is consistent with the Regional Planning Guidelines and Government policies, associated maps, and a core strategy table summarising the key statistics as regards future population, specifically setting population targets and housing requirements.

This Settlement/Core Strategy will act as a clear framework for the development of settlements within the county, providing a transparent, evidence based rationale for residential development.

Population Statistics

3.2 Population Statistics

Population trends are central to the development plan process. Changes in population, household patterns and spatial distribution form the basis on which decisions on land use, service provision, housing, employment, retail, community and recreational needs are determined. Provisional population figures for the 2011 census were released by the Central Statistics Office on 30 June 2011.

Population figures for County Monaghan indicated a 6.4% increase between 2002 and 2006. This figure of growth was below the national population increase of 8%. The 2011 census preliminary figures indicate that there has been an 8% increase in the county's population over the period 2006 to 2011, which is comparable with the national average increase of 8.1% over the same period.

Table 3.1 Population figures in County Monaghan and Nationally 1986-2011

Census	County Population	% Change in Population	National population	% Change in population
1986	52,379	+2.3	3,540,643	+2.8
1991	51,293	-2.1	3,525,719	-0.4
1996	51,313	+0.4	3,626,087	+2.8
2002	52,593	+2.5	3,917,336	+8.0
2006	55,997	+6.4	4,239,848	+8.2
2011	60,495	+8.0	4,581,269	+8.1

An analysis of the population data of the five towns in the county (Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) indicates that population trends in the county are threefold:

- i. Substantial growth has occurred in rural areas around the main towns
- ii. Population growth in the urban areas has been slight or negative
- iii. Rural areas most removed from the main towns have limited or negative population growth.

These trends are reflected on a national basis and have been noted in the Sustainable Rural Housing Guidelines which states that:

"Rural areas close to cities and some larger towns, those close to nationally important transport corridors and those in certain more scenic areas are experiencing population growth, including significant amounts of growth in some cases. Other more remote and economically weaker areas are experiencing population decline".

3.2.1 Urban Verses Rural Settlement

County Monaghan's population is dispersed throughout the rural areas with less than 30% of the population living in the urban areas defined by the Central Statistics Office (CSO) (see Table 3.2). This pattern of dispersed population is very strongly established and impacts upon the growth and undermines the viability of existing towns and villages in the County.

Table 3.2 Aggregate Comparison of Town and Rural Areas

County	Aggregate Town Area (Persons)	Aggregate Rural Area (Persons)	% of Population in Aggregate Town Area
Monaghan (2002)	14,651	37,942	27.9
Monaghan (2006)	15,988	40,009	28.6
State (2006)	2,574,313	1,665,535	60.7

The Regional Planning Guidelines 2010-2022 state that;

"dispersed settlement pattern and low population density, pose significant challenges from an infrastructure and service delivery perspective. However, population growth has mainly taken place on the periphery of towns and villages, often at the expense of the urban core. This pattern of development and sprawl creates significant challenges for the delivery of services within local authorities"

The issue of urban rural balance needs to be addressed carefully in this Development Plan. It is important to maintain vibrant rural areas whilst at the same time recognising the need for a strong urban structure with sufficient critical mass to attract inward investment and act as engines for economic growth.

The preliminary figures obtained from Census 2011 indicates that there is a further weakening of the urban centres with the percentage of people living in the five main towns in County Monaghan falling from 21.3% in 2006 to 20.1% in 2011.

The following six tables show population figures for each District Electoral Division (DED) in County Monaghan between 1986 and 2011. Table 3.3 shows each town population which is made up of the urban population plus the rural part outside the urban boundary. Tables 3.4-3.7 show population figures for each Rural District Electoral Division (DED) in County Monaghan between 1986 and 2011. Table 3.8 summarises the information in tables 3.4-3.7 and shows the urban and rural figures for each DED during the same period.

Table 3.3 Population of 4 Towns in County Monaghan 1986–2011

	1986	1991	1996	2002	2006	2011	*% Change
County Monaghan	52,379	51,293	51,313	52,583	55,997	60,495	8.0
Carrickmacross Town	-	-	1,926	1,964	1,973	1,976	0.2
Carrickmacross Urban	1,815	1,678	1,926	1,964	1,973	1,976	0.2
Castleblayney Town	-	-	1,884	1,712	1,822	1,751	-3.9
Castleblayney Urban	2,157	2,029	1,015	960	920	901	-2.1
Castleblayney Rural (part)	-	-	869	752	902	850	-5.8
Clones Town	-	-	1,921	1,721	1,517	1,508	-0.6
Clones Urban	1,598	1,488	1,335	1,105	995	961	-3.4
Clones Rural (part)	682	606	586	616	522	547	4.8
Monaghan Town	-	-	5,628	5,717	6,221	6,641	6.8
Monaghan Urban	6,075	5,750	2,014	2,032	2,183	2,190	0.3
Monaghan Rural (part)	-	-	3,614	3,685	4,038	4,451	10.2

* Percentage change between 2006 – 2011

Table 3.4 Population of Carrickmacross Rural Electoral Division 1986–2011

District Electoral Division	1986	1991	1996	2002	2006	2011	*% Change
Carrickmacross Rural Area	-	-	11,013	11,585	12,804	17,563 ⁺	37.2
Ballymackney	795	789	845	897	928	953	2.7
Bellatrain	216	212	225	211	243	294 [#]	21.0
Bocks	467	464	489	530	599	668	11.5
Broomfield	614	597	600	652	718	767 [#]	6.8
Carrickmacross Rural	2,235	2,295	2,257	2,540	3,091	3,675	18.9
Corracharra	249	208	217	250	266	271	1.9
Crossalare	455	446	427	462	569	656	15.3
Donaghmoyne	528	554	568	615	641	676	5.5
Drumboory	402	385	401	446	466	523	12.2
Drumcarrow	372	332	340	343	381	443	16.3
Drumgurra	502	524	503	489	557	684	22.8
Enagh	659	672	656	674	704	680	-3.4
Inniskeen	1,002	976	982	956	979	1,020	4.2
Kilmurry	505	505	474	496	537	628	16.9
Kiltybegs	500	527	549	539	572	651	13.8
Laragh	522	511	539	512	525	561 [#]	6.9
Loughfea	478	467	496	526	571	609	6.7

* Percentage change between 2006 – 2011

⁺ Part of population now in Castleblayney RED

[#] Now in Castleblayney RED

Table 3.5 Population of Castleblayney Rural Electoral Division 1986–2011

District Electoral Division	1986	1991	1996	2002	2006	2011	*% Change
Castleblayney Rural Area	-	-	9,699	10,136	10,516	11,837 ⁺	12.6
Annyalla	491	500	517	546	593	582	-1.9
Anny	332	339	338	359	349	382 [#]	9.5
Ballybay Rural	1,228	1,213	1,210	1,181	1,379	1,523	10.4
Ballybay Urban	530	459	474	437	401	297	-25.9
Carrickaslane	493	473	450	462	506	607	20.0
Carrickatee	343	349	345	304	313	333	6.4
Castleblayney Rural (part)	1,776	1,840	1,889	2,228	2,296	2,861	24.6
Church Hill	553	536	529	569	572	669	17.0
Clontibret	671	668	705	722	700	698 [^]	-0.3
Cormeen	512	442	447	457	459	459 [#]	0.4
Creeve	543	554	522	538	562	612	8.9
Cremartin	835	843	907	910	975	1,162	19.2
Greagh	398	430	432	448	417	433	3.8
Mullyash	400	355	351	353	355	561	2.3
Tullycorbet	627	591	583	622	639	658 [^]	3.0

* Percentage change between 2006-2011 ⁺ Part of population now in Clones & North Monaghan REDs
[#] Now in Clones RED [^] Now in North Monaghan RED

Table 3.6 Population of Clones Rural Electoral Division 1986-2011

District Electoral Division	1986	1991	1996	2002	2006	2011	*% Change
Clones Rural Area	-	-	7,976	8,597	8,976	9,523 ⁺	6.1
Aghabog	340	316	314	303	310	339	9.4
Caddagh	474	463	442	440	469	499 [#]	6.6
Clones Rural (part)	882	843	869	868	914	1,068	16.8
Clones	-	-	458	464	462	472	2.2
Currin	583	570	557	530	559	661	18.2
Dawsongrove	631	593	566	643	672	701	4.3
Drum	240	208	193	182	190	187	-1.6
Drumhillagh	572	593	600	612	630	690 [#]	9.5
Drummully	131	120	98	102	92	97	5.4
Drumsnat	914	952	937	930	937	985 [#]	5.1
Killeevan	375	362	348	357	365	368	0.8
Kilmore	534	534	538	539	536	517 [#]	-3.5
Killynenagh	182	161	170	174	170	203	19.4
Lisnaveane	332	334	362	385	428	395	-7.7
Newbliss	681	705	673	666	741	800	8.0
Scotstown	899	882	940	993	1,083	1,155 [#]	6.6
St. Tierney	391	380	369	409	416	394	-5.3

* Percentage change between 2006-2011 ⁺ Part of population now in North Monaghan RED
[#] Now in North Monaghan RED

Table 3.7 Population of Monaghan Rural Electoral Division 1986-2011

District Electoral Division	1986	1991	1996	2002	2006	2011	*% Change
Monaghan Rural Area	-	-	10,808	11,161	12,172	13,229 ⁺	8.7
Anketell Grove	876	899	941	954	1,009	1,128	11.8
Ballinode	1,236	1,241	1,227	1,170	1,359	1,605	18.1
Bragan	281	269	272	263	290	296	2.1
Castleshane	756	738	725	730	876	967	10.4
Derrygorry	258	247	258	283	273	274	0.4
Emyvale	860	894	938	1,091	1,223	1,231	0.7
Enagh	534	491	446	449	487	492	1.0
Figullar	354	346	394	413	422	474	12.3
Glaslough	643	686	708	726	757	852	12.5
Killylough	561	551	537	558	554	571	3.1
Monaghan Rural (part)	1,265	1,227	1,207	1,284	1,573	1,760	11.9
Rackwallace	753	762	729	777	794	901	13.5
Shanmullagh	218	226	215	210	226	218	-3.5
Sheskin	614	609	550	532	559	646	15.6
Tedavnet	790	772	832	830	860	871	1.3
Tehallan	715	793	829	891	910	943	3.6

* Percentage change between 2006-2011

⁺ Excludes population now included within North Monaghan RED

Table 3.8 Total Urban and Rural Population Figures in County Monaghan

District Electoral Division	1986	1991	1996	2002	2006	2011	*% Change
Monaghan County	52,379	51,293	51,313	52,583	55,997	60,495	8.0
Monaghan Town	-	-	5,628	5,717	6,221	6,641	6.8
Monaghan Rural Area	-	-	10,808	11,161	12,172	13,229 ⁺	8.7
Carrickmacross Town	-	-	1,926	1,964	1,973	1,976	0.2
Carrickmacross Rural Area	-	-	11,013	11,585	12,804	17,563 [#]	37.2
Castleblayney Town	-	-	1,884	1,712	1,822	1,751	-3.9
Castleblayney Rural Area	-	-	9,699	10,136	10,516	11,837 [^]	12.6
Clones Town	-	-	1,921	1,721	1,517	1,508	-0.6
Clones Rural Area	-	-	7,976	8,597	8,976	9,523 [~]	6.1

* Percentage change between 2006-2011

⁺ Excludes population now within North Monaghan RED

[#] Includes population now within Castleblayney RED

[^] Includes population now within Clones & North Monaghan REDs

[~] Includes population now in North Monaghan RED

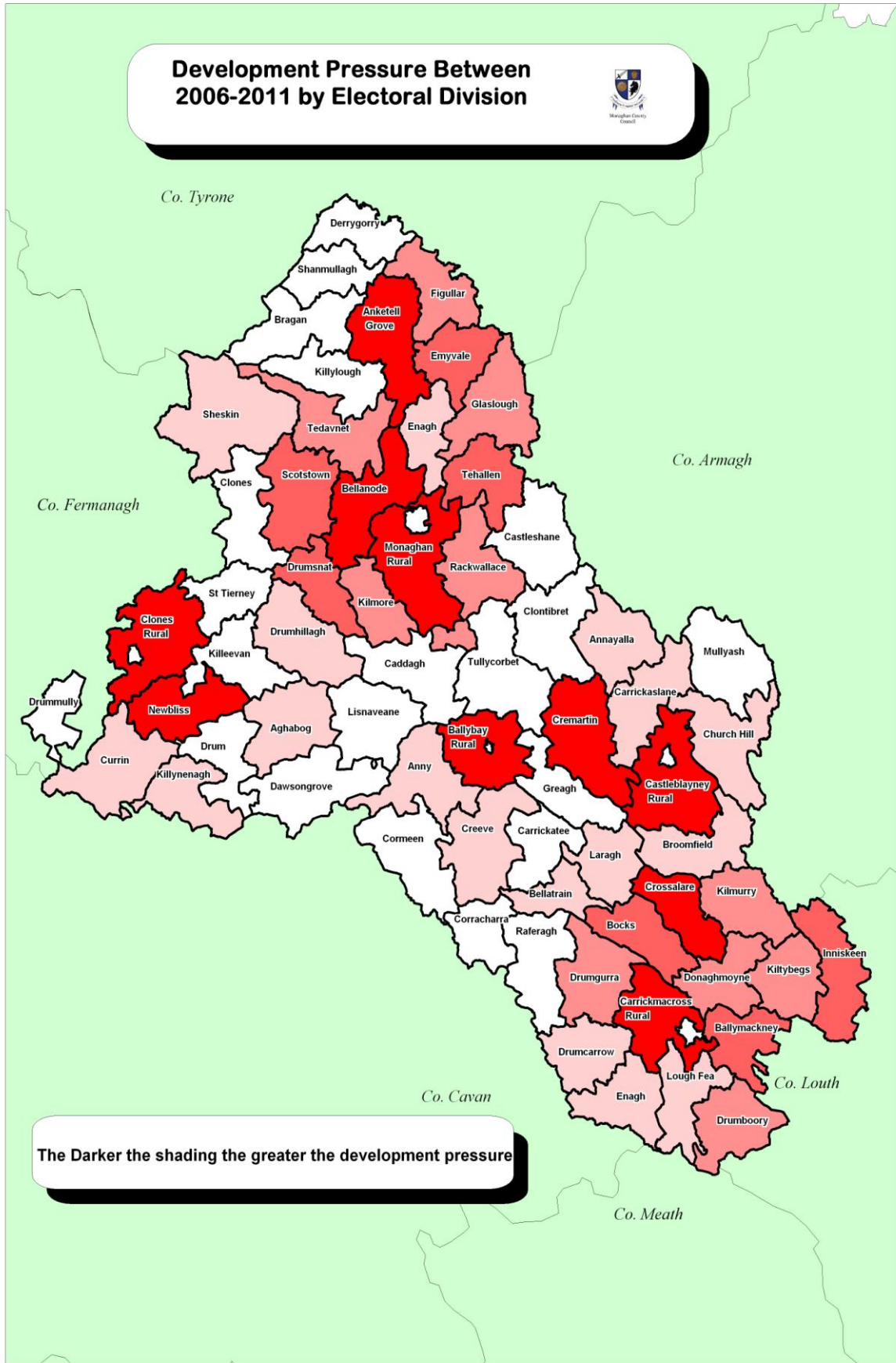
Source: Central Statistics Office

Since 1986 population increase in County Monaghan has become more aligned with the national population increase as seen in table 3.1. The population changes within the county have not however occurred uniformly.

Map 3.1 on the following page identifies those Electoral Divisions (EDs) which have experienced population change, population density, residential dwelling density, or planning application density, that were higher than the county average during the period 2006 to 2011. Those EDs with the darkest shadings have experienced higher than the average for the county in all of these indicators over the period 2006 to 2011.

This map clearly indicates that there has been significant development pressure in the rural areas surrounding the towns and some development pressure along the N2 National Primary Route. This pattern of development has resulted in an increase in population in the east of the county and in those rural areas immediately surrounding the towns, with limited population growth in those rural areas removed from the towns.

Map 3.1 Development Pressure



3.2.2 Population Projections and Targets

In Ireland there has been a trend towards increased urbanisation. Based on census figures for County Monaghan between 1996 and 2006, Monaghan Town experienced steady growth, Carrickmacross had limited growth, but Castleblayney and Clones have suffered population decline, with Clones experiencing significant long term population decline. According to the Census 2011 preliminary figures, Monaghan Town continued to grow steadily and Carrickmacross had a modest increase in population over the period 2006 to 2011. The populations of Clones and Castleblayney continued to fall between 2006 and 2011. However, these trends are based on census figures which do not include population growth in areas that are now considered to be part of the established footprint of these towns. This is particularly relevant in the case of Carrickmacross which has experienced significant growth over the last decade. It is considered likely that Carrickmacross will continue to grow at an accelerated rate due to its proximity to the M1 motorway/Eastern Economic Corridor and Dublin.

A base line data report on the county was carried out on behalf of Monaghan County Development Board by Peter Quinn Consultancy Services and was published in 2001. The report included findings from an analysis of the four main urban areas and their hinterlands carried out by CAAS (Environmental Services) Ltd. CAAS produced eight different projections based on differing assumptions about 'fertility rates', 'mortality rates' and 'net migration'; one model assumed constant figures for fertility, mortality and net migration and showed no change in population. Model seven of that report which assumed falling fertility, slowly falling mortality and migration at 1991-1996 levels, produced the following population projections for the four major settlements in the County:

Table 3.9 Population Projections for the Major Settlements in County Monaghan (1996-2021)

Settlement	1996	2001	2006	2011	2016	2021	% change
Monaghan	8,062	7,905	7,902	7,850	7,746	7,542	-6.5
Carrickmacross	4,183	4,357	4,623	4,874	5,107	5,299	26.7
Castleblayney	3,773	3,628	3,525	3,386	3,202	2,956	-21.7
Clones	3,376	3,129	2,917	2,648	2,414	2,081	-38.4
Total	19,394	19,019	18,976	18,794	18,469	17,878	-7.8

While there is no certainty that the above assumptions will prove valid, they are seen as reflecting the 'most likely' outcome in the absence of positive action to produce, or encourage, population growth, or to stimulate inward migration.

The National Spatial Strategy 2002-2020 (NSS) originally detailed that Monaghan Town should achieve a critical mass of at least 15,000 by 2020 if it is to fulfill its role as a hub as defined in the NSS. However, the moderate growth of Monaghan Town determined that it is highly unlikely that this target would be achieved. Consequently, this target was revised downwards in October 2009 to a target population of 9,300 by the year 2022.

The Regional Planning Guidelines for the Border Region 2010-2022 set out population projections for the six counties in the region and their key settlements based on current trends. These Guidelines also set out targets for these counties and key towns based on the updated population targets published by the Department of Environment, Heritage and Local Government in 2009.

These targets project the population of the Border Region to grow to 552,700 in 2016 and 595,000 in 2022. The Regional Planning Guidelines 2010-2022 set out population growth targets for County Monaghan and Monaghan Town as follows:-

Table 3.10 Regional Planning Guidelines Target Figures

	2010	2016	2022
County Monaghan	61,320	66,324	71,400
Monaghan Town	7,600	8,400	9,300

The County Development Plan must apply these population targets and is responsible for the distribution of the remaining balance of population when the target figure for Monaghan Town is subtracted from the target figure for the County.

The assumption underlying these target population figures, that the increase in both the County and Monaghan Town populations will be commensurate with the current population share of the Border Region, may not be necessarily correct given the probable concentration of the increase in County Louth (which is likely to exhibit a strong growth rate more like that of Dublin and the Mid-East). In this scenario, it is possible that the population of Louth could increase to such an extent that it would absorb a significant amount of the regional increase.

Positive action to reverse the anticipated demographic trends may produce different outcomes. It is therefore the aim of this settlement/core strategy to ensure that Monaghan Town will increase population growth and aspire to reach a critical mass of at least 9,300 by 2022 as set out in national policy.

Government Policy and Guidelines

3.3 Government Policy and Guidelines

The National Spatial Strategy (NSS), the Regional Planning Guidelines (RPGs) and the Sustainable Rural Housing Guidelines provide a basis for planning authorities to prepare a Settlement Strategy. The provisions of the NSS with regard to settlement have been included in the RPGs and the Sustainable Rural Housing Guidelines. The main provisions and considerations of these documents are outlined below:

3.3.1 National Spatial Strategy

The NSS sets a national context for spatial planning to inform the RPGs and County Development Plans. It provides a framework for the spatial development of an all-island economy and sets out principles of good spatial planning practice.

The NSS identifies Monaghan as a development "hub" linked with Cavan and Dundalk and highlights the town's strategic location as *"part of the border area as a cross roads between Dublin, Belfast, Derry, the Midlands and other strategic locations"* (refer to Map 1.2, Chapter 1). The NSS identifies the development potential offered by improving economic and transport links with towns in Northern Ireland stating that:

"Monaghan is strategic spatially in the border context because of its location on the Dublin-Derry axis. It is strategically located on the N2 Dublin-Derry road, will be proximate to the Dundalk Gateway and has improving interaction with substantial urban centres in Northern Ireland such as Armagh. Monaghan performs important employment, retailing and administrative functions and has substantial capacity for development in land and water services terms."

The NSS envisages that hub towns will need to grow substantially in population by 2020 to fulfil their functions and to provide the critical mass required to support the key service roles for the regions. Prior to the release of revised population targets in 2009, the NSS stated that hubs with a current population below 10,000 would need to grow to a population of 15,000-20,000 by 2020.

The NSS envisaged the strengthening of the existing county and large town structure, renewal of small town and village structure and the protection and development of key rural assets.

3.3.2 Regional Planning Guidelines for the Border Region 2010-2022

The Border Regional Planning Guidelines 2010-2022 (RPGs) were adopted on 29th September 2010 and set the framework for land use plans in the Border Region.

The key purpose of the RPGs is to deliver a Regional Settlement Strategy and to update regional, county and settlement estimates of population and housing needs.

The RPGs identified the 'Balanced Development Model' as the preferred development scenario for the region. Consequently, the key aims of the Border Region settlement strategy are to:-

Strengthen the critical mass of the Region's key urban settlements by prioritising regional population growth and housing requirements;

Seven urban centres form the key urban settlements which are considered of regional importance. Monaghan is one of these urban centres and it supports, and is supported by the Gateway of Dundalk. It provides key services and functions to smaller settlements and the wider rural areas and will act as a driver of growth within the region.

Outline a policy framework for the development of the remaining share of population in the Region; and

Towns with a population of between 1,500 and 5,000 are in need of urban strengthening, and can perform an important role in driving the development of a particular spatial component, either individually or in groups. Smaller settlements and the wider rural area face challenges that require their promotion as a functional, spatial entity involving the interdependencies of small and medium sized settlements.

Sustain and revitalise lower tier settlements and rural areas within the above development framework

The more rural parts of the Region, provide a strong network of villages which have a significant role within the peripheral and remote parts, as these centres help sustain local services, amenities and businesses and serve the wider rural hinterland. Future sustainability of rural areas will be shaped by good connectivity with urban centres.

3.3.3 Sustainable Rural Housing Guidelines for Planning Authorities

The DEHLG Sustainable Rural Housing Guidelines for Planning Authorities (2005) acknowledges the long tradition of people living in rural parts of the country.

They stress that people who wish to follow in this tradition and who are part of the established rural community, should be facilitated in all rural areas, including those under strong urban-based pressures. This form of development is defined as rural generated housing.

The Guidelines also note that very significant levels of rural housing development has taken place on the edges of towns and along primary transport corridors, resulting in over development of these areas. They emphasise the need to manage this pressure from overspill development originating in urban areas. This form of development arising from persons, principally living and working in urban areas and relocating to the rural area is defined as urban generated housing.

In order to ensure that development in the countryside takes place in a sustainable manner, which reflects the needs of the rural communities, the guidelines state that it is vitally important that a development plan sets out a clear policy framework that is consistent with the policies laid out in the guidelines.

Settlement/Core Strategy

3.4 Requirement for Core Strategy

Section 10(1B) of the Planning and Development Act 2010 requires all planning authorities to prepare a Core Strategy which shows that the development objectives in its development plan are consistent, as far as practicable, with national and regional development objectives in the National Spatial Strategy (NSS) and Regional Planning Guidelines (RPGs).

3.4.1 Content of Core Strategy

Section 10(2A) of the Act is explicit in respect of the contents of the Core Strategy. It states that it must;

- Show that the development plan and housing strategy are consistent with the NSS and RPGs.
- Take account of policies of the Minister in relation to national and regional population targets.
- In respect of residential zoned land (or a mixture of residential and other uses) provide details of –
 - the size of the area in hectares.
 - the proposed number of housing units to be included in the area.
- Set out a settlement hierarchy and provide population projections for all towns, villages and rural areas.
- Identify rural areas in accordance with the sustainable rural housing guidelines.
- Provide relevant information to show that retail development objectives contained in the plan have had regard to the Department's Retail Planning Guidelines.
- Relevant roads have been classified in accordance with Roads Act 1993.

This Core Strategy includes a settlement hierarchy, associated maps, and a core strategy table summarising the key statistics as regards future population, specifically setting population targets and housing requirements.

3.4.2 Current Settlement Pattern and Policies

County Monaghan has a traditional pattern of dispersed settlement in rural areas together with a network of towns and villages distributed throughout the county. This section of the Plan sets out a strategic settlement strategy for the county that will develop and strengthen this pattern of settlement in line with the strategies and targets laid out in the NSS and the RPGs referred to in sections 3.3.1 and 3.3.2.

Having regard to the population growth outlined in the NSS, the Council is eager to adopt a pro-active approach to the development of the county, with particular emphasis on developing Monaghan Town to the level of population and critical mass necessary to sustain its designation as a hub town.

Monaghan Town, Carrickmacross, Castleblayney, Clones and Ballybay are the principal settlements within the county that serve as the primary residential, employment, service and retail centres. The development plan for each of these settlements analyse the role of each and how they should develop in the future.

The villages of Ballinode, Emyvale, Inniskeen, Glaslough, Newbliss, Rockcorry, Scotshouse, Scotstown, Smithborough, and Threemilehouse are smaller settlements that also act as residential, employment, service and retail centres. A limited number of these Tier 4 villages have experienced substantial levels of development during the last decade. In order to ensure that these villages continue to function as key drivers of development in the county it is essential that their development is facilitated in accordance with the NSS and RPGs. As such the plans for each of the nine villages have been reviewed having regard to the projected demand for housing and other land uses.

The limits of development of each Tier 4 village are shown in Chapter 14. Monaghan County Council will seek to sustain and develop these villages as settlement centres through the appropriate development of public infrastructure, services and facilities. These services and facilities may be provided in partnership with the private sector and/or the community.

Below this level of settlements are smaller cluster settlements, many of which are located around local community facilities and which act as important focal points for the wider rural community. During the life of the last Development Plan these Tier 5 settlements experienced little or no development. Consequently, it is now considered unnecessary to retain a development envelope around them. However, the Plan will continue to encourage development of an appropriate size and nature in these settlements in order to consolidate and strengthen their presence.

3.4.3 Settlement/Core Strategy for County Monaghan

The Monaghan County Development Plan 2013-2019 incorporates the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay. This Settlement/Core Strategy sets the settlement framework for all of these development plans.

The purpose of this Settlement/Core Strategy is to articulate a medium to longer term quantitatively based strategy to the spatial development of County Monaghan, and in doing so, demonstrate that the development plan and its objectives are consistent with the national and regional development objectives set out in the NSS and RPGs.

Key to the Settlement/Core Strategy is the Strategic Environmental Assessment which has a significant role in determining the quantum and location of zoned residential land required in the county up to 2019.

A core strategy is a spatial expression of population, distribution, settlement size, settlement role and settlement hierarchy. The County Monaghan Settlement/Core Strategy will provide a planning framework for the location of development and population over the six year life span of the Development Plan and will identify potential development patterns for the different areas of the county.

Existing local, regional and national policy documents have influenced the Settlement/Core Strategy for County Monaghan. The principles of Proper Planning and Sustainable Development, along with a "plan-led" approach, are cornerstones of the Planning and Development Act 2000. The Planning and Development (Amendment) Act 2010 further reinforces this approach with the requirement to incorporate a core strategy within every development plan which ensures zoned residential land is commensurate with population growth. This Settlement/Core Strategy is based on population targets set out in the RPGs with a view to expanding Monaghan Town as a hub.

The Settlement/Core Strategy provides a hierarchy of settlements, which caters for balanced and sustainable growth of the County while providing a range of residential choices. The Settlement/Core Strategy is based on the following principal requirements:

- i. The promotion and development of Monaghan as a hub town, and as the main residential, retail, service and employment centre in the county.
- ii. The development of second and third tier towns as residential, retail, service and employment centres.
- iii. Controlled expansion of Tier 4 settlements as residential and local retail centres.
- iv. Careful growth management in 'Rural Areas Under Strong Urban Influence'.
- v. Sustainable development of Tier 5 and 6 settlements and the remaining rural areas.

3.4.4 Hierarchy of Settlements

In support of the principles laid out in 3.4.1, a settlement hierarchy is proposed based on the function of each settlement, together with the existing and anticipated levels of development and service provision within them. These are as follows;

Tier 1: Monaghan will be promoted as the primary growth centre for industrial development, as a primary retail and service centre, and a strong and attractive residential centre. Monaghan will aspire to be a third-level education provider and to develop critical mass in support of its "hub" role as set out in the NSS.

Tier 2: Carrickmacross and Castleblayney provide an extensive range of services including health, community, financial, significant employment and retail. This town has a strong historical identity as a market town and has a relatively well-developed infrastructure. Sustained growth in this settlement is required.

Tier 3: Clones and Ballybay provide a more limited range of services, than Tier 1 & 2 settlements. Service provision often includes a range of retail and educational services, but limited financial, health and community services. These towns should be further developed as residential and employment centres as well as service and local retail centres for their surrounding hinterland.

Tier 4: These ten larger villages provide basic services to their community, such as convenience goods and fuel. All of these settlements have public sewerage facilities and tend to have a defined streetscape structure. Education services are provided in some of the settlements, but extend to primary education only. These villages serve an important community purpose and provide the basis for further future development. These villages should be further developed as residential, employment, basic service and convenience retail centres for their surrounding hinterland.

Tier 5: These smaller villages provide basic services to their community, such as convenience goods and fuel. Education services are provided in some of the settlements, but extend to primary education only. These villages serve an important community purpose and provide the basis for further future development. Some of these settlements have experienced expansion over recent years through the construction of housing developments. Others have limited infrastructure that restricts the scale of development within them. In order to preserve the character of these villages, new housing developments shall be only be permitted if they are of a size which enables them to be satisfactorily integrated into these villages, and shall be subject to the satisfactory provision of infrastructure and services.

Tier 6: This is the smallest type of settlement. These settlements are referred to as Dispersed Rural Communities (DRC). The character of these settlement areas mirror the rural countryside but have scattered individual houses with some clustering around one or more focal points. Focal points may include existing development around a cross roads, a shop, church, post office etc. There may be scope for some additional dwellings to consolidate existing focal points and utilise existing services in the area subject to normal planning environmental standards. It is expected that the majority of development taking place in these settlements will be single dwellings. In respect of housing developments, the onus will be upon the developer to justify the demand for the housing proposed, the development shall be centred on the focal point of the settlement, and shall be subject to the satisfactory provision of infrastructure and services. The settlement hierarchy is laid out in table 3.11 below.

Table 3.11 Settlement Hierarchy

Settlement	Town/Village/Settlement Hierarchy	Population Potential 2011-2019
Tier 1	Monaghan	7,000-10,000
Tier 2	Carrickmacross, Castleblayney	2,500-7,000
Tier 3	Ballybay, Clones	1,500-2,500
Tier 4	Ballinode, Emyvale, Glaslough, Inniskeen, Newbliss, Rockcorry, Scotshouse, Scotstown, Smithborough, Threemilehouse	200-1500
Tier 5	Annyalla, Carrickroe, Clontibret No. 1&2, Corcaghan, Corduff, Doohamlet, Drum, Knockatallon, Knockconan, Latton, Lisdoonan, Oram, Tydavnet	Up to 300
Tier 6	Dispersed Rural Communities	

3.4.5 Evidence Based Residential Land Use Zoning

Monaghan Local Authorities recognise that there are a number of vacant and unfinished residential developments in the county. Notwithstanding this, there is uncertainty as to whether or not these developments will be completed and/or when they will be available for occupation. In addition, it is also recognised that there are a number of uncommenced, extant planning permissions for residential development in the county where it is considered unlikely that these permissions will be developed during the period of the permission. Accordingly, for these reasons, these extant permissions, unfinished housing developments and vacant properties have been discounted from the calculations for residential development demand/supply.

The RPGs identify a target population growth in Monaghan County of approximately 7,500 between 2010 and 2019. Included within this figure is a target population growth for Monaghan Town of 1,250 over the same period. For the purposes of identifying land requirements for zoning, this figure is a maximum allocation, which can only be increased in exceptional circumstances, where there is clear evidence based justification.

Table 3.12 below indicates the amount of zoned residential land required to accommodate the projected populations of Tier 1, 2, 3 and 4 settlements in the county up to 2019. This includes lands already occupied by housing. As the final Census 2011 figures will not be published until April 2012, these allocated population figures have been established by apportioning a percentage share to each settlement (with the exception of Monaghan Town) of the overall county target population established in the RPGs, based on percentage share of the county in 2006, and extrapolating this share to 2019 having regard to growth trends of each settlement over the period 1991-2006. In the case of Monaghan Town, this figure has been extrapolated from the RPGs target populations for the town.

Table 3.12 Required Residential Land Use Zoning

		1	2
		Core Strategy 2019 Population Allocation*	Total Housing Land Requirement (HA) +
County		68862	584.8
Tier 1	Monaghan Town	8850	192.8
Tier 2	Carrickmacross	5680	123.7
	Castleblayney	3856	84.0
Tier 3	Clones	1790	39.0
	Ballybay	1515	33.0
Tier 4	Ballinode	551	14.7
	Emyvale	964	25.7
	Glaslough	344	9.2
	Inniskeen	378	10.1
	Newbliss	413	11.0
	Rockcorry	344	9.2
	Scotshouse	207	5.5
	Scotstown	275	7.3
	Smithborough	551	14.7
	Threemilehouse	185	4.9
Tier 5/Tier 6	Minor Settlements and Rural Area	42959	-

Column 1 is based on the percentage population share of the county in 2006 for each settlement extrapolated to 2019 based on growth trends over the period 1991-2006

Column 2 is calculated by dividing the population allocation by the average household size for each settlement and then by the housing density average for each settlement

* Subject to revision following release of Census 2011 population figures at end of April 2012

+ An average housing density of 18 units per hectare has been applied in respect of Tier 1, 2 and 3 settlements and 15 units per hectare in respect of Tier 4 settlements

As the population of Scotshouse has not been recorded in any previous census and the population of Threemilehouse had only been recorded since the 2002 Census, the population allocation for both settlements in Table 3.12 above have been estimated. As no specific population figures have been compiled in any previous census for those settlements now designated as Tier 5 or Tier 6, no specific population allocation can be attributed to them. Therefore it is not possible to accurately ascertain their housing land requirements.

Table 3.13 below indicates the amount of zoned residential land required to accommodate the projected population growths in Tier 1, 2, 3 and 4 settlements in the county by 2019, in accordance with the DEHLG 'Development Plan - Guidelines for Planning Authorities' (2007) and the Border Regional Planning Guidelines 2010-2022.

Table 3.13 Core Strategy Table

		1	2	3	4	5
		Target Population Growth from 2011 to 2019*	Housing Land Requirement (HA) for Target Population Growth#^	Proposed Residential Land Zoning / Designation (HA)	Housing Yield (units) from Proposed Residential Land Zoning^	Housing Yield (units) From Other Lands #
County		8367	87.9	131.8	1,915	2328
Tier 1	Monaghan Town	1450	31.6	47.4	837	16
Tier 2	Carrickmacross	580	12.6	19.0	335	7
	Castleblayney	556	12.1	18.2	320	7
Tier 3	Clones	490	10.7	16.0	283	5
	Ballybay	245	5.3	8.0	140	4
Tier 4	Ballinode	51	1.4	2.0	-	36
	Emyvale	64	1.7	2.6	-	47
	Glaslough	54	1.4	2.2	-	40
	Inniskeen	78	2.1	3.1	-	56
	Newbliss	93	2.5	3.7	-	67
	Rockcorry	44	1.2	1.8	-	32
	Scotshouse	27	0.7	1.1	-	20
	Scotstown	15	0.4	1.0	-	11
	Smithborough	151	4.0	6.0	-	108
	Threemilehouse	5	0.1	1.0	-	4
Tier 5 / Tier 6	Minor Settlements and Rural Area	4764	-	-	-	1868
Total		8367	87.9	131.8	1,915	2328

Column 1 is calculated by subtracting the estimated population of each settlement in 2011 from population figures in column 1 of Table 3.12

Column 2 is calculated by dividing the population growth by the average household size for each settlement and then by the average housing density for each settlement

Column 3 is the proposed residential lands zoning for the population allocation incorporating 50% headroom

Column 4 represents the estimated housing yield from zoned residential lands having regard to established distribution of housing within settlements

Column 5 represents the estimated housing yield from zoned town centre lands having regard to established distribution of housing within settlements

* Subject to revision following release of Census 2011 population figures at end of April 2012

An average household size of 2.55 persons has been applied

^ An average housing density of 18 units per hectare has been applied in respect of Tier 1, 2 and 3 settlements and 15 units per hectare in respect of Tier 4 settlements

The proposed zoning in Table 3.13 (column 3) provides for fifty percent additional zoning to ensure a properly functioning market for housing land. As these figures exclude any consideration of vacant or unfinished housing units, the figures in column 3 of Table 3.13 represent a maximum residential land zoning requirement for the period 2011-2019.

As the zoned land requirements of some of the Tier 4 settlements are low (ie. Scotstown & Threemilehouse), it is considered appropriate that a minimum of 1.0 hectares of proposed zoned residential land is allocated to those Tier 4 settlements. This will allow for an appropriate range and quantum of house types which may not be currently provided in these settlements.

During a period of unprecedented residential development activity, there was limited development in the Tier 5 settlements designated under the Monaghan County Development Plan 2007-2013. Therefore any future development taking place in these settlements (now designated as Tier 5 or Tier 6 settlements) is expected to be limited and to be mainly in the form of single detached dwellings replicating development taking place in the open countryside.

To ensure new residential development is commensurate with anticipated housing demand in Tier 5 and Tier 6 settlements, only small scale housing development will be permitted in those settlements now designated as Tier 5, and residential development in Tier 6 settlements will be generally restricted to single dwellings only.

3.4.6 Determining the Location of Residential Development in Settlements

Having established the appropriate quantum of zoned residential land, there must be cognisance of the need to consolidate urban settlements by keeping them as physically compact as possible and applying the sequential approach to land use zoning. Inappropriately located zoned lands give rise to urban sprawl, development located well beyond the existing footprint of settlements, and increased servicing costs. Given current financial constraints, there is an onus upon local authorities to ensure that sustainable and efficient use is made of existing infrastructure, or that proposed for which funding has been committed to.

To ensure that multiple residential development in Tier 4, 5 and 6 settlements takes place in appropriate locations, any application for two or more residential units in these villages, which have at least one shared service, shall be determined under policies CSP1 and CSP2.

To ensure that single dwellings in Tier 4, 5 and 6 settlements are directed to appropriate locations, any application for these developments in these villages, shall be determined under policies CSP1 and CSP2 with the exception of criteria (vi) and (vii).

Of significant influence in determining the location of new development in settlements is the potential for flooding of lands either in the past or future. Although a Strategic Flood Risk Assessment for County Monaghan is currently on going, the suitability of lands for development having regard to flood risk, has been determined using preliminary information obtained from historic flood maps, information from the Office of Public Works, contour mapping and LIDAR information, site inspections, and assessment by County Council engineers. In addition the principles set out in the Department of Environment, Heritage and Local Government Guidelines "The Planning System and Flood Risk Management (2009)" have also been applied. This has resulted in the adoption of a precautionary approach being applied to lands which either are currently at risk of flooding or could be at risk of flooding in the future, where they have been

excluded from development or restricted to development of a type that has a low vulnerability to flooding, or is water compatible. The completed Strategic Flood Risk Assessment for the County will be factored into the statutory two year review of the Development Plan in 2015 and any necessary changes to the Development Plan will be progressed by way of variation.

3.4.7 Settlements Located Within Rural Areas Under Strong Urban Influence

Some Tier 5 and Tier 6 settlements are located within Rural Areas Under Strong Urban Influence. Given that there are no defined development envelopes for these settlements, any application for residential development that is considered to be in these settlements and meets the criteria set out policies CSP1 or CSP2 will not be required to meet the criteria set out in policies RHP2-RHP9.

3.4.8 Monitoring and Implementation

The workings of this Core Strategy will require a 'monitor and manage' approach to ensure sufficient supply of residential land to meet housing demand during the period of the Development Plan.

Any permissions for residential development within the settlements will be recorded by the planning authority for the duration of the plan period as part of the evidence base used to monitor the uptake of land suitable for residential development.

In the event that the amount of zoned proposed residential land is at a level that is insufficient to meet the housing requirement of a Tier 1, Tier 2 or Tier 3 settlement, consideration will be given, by way of variation to the Development Plan, to the zoning of additional lands within the development envelope for proposed residential use, or where this cannot be reasonably achieved, the extension of the development envelope to accommodate the amount of proposed residential land to fulfill the housing requirements of that settlement.

In the event that the amount of land considered suitable for residential use is at a level that is insufficient or cannot be reasonably developed to meet the housing requirement of a Tier 4 settlement, consideration will be given, by way of variation to the Development Plan, to the extension of the development envelope to accommodate the amount of suitable land to fulfill the housing requirement of that settlement.

Any zoning of additional proposed residential land within an existing development envelope or any extension to an existing development envelope to facilitate additional residential land shall not result in the total amount of land zoned or deemed suitable for residential use exceeding the thresholds of proposed residential zoning as set out in Table 3.13. Consequently in this instance, any existing proposed residential land that has been reasonably determined to be unsuitable or not capable of development for residential use will no longer be considered acceptable for residential use for the period of the Development Plan.

Irrespective of possible variations to zone additional lands for residential use or to expand the development envelope to accommodate residential demand, the review of the County Development Plan in 2015 will specifically reassess the status and amount of zoned residential land having regard to housing demand.

In the case of Tier 5 and Tier 6 settlements the absence of a development limit permits the sequential expansion of these villages provided it takes place in a sustainable manner.

Any applications for residential development not considered to be located within any of the settlements will be assessed under those policies applicable to rural housing (Policies RHP1-RHP13).

Policies for Determining the Quantum and Location of Residential Development in Tier 4, Tier 5 and Tier 6 Settlements	
CSP 1	All projects associated with residential development within Tier 4, Tier 5 and Tier 6 settlements shall be considered under policies AAP1-AAP5 contained within Chapter 4 Environment and Heritage of the Monaghan County Development Plan 2013-2019.
CSP 2	<p>Planning applications for residential development in Tier 4, Tier 5 and Tier 6 settlements, will be granted where the proposed development meets all of the following key guiding principles:-</p> <ul style="list-style-type: none"> (i) The developer has provided evidence to the satisfaction of the planning authority that there is demand for the proposed residential development in the settlement taking account of the extent, nature and status of extant permissions for residential development, unfinished residential developments and vacant³ residential properties in the settlement, and the historical development of the settlement. (ii) The development contributes to the sequential development of land from the centre of the settlement outwards and/or represents an infilling⁴ of the existing settlement footprint. (iii) The development reflects the nature, scale and form of existing residential development in the settlement. (iv) The development will represent sustainable and efficient use of existing infrastructure and services, or of proposed infrastructure and services for which funding is in place. (v) The necessary infrastructure and services for the development are in place or can be provided at the expense of the developer. (vi) The application comprises a maximum of 25% of the residential units required to satisfy the housing demand in the settlement for the period 2011-2019⁵. (vii) The developer can satisfactorily demonstrate that the application does not comprise lands that are in the same ownership or have been subdivided or disposed of from another land parcel, upon which planning permission for residential development has already been granted and of which more than 25% of the residential units remain unoccupied or undeveloped⁵. (viii) The development meets the requirements of the remaining relevant policies within the Development Plan.

³ Vacant properties are those which are capable of occupation with little or no construction works

⁴ Infilling constitutes the development of a small gap within a substantially built up frontage or where the development of a gap within existing development would represent the sustainable development of the settlement

⁵ In the case of Tier 5 and Tier 6 settlements guiding principles (vi) and (vii) are not applicable

Housing in Rural Areas

3.5 Housing in Rural Areas

In accordance with the requirements of the Sustainable Rural Housing Guidelines for Planning Authorities, and to ensure that development in the countryside outside the planned limits of the settlements takes place in a sustainable manner, which reflects the needs of the rural communities, the county has been divided into three development management zones based on different rural area types.

To assist in identifying the different types of rural areas in accordance with the Sustainable Rural Housing Guidelines, the following statistics were compiled:

- Population change between the years 2006 and 2011 by Electoral Division.
- Population density based on preliminary Census 2011 statistics by Electoral Division.
- Density of residential dwellings by Electoral Division.
- Density of planning applications by Electoral Division.

Having mapped the above statistics, averages for each criterion for the whole county for the period 2006-2011 were established. Those Electoral Divisions (EDs) which had values greater than the county average during this period were identified. A map was then compiled which established those EDs which experienced above average pressures in one or more of the four selected criterion (refer to Map 3.1). Those EDs with the lightest shading experienced greater than average values in only one of the above indicators over the period 2006-2011. Those EDs with the darkest shading experienced greater than average values for all of the above indicators over the period 2006-2011. This map indicates development pressures within the EDs around the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay.

3.5.1 Rural Areas Under Strong Urban Influence (Development Management Zone A)

Having undertaken the study it was noted that a number of EDs detached from the main urban areas where development pressure was not considered to be of concern were flagged as suffering from development pressure, whilst other EDs located within close proximity to the urban centres were not indicating development pressures as would have been expected.

Consequently, to refine the extent of those Rural Areas Under Strong Urban Influence, further work was undertaken at townland level with regard to the number of planning applications received and information derived from geo-directory relating to number of existing residential properties. This information was mapped at various distances around the main towns, however no clear demarcation of excessive development pressures could be ascertained.

Subsequently, based on the empirical research which took account of population densities, population change, planning applications, and 'on the ground' assessment of development pressure, it was recommended that the following Rural Areas Under Strong Urban Influence be designated:

- A 5km radius around Monaghan Town
- A 5km radius around Carrickmacross Town
- A 3km radius around Castleblayney Town
- A 3km radius around Clones Town

These zones have been delineated on the development management zoning maps attached (refer to Maps 3.2, 3.3, 3.4, 3.5 & 3.6).

The amount of urban generated housing in these areas is significant. The resulting increased demand for development sites, the increased pressure on the countryside and services, together with the disproportionate cost of sites in these areas, has in the past often precluded development by members of the established rural community, to the detriment of sustaining these rural communities.

The key objectives in these areas are to meet the requirements of the immediate local rural community who have a genuine housing requirement, and to direct urban generated housing development into the adjoining towns and villages.

All applications for single dwellings in these areas must meet at least one of the criteria outlined in policies RHP2 – RHP9 and should be accompanied by a completed Rural Housing Application Form (Refer to RH1 Form in Appendix 12).

An occupancy condition as set out in Appendix One of the Department of Environment, Heritage and Local Government (DEHLG) Sustainable Rural Housing Guidelines (2005) shall be attached to any grant of planning permission in these areas.

The level of development in these areas shall be monitored in accordance with the provisions of the “Sustainable Rural Housing Guidelines”.

Policies for Rural Housing in Rural Areas Under Strong Urban Influence	
RHP 1	All projects associated with rural housing in Rural Areas Under Strong Urban Influence shall be considered under policies AAP1-AAP5 contained within Chapter 4 Environment and Heritage of the Monaghan County Development Plan 2013-2019.
Applications for single dwellings in these areas will only be permitted where the development complies with one of the following:-	
RHP 2	The applicant is a landowner ⁶ , or where the dwelling is for a member of his / her immediate family ⁷ .
RHP 3	The dwelling is for an individual who has lived in the local ⁸ rural area ⁹ for a minimum period of 5 years prior to the date of submission of a planning application.
RHP 4	The dwelling is required to meet the needs of a person working in an established rural based agricultural, commercial, industrial or other enterprise in the local area, where the person derives his/her main income from that activity, or by a member of his / her immediate family. Such circumstances may also include other persons whose work is intrinsically linked to the local rural area (such as teachers in rural schools).
RHP 5	The dwelling is to facilitate a retiring farmer, where the applicant last worked principally as a farmer in the local area, or by a widow or widower of someone who last worked principally as a farmer in the local area.

Policies for Rural Housing in Rural Areas Under Strong Urban Influence	
RHP 6	The dwelling is required to facilitate site specific and compelling special domestic or personal circumstances, 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 alternative solutions, such as a house extension, granny flat or mobile home, cannot be considered.
RHP 7	The dwelling is to replace an existing dwelling, where the dwelling to be replaced; was in use or last used as a dwelling; has not been changed to a dwelling 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 all the essential characteristics of a habitable dwelling house and be reasonably intact.
RHP 8	The sympathetic change of use of a protected structure or a non protected vernacular building (where the building is an important element in the landscape or of local architectural or historic merit) into residential use, where this secures its upkeep and survival, and the character and architectural or historic interest of the building would be preserved or enhanced. Proposals for a change of use should incorporate details of all intended alterations to the building and its curtilage to demonstrate their effect on its appearance, character and setting. Improvements to protected structures will comply with policies ABP1-ABP2 as set out in Chapter 4, Environment and Heritage of the Monaghan County Development Plan 2013-2019.
RHP 9	The dwelling is for an emigrant who is returning to the local area, where he/she had previously lived for a minimum period of five continuous years.

⁶ For the purpose of this section a landowner is defined as an individual with a minimum landholding in the local rural area of four hectares, which he or she has owned for a minimum period of five years prior to the date of submission of a planning application.

⁷ 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 ten years or where the landowner has no children, a niece/nephew maybe considered a landowners family member.

⁸ For the purposes of this section, local area is defined as being within a radius of four kilometres.

⁹ For the purposes of this section, rural area is defined as outside the defined development limits of a settlement.

3.5.2 Stronger Rural Areas (Development Management Zone B)

Those areas in the wider environs of the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay and along parts of the N2 National Route, have experienced some development pressure for single dwellings due to their proximity to urban areas and the principle transport corridor within the county. The amount of urban generated housing in these areas is significant, although not as great as in the areas identified as being under strong urban influence.

Having regard to Map 3.1 it can be ascertained that these areas can be identified as those areas outside of the Rural Areas Under Strong Urban influence which have experienced greater than average values in at least one of the development pressure indicators outlined in Section 3.5 over the period 2006-2011. Those EDs with the darkest shading experienced greater than average values for most or all of the indicators over the period 2006-2011.

In these areas population levels are generally stable within well developed town and village structures and in the wider rural areas around them. The key objectives in these areas are to maintain population levels by accommodating appropriate rural development and to consolidate the existing town and village structure. Applicants will not be required to submit a Rural Housing Application Form (RH1 Form) or provide justification in these areas.

Policies for Rural Housing in Stronger Rural Areas	
RHP 10	All projects associated with rural housing in Stronger Rural Areas shall be considered under policies AAP1-AAP5 contained within Chapter 4 Environment and Heritage of the Monaghan County Development Plan 2013-2019.
RHP 11	Applications for single dwellings in these areas will be accommodated subject to normal planning considerations.

3.5.3 Structurally Weak Rural Areas (Development Management Zone C)

All of the structurally weak areas in County Monaghan are those remaining areas that lie outside either the Rural Areas Under Strong Urban Influence or the Stronger Rural Areas.

These areas have characteristics such as persistent and significant population decline, low population density, as well as a weaker economic structure. They are at risk of losing the level of population necessary to sustain essential services such as schools, local shops and sporting clubs, leading to difficulties in supporting a sustainable and vibrant rural community.

In an attempt to address these problems and develop sustainable rural communities, the Planning Authority will accommodate demand for permanent residential development in structurally weak areas. Applicants will not be required to submit a Rural Housing Application Form (RH1 Form) or provide justification in these areas.

Policies for Rural Housing in Structurally Weak Rural Areas	
RHP 12	All projects associated with rural housing in Structurally Weak Rural Areas shall be considered under policies AAP1-AAP5 contained within Chapter 4 Environment and Heritage of the Monaghan County Development Plan 2013-2019.
RHP 13	Applications for single dwellings in these areas will be accommodated subject to normal planning considerations.

It should be noted that in all areas, the acceptability of a dwelling is subject to meeting normal planning requirements such as access, effluent disposal, siting, design, impact on natural and man made heritage, and the ability of the rural environment to accommodate another dwelling without a detrimental impact on the rural character of the area.

Housing Strategy

3.6 Housing Strategy

Following the requirement of the Planning and Development (Amendment) Act 2010 for each development plan to contain a Core Strategy, housing strategies will become more focused on facilitating social and affordable housing, on tenure mix and on Part V.

A review of the Housing Strategy for County Monaghan has been undertaken in conjunction with the preparation of the Development Plan for the period 2013-2019. The Housing Strategy for County Monaghan for the period 2013-2019 is incorporated within Chapter 16 of the Monaghan County Development Plan 2013-2019.

Transport Infrastructure

3.7 Transport Infrastructure

3.7.1 Public Transport

Public transport is provided at a local and regional level by Bus Eireann and at a local level by Bawn and Latton Transport Initiative (BALTI). Map 3.7 details all public transport routes operating within the county within the catchment of the main towns.

3.7.2 Roads Network

As there is no railway provision within County Monaghan, the county is heavily reliant on road transport for the movement of people and goods. There are 2482 kilometres of public road within the county of which 108 kilometres are national roads and over 290 kilometres are regional roads. Map 3.8 details those roads classified within the county as national primary or secondary roads under Section 10 of the Roads Act 1993 and the regional and local roads within the county within the meaning of Section 2 of the Roads Act 1993.

Retail Strategy

3.8 Retail Strategy

3.8.1 Retail Development Strategy for County Monaghan

The current Retail Development Strategy for County Monaghan covers the period 2002-2012. A review of the Retail Development Strategy for County Monaghan is currently being undertaken in conjunction with the preparation of the Development Plan for the period 2013-2019. It is anticipated that a revised Retail Development Strategy for County Monaghan will be adopted in late 2012.

3.8.2 Retail Planning Guidelines 2012

This Core Strategy has taken into account the provisions of the Department of Environment, Community and Local Government Retail Planning Guidelines 2012.