

Draft Monaghan County Development Plan 2013-19

**Incorporating the Development Plans for the towns of
MONAGHAN, CARRICKMACROSS, CASTLEBLAYNEY,
CLONES & BALLYBAY**



**Determination on Need for Strategic
Environmental Assessment and Appropriate
Assessment in respect of Amendments**

December 2012

Introduction

The Draft Monaghan County Development Plan (Incorporating the draft Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) 2013-2019 and was placed on public display on 31st May 2012 for a period of ten weeks, with submissions invited up to and including 10th August 2012.

Following the consultation period the Managers of the County Councils and Town Councils prepared reports on submissions received in relation to the draft development plans. The Managers' reports also contained a series of recommendations on proposed amendments to the draft development plans and were presented to the elected members for consideration.

The Managers' reports on the submissions received in relation to the draft development plans were considered by the elected members and the respective councils resolved that a number of amendments be made to the draft development plans.

The sections of the draft development plans where amendments have been made are set out in the following pages. The specific amendments are indicated in red and grammatical/spelling changes are indicated in blue. Comments on the implications of the amendments in respect of the Strategic Environmental Assessment and Appropriate Assessment are set out in green.

Preface

The draft Monaghan County Development Plan 2013–2019 (Incorporating the Development Plans for the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) sets out an overall strategy for the proper planning and sustainable development of County Monaghan.

While separate draft plans have been prepared for each of the Local Authority areas, all of which are contained within this document, they have been prepared concurrently with each other to provide a more comprehensive and cohesive strategy for the proper planning and sustainable development of the county as a whole.

It should be noted that policies contained within this document may be applicable to all or some of the Local Authority areas. In order to avoid repetition, common policies have not been repeated in each draft plan, but have been cross referenced by paragraph numbers and policy references.

The objectives and policies set out in this document must be read together, and not in isolation, when considering development proposals within the functional areas that make up County Monaghan Local Authorities.

It should also be noted that the land use zoning maps attached to each of the Town Plans contain zoned lands within the environs of the towns which are located within the functional area of the County Council. For the sake of clarity and to avoid repetition, these maps have not been reproduced elsewhere in this document. They will however, in so far as they relate to lands zoned for a particular use within the functional area of the County Council, form part of the draft County Development Plan.

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

Chapter 1 Introduction

1.4.1 Sustainable Development - A Strategy for Ireland

Following its commitment to the principles and agenda for sustainable development, agreed at the Earth Summit in Rio in 1992, the Irish government adopted *Sustainable Development – A Strategy for Ireland* (1996) to provide an analysis and framework to integrate and prioritise sustainable development into every sector of Irish life.

The government established Comhar, the National Sustainable Development Council to facilitate participation and implementation of sustainable development in Ireland. Government Departments and the Environmental Protection Agency (EPA) were given key roles to develop measures and indicators of sustainable development.

In January 2012, Comhar was integrated into the work of National Economic and Social Council (NESC). NESC will now develop its work in a way that integrates sustainable development issues into its analysis of significant national challenges.

1.4.2 Draft Sustainable Development Strategy Framework for Ireland

The draft Sustainable Development Strategy Framework for Ireland concentrates on gaps in integrating sustainable principles into public policy making in Ireland across a range of economic, social and environmental policy areas where limited progress has been made and which still present formidable challenges. Drawing on the model established by the EU Sustainable Development Strategy, the draft Framework for Sustainable Development formed a central element of Ireland's contribution to the UN Conference on Sustainable Development (Rio+20) in Rio de Janeiro, Brazil in June 2012, the objective of which was to secure renewed political commitment for sustainable development, assess the progress to date and identify the remaining gaps in the implementation of the outcomes of the major summits on sustainable development. The objectives of the draft Framework are to identify and prioritise policy areas and mechanisms where a sustainable development approach will add value and enable continuous improvement of quality of life for current and future generations and set out clear measures, responsibilities and timelines in an implementation plan. This draft Framework includes matters such as conservation and management of natural resources, climate change and clean energy, sustainable agriculture, sustainable transport, social inclusion, and sustainable communities and spatial planning.

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

1.4.4 Habitats Directive Assessment (Appropriate Assessment)

The Habitats Directive Assessment (HDA) is a requirement of the EU Habitats Directive (92/43/EEC) - the Conservation of Natural Habitats and Wild Flora and Fauna - as transposed into Irish law through the *European Communities (Natural Habitats) Regulations, 1997 (S.I. No. 94 of 1997)*. It is further supported by the *European Communities (Birds and Natural Habitats) Regulations 2011, (S.I. No. 477 of 2011)*.

The purpose of the HDA is to assess the potential impact of the implementation of the draft development plans on the Natura 2000 network, both in-situ and ex-situ and to ascertain as to whether there will be adverse impacts on the integrity of these sites. The HDA follows guidance from the European Commission and directions from the Department of Environment, Heritage and Local Government. The HDA follows the key procedural stages as laid out in EU and National Guidance.

The stages are as follows:

- Stage 1: Screening;
- Stage 2: Appropriate Assessment;
- Stage 3: Assessment of alternative solutions;
- Stage 4: Assessment where no alternative solutions exist and where adverse impacts remain.

Again, while separate plans will be adopted by each of the Local Authorities, they will be prepared concurrently to provide comprehensive and cohesive policies and objectives for the development of the county as a whole. As stated previously, the plans will be produced as a single composite document incorporating the development plans for the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay and will, collectively, set out an overall strategy for the proper planning and sustainable development of the entire county of Monaghan.

Again as the current development plans are included within a single document and the development plans for the period 2013-2019 will also be included within a single document, it is considered practical and appropriate that the Appropriate Assessment of these plans is carried out as a single holistic process. In carrying out an Appropriate Assessment for these plans in this way, it is considered that the assessment of the likely environmental effects of the policies and objectives of these interrelated development plans and their in combination effects can be best ascertained.

The policies and objectives of the draft development plans have also been systematically assessed through the Habitats Directive Assessment to determine their impact on the Natura 2000 network, both in-situ and ex-situ. The Habitats Directive Assessment Report is a supporting document which should be read and considered in parallel with these draft development plans.

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1.6 Regional Planning Guidelines

The key concept within the NSS is that of balanced regional development, under pinned by strong self-sufficient communities. The regional planning guidelines (RPGs) are in effect a regional spatial strategy, which provide a long-term (12–20 year) strategic planning framework for the development of the region.

Section 21 of the Planning and Development Act, 2000, provided for each regional authority to prepare and adopt regional planning guidelines (RPG). These must be reviewed every six years and new guidelines can be made as a result of the review.

Regional Planning Guidelines (RPGs) for the region were first made by the Border Regional Authority in 2004 and subsequent guidelines were adopted in September 2010 for the period 2010 to 2022. The Border Region, which stretches from Donegal, through Leitrim, Sligo, Cavan, Monaghan to Louth, is a diverse region linked by its continuous boundary with Northern Ireland.

The RPGs comprise of a population and settlement strategy, a regional economic strategy, an infrastructure strategy and policies for environment and amenities, social infrastructure, and a regional flood risk appraisal.

The RPGs for the Border Region provide a strategic planning framework and sets out to deliver the following key strategic goals:-

- To foster the development of the Region's most important asset, its people by providing an improved quality of life for all people and communities living, working and visiting the Region.
- To ensure the development of the Gateways, Hubs, Drogheda and Carrick-on-Shannon as the strategic drivers of growth for the Region and to facilitate integrated sustainable development between urban and rural areas;
- To improve intra and inter regional connectivity and mobility throughout the Region through the development of Strategic Radial Corridors and Strategic Links;
- To promote innovation, economic growth, competitiveness and the development potential of the Region, and to facilitate emerging sectors in the Region that will provide sustainable jobs for the future;
- To protect and enhance the quality of the natural environment and built heritage of the Region;
- To co-ordinate a regional approach to the key environmental challenges facing the Region;
- To co-ordinate and integrate key issues in National and Regional Spatial Planning Strategies and in particular, the National Spatial Strategy and the National Development Plan, and associated inter-regional development initiatives that support and promote strategic links;
- To co-ordinate and integrate key aspects of cross border spatial planning strategies, and in particular, the Regional Development Strategy for Northern Ireland and associated inter-regional development initiatives, that support and promote strategic links between the two economies.
- To exploit the Regions unique location at the interface between two economies, by putting in place the drivers for economic growth, through the development of the Eastern Corridor, Atlantic Arc and the Central Border Area.

Section 27 of the Planning and Development Act 2000 (as amended), requires that local authority development plans must be consistent with the regional planning guidelines in force for its area.

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report. In addition, these key strategic goals have been subject to the Strategic Environmental Assessment associated with the Border Regional Planning Guidelines.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report. In addition, these key strategic goals have been subject to the Appropriate Assessment associated with the Border Regional Planning Guidelines.

1.8.2 Guidelines and Circulars issued by the Minister

There are a number of Guidelines and Circulars which must be taken into account by Planning Authorities when preparing a development plan. These are listed below:-

Guidelines

- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Local Authorities (2009)
- Architectural Heritage Protection for Places of Public Worship (2003)
- Best Practice Guidance note on Transboundary Consultation and Land Use Plans (2010)

- Best Practice Urban Design Manual Part 1 (2009)
- Best Practice Urban Design Manual Part 2 (2009)
- Childcare Facilities Guidelines (2001)
- Design Standards for New Apartments (2007)
- Development Management Guidelines (2007)
- Development Plan Guidelines (2007)
- Spatial Planning and National Roads Guidelines (2012)
- Draft Landscape and Landscape Assessment (2000)
- Implementing Regional Planning Guidelines-Best Practice Guidelines (2010)
- Quarries and Ancillary Activities (2004)
- Draft Retail Planning Guidelines (2011)
- The Provision of Schools and the Planning System - Code of Practice for Planning Authorities (2008)
- Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities (2009)
- Strategic Environmental Assessment (SEA) Guidelines (2004)
- Sustainable Rural Housing Development Guidelines (2005)
- Sustainable Rural Housing Development Guidelines Map (2005)
- Taking in Charge of Housing Estates/ Management Companies (2006)
- Telecommunications Antennae and Support Structures (1996)
- The Planning System and Flood Risk Management - Guidelines for Planning Authorities (2009)
- The Planning System and Flood Risk Management - Guidelines for Planning Authorities Technical Appendices (2009)
- Tree Preservation Guidelines
- Wind Energy Development Guidelines (2006)

Circulars

- PSSP 7/11 Planning & Development (Amendment)(No 2) Regulations 2011
- **PSSP 6/2011 Further Transposition of the EU Directive 2001/42/EC on Strategic Environmental Assessment**
- PSSP 1/11 Implementation of Regional Planning Guidelines 2011
- PSSP 2/10 Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities
- PPL 1/10 Planning and Development (Amendment) Act 2010
- PSSP 01/2010 Implementation of new EPA Code of Practice on Wastewater Treatment
- PSSP 4/10 Development Plans
- PSSP 08/2010 Development Plans - determination of national plans, policies and strategies
- PSSP 05/2010 Strategic Environmental Assessment
- PD 07/2009 Waste Water Discharge (Authorisation) Regulations 2007
- SP 04/2009 Regional Planning - Gateways and Hubs Population Targets
- HP AP 2/09 Government Policy on Architecture 2009 – 2015 Towards a Sustainable Future
- SP 05/08 Rural Housing Policies and Local Need Criteria in Development Plans
- PD 03/2008 Wind Energy Development - Planning permission and Grid Connections
- SP 03/2008 Provisions of Schools and the Planning System
- PD 01/2008 Taking in Charge of Residential Developments
- PD 06/2006 Wind Energy Development Guidelines - Clarification
- PD 04/2006 Wind Energy Development Guidelines
- SP 03/05 Sustainable Rural Housing

- SP 02/2005 Implementation of Regional Planning Guidelines
- SP 01/2005 Review of Retail Planning guidelines in so far as they relate to floor space cap on retail warehouses
- BC 08/2004 European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004
- PD 07/2003 Architectural Heritage Protection on places of worship
- SP 05/03 Groundwater protection and the Planning System
- PD 05/2001 Guidelines for Planning Authorities on Childcare Facilities
- PD 03/00 Draft planning guidelines on landscape and landscape assessment

Guidance Notes

Guidance Notes on Planning and Development Act 2000 Part II - Plans & Guidelines

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1.8.4 Structure and Format of the Draft Development Plan

The draft Monaghan County Development Plan 2013-2019, incorporating the draft Development Plans for Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay has been prepared following a period of intensive public consultation. The public consultation included advertisements placed in the local press, interviews on local radio and postings on the Council website and facebook, seeking submissions and observations. Public meetings with individuals and interested parties were also held.

A report on the consultation process and submissions submitted during this period was presented to Monaghan County Council and each Town Council in September 2011. These reports addressed each submission and outlined the Manager's proposed response to them. The issues raised have been incorporated into the draft development plans.

The draft Monaghan County Development Plan 2013-2019, incorporating the draft Development Plans for Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay consists of a written statement and maps. The written statement is subdivided into sixteen chapters and twenty two appendices. The attached maps identify land uses proposals and provide clarification to the general and specific objectives contained in the written statement.

The objectives and policies set out in this document must be read together, and not in isolation, when considering development proposals within the functional areas that make up County Monaghan Local Authorities.

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2.1 Vision Statement

The County and Town Development Plans seek to:

- i. Create a clear strategic framework for the sustainable development of the county and its towns that is consistent with the long-term strategic aims set out in the National Spatial Strategy and Regional Planning Guidelines
- ii. Give spatial expression to the economic, cultural and social aims of the County Development Board Strategy
- iii. Provide a framework for effective public and private sector investment in infrastructure, services and development, offering clear guidance to both sectors in framing development proposals
- iv. Establish a framework for more detailed plans within the county on a sectoral or geographical basis
- v. Protect and enhance the amenities of the county
- vi. Ensure the rich natural and built heritage of the county is not compromised by development
- vii. Encourage sustainable development that contributes to a reduction in energy demand and anthropogenic greenhouse gas emissions, and assists in addressing climate change adaptation.

Monaghan is an inland county in the province of Ulster, covering an area of 52,244 hectares (129,000 acres) or 1.9% of the land area of the Republic of Ireland. Its population in 2011 totalled 60,495 giving an average density of 116 persons per sq. kilometre.

Census 2011 revealed that population growth in Co. Monaghan at 8%, was consistent with the national average, at 8.1%. Whilst some parts of the county areas enjoyed modest population growth, a decline in population was noticeable in those parts of the county most removed from the main towns and the N2 National Route.

The lack of health and third level education facilities together with a reliance on primary production and predominantly low-skilled industry has restricted the development of the County. The development of a “critical mass” required to attract new investment and maintain social, recreational and employment services has been slow to occur in the county and main towns.

However the County’s tradition as a self-starting, progressive and independent economy was recognised in “The Shared Vision for Monaghan”, the County Development Board’s Integrated Strategy for Monaghan 2002, which stated that:

“Monaghan is an inclusive, outward-looking, progressive county, which enjoys a diverse, vibrant economy, a sustainable environment and a high quality of life for all”

It is this quality that differentiates Monaghan from other counties. The draft development plans aim to provide a framework to ensure that development and land use within the county reflects this vision.

The strategic aims of five local authorities in County Monaghan in preparing draft County and Town Development Plans are to:

- **Sustainably** develop the full potential of each part of the County in economic, social and environmental terms.
- Sustain traditional settlement patterns, while developing the role and function of each town, village and settlement throughout the county
- Developing Monaghan Town as a hub town with a target population of 9,000 by 2020.
- Developing Carrickmacross, Castleblayney, Clones and Ballybay towns as attractive, viable services centres to meet the needs of their surrounding hinterlands
- Sustaining the vitality of the villages and settlements throughout the county as sustainable service centres to meet the needs of rural communities
- Improve transport linkages and communications between County Monaghan and its neighbouring counties, and to capitalise on the county's strategic spatial location.
- Support balanced economic development throughout the county by delivering improved infrastructure and services
- Preserve the environmental quality of the natural and built environment in rural and urban areas
- Improve the quality of life of all who live and work in the county.

County Monaghan is a small county strategically located in an all-Ireland setting, to the west of the "Dublin-Belfast Economic Corridor", with linkages to the north-west and west. The county must capitalise economically on its strategic location, whilst retaining its high quality landscape and rural environment. The proximity to Northern Ireland which discouraged inward investment in the past is now recognised as a key asset, with access to new markets, linkages and partnerships, presenting Monaghan with a significant advantage over other counties.

The traditional settlement patterns which define the county and contribute to the quality of life must be supported. Over the last decade the county has welcomed new additions to the population from abroad. Their contribution to the local economy has been positive and they should be encouraged to settle within established settlements to help build the critical mass necessary to sustain existing local services and attract additional investment and opportunities. However given the current economic climate, the retention of these migrants is a challenge. The key functions of Monaghan and the other four towns must be recognised and supported to provide critical mass and attract new industries and services to the county.

Improved east-west linkages are required to ensure balanced development throughout the county. Up to now major investment in transport and telecommunications infrastructure was focussed on a north-south axis in the county. Infrastructural improvements, economic development and population growth has concentrated along the N2 and its towns. The centre and west of the county has suffered by virtue of its relative distance from the N2 and its infrastructural needs must be addressed in these plans.

Whilst the draft Plans aim to foster economic development and improve infrastructure and services, the conservation and protection of the environment and heritage of the county must also have priority. The draft plans contain comprehensive policies and guidelines for the protection of the built and natural heritage and a record of protected structures and monuments.

The draft development plans comprise of three main sections, which focus on:

- Strategic Overview and Objective/Policy Statements
- Strategy Implementation and Guidelines
- Supporting Details

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Chapter 3 Settlement/Core Strategy

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 Zoned Lands ^o
	County	8367	87.9	131.8	1,915	460 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	460 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

^o 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 developments 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.

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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 **an** 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 ~~Tier~~ 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.

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

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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 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) Guidelines 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'

Although the inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report, it is considered that the monitoring of the level of rural housing development could have a positive impact upon the environment.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

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.

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

Chapter 4 Environment and Heritage

4.3 Geological Heritage

The Irish Geological Heritage (IGH) Programme, coordinated by the Geological Survey of Ireland (GSI), is identifying and selecting the very best national sites for Natural Heritage Area (NHA) designation, to represent the country's geology. It is also identifying many sites of national or local geological heritage importance, which will be classed as County Geological Sites (CGS).

Sites of national or local geological importance have yet to be identified in County Monaghan. County Geological Sites are the optimal way of addressing the responsibility of Monaghan local authorities under the Planning and Development Act 2000 to protect sites of geological interest.

It is important to note however, that management issues for the majority of geological heritage sites may differ from ecological sites and in some cases development may facilitate enhanced geological understanding of a site by exposing more rock sections - for example, in a quarry extension or road developments. Consultation at the earliest stages can identify any issues relevant to an individual site or proposed development.

GSI is required to be consulted where the application relates to minerals extraction, quarry developments/extensions and developments involving excavations greater than 50,000 m³ in volume or 1 hectare in area.

Objective for Geological Heritage

- GHO 1.** To undertake an audit of geological heritage sites within County Monaghan during the lifetime of **the plan where resources permit, and accordingly where appropriate recommend to the Department of Arts, Heritage and the Gaeltacht geological heritage sites for designation.**

Policies for Geological Heritage

- GHP 1.** To protect geological heritage sites within the county from inappropriate development.
- GHP 2.** To protect geological NHAs / pNHAs as they become designated and notified to the Council, during the lifetime of this plan.
- GHP 3.** Notify the Geological Survey of Ireland in advance of any significant ground excavations.

Although the inclusion of the above objective amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report, it is considered that the objective amendment could have a positive impact upon the environment.

The inclusion of the above objective amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

4.5 Areas of Amenity

The highest levels of protection must be afforded to the most important areas of the county's landscape resources. The Planning and Development Act 2000 provides for the designation of Areas of Special Amenity for reasons of outstanding natural beauty or special recreational value. The Planning Authority proposes designating Areas of Primary Amenity Value because of their outstanding landscape quality. It also proposes designating Areas of Secondary Amenity Value because of their landscape quality and potential for recreation. These areas are important not only for their intrinsic value as

places of natural beauty but because they provide a real asset for residents and visitors alike in terms of recreation, contemplation and tourism. All scenic views, primary and secondary amenity areas can be viewed on Map 4.7.

Planning authorities are also empowered by the Planning and Development Act 2000 to designate landscape conservation areas. Development can be prescribed as non-exempted for these areas by the planning authority. While currently there are no such areas designated in County Monaghan it is proposed to review this on an ongoing basis during the life of this plan.

For the purpose of this Plan, County Monaghan contains Areas of Primary and Secondary Amenity Value as well as Views from Scenic Routes.

Objectives for Areas of **Secondary Amenity Value**

- SAAO 1.** Maintain and improve public access to amenity areas while protecting the flora, fauna, heritage and character of the amenity area.
- SAAO 2.** Promote and encourage community initiatives in the provision of amenity facilities to improve access to amenity areas, where appropriate.

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

4.6.7 Invasive Species

Invasive species are species that have been introduced, generally by human intervention, outside their natural range and whose establishment and spread can threaten native ecosystem structure, function and delivery of services. Once introduced, control, management and eradication where possible of invasive species can be very difficult and costly; therefore early detection and reactive measures are desirable.

Globally, invasive alien species are considered to be one of the most important direct drivers of biodiversity loss and ecosystem service changes. “Invasive” means that they are vigorous and good at spreading. “Alien” means that they are non-native. At present in Ireland, several of our priority habitats are in ‘unfavourable conservation status’ due to the presence of a non-native species. Examples of species threatened by invasive alien species include the Red Squirrel and the White Clawed Crayfish (for which Ireland holds Europe’s stronghold population).

A black list of unwanted species is set out in the Natural Habitat Regulations, 2011. It is an offence to release or allow to escape, to breed, propagate, import, transport, sell or advertise such species. Transitional provisions will allow a reasonable period for people holding such animals or plants to dispose of them appropriately.

A report on the “Dirty Dozen” Invasive Species in County Monaghan was compiled by the National Biodiversity Data Centre in 2010, based on available information. The report provides information on recorded sightings on the following species: Japanese Knotweed, Himalyan Balsam, Giant Hogweed, Rhododendron, Least Duckweed, Grey Squirrel, Gammarus pulex, Zebra mussel, New Zealand Flatworm, Nuttal’s Waterweed. Some of these species can have severe impacts on human health such as Giant Hogweed or have devastating impacts on built structures such as Japanese Knotweed. All of these species are included on the black list – the third schedule of the Natural Habitat Regulations, 2011 that lists the non-native species which are subject to restrictions.

Objectives for Biodiversity and Natural Heritage

- BDO 1.** To protect, enhance and promote for current and future generations the rich biodiversity of County Monaghan.
- BDO 2.** To designate County Biodiversity Sites within the lifetime of the Plan and to protect the ecological integrity of these sites.
- BDO 3.** Protect and enhance, plant and animal species and their habitats, which have been identified under the EU Habitats Directive, EU Birds Directive, the Wildlife Act and the Flora Protection Order.
- BDO 4.** Promote the retention, management and development of wildlife features such as hedgerows, riparian corridors, wetlands and other semi natural features that are essential for the migration, dispersal and genetic exchange of wild species. In exceptional circumstances, where it has been demonstrated to the satisfaction of the Planning Authority that the removal of habitats of local biodiversity value cannot be avoided, equal quantities of habitat must be reinstated. Details of which must be agreed with the planning authority.
- BDO 5.** Ensure that development proposals do not lead to the spread of invasive species. Ensure that landscaping proposals do not include invasive species.
- BDO 6.** Implement the actions of the Monaghan Biodiversity Action Plan 2009-2014 and any subsequent version.
- BDO 7.** Ensure that the Council, in the performance of its functions, takes account of the Ramsar Conventions’ principle of conservation and wise use of wetlands as a contribution towards achieving sustainable development.

Policy for Biodiversity and Natural Heritage

- BDP 1.** The Council will resist any development that may have a negative impact upon Biodiversity and Natural Heritage.

Although the inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report, it is considered that this policy could have a positive impact upon the environment.

Although the inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report, it is considered that this policy could have a positive impact upon Natura 2000 sites.

4.8.4 Natural Heritage Areas / Proposed Natural Heritage Areas (NHAs / pNHAs)

In 1996, the Department of Arts, Culture and Heritage designated forty one sites in County Monaghan for inclusion in the Register of Natural Heritage Sites. In order to protect these areas, the DECLG has designated the areas contained in Appendix 4 as Proposed Natural Heritage Areas with the object of conserving natural and semi- natural habitats and species of flora and fauna. In 2005 Eshbrack Bog in the north of the county was designated as a NHA. It is important that the conservation of these assets is maintained.

Development will only be permitted in these areas where the integrity of these sensitive areas is not threatened. All development in these areas, including development that is considered exempted development, requires planning permission.

A full list of SACs, SPAs and NHAs / proposed NHAs is contained in Appendix 4 and can be viewed on Map 4.7.

Policies for the Protection of Designated Sites

DSP 1. Strictly protect areas designated or proposed to be designated as Natura 2000 sites (listed in Appendix 4). Development within or adjacent to these areas will only be permitted where it has been clearly demonstrated to the satisfaction of the planning authority that such development will have no significant adverse effects on the conservation objectives **or integrity** of these sites in accordance with the Habitats Directive.

DSP 2. Protect the NHA and pNHAs, listed in Appendix 4 by resisting development which would detrimentally impact on the conservation status **or integrity** of those sites. Development in these areas will only be permitted where it has been clearly demonstrated to the satisfaction of the Planning Authority that any such development will have no significant adverse effects **on the integrity of these sites**.

The inclusion of the above policy amendments do not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above policy amendments do not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

4.8.8 Requirement for Appropriate Assessment (AA)

Appropriate Assessment is a requirement of the EU Habitats Directive (92/43/EEC) – the Conservation of Natural Habitats and Wild Flora and Fauna - as transposed into Irish law through the European Communities (Natural Habitats) Regulations, 1997 (S.I. No. 94 of 1997). Appropriate Assessment follows the standard series of stages as laid out in the EU Guidance. These are:

- Stage 1: Screening;
- Stage 2: Appropriate Assessment;
- Stage 3: Assessment of alternative solutions;
- Stage 4: Assessment where no alternative solutions exist and where adverse impacts remain.

An Appropriate Assessment is required under the Habitats Directive 92/43/EEC if a plan or project is not directly connected with or necessary to the management of a Natura 2000 site, but is likely to have a significant effect either individually or in combination with other plans or projects on a site.

The Monaghan County Development Plan is strategic in nature and fundamental to the proper development of the county. In order for Natura 2000 sites to be fully protected it is critical that the delivery of the settlement and economic strategies takes place in tandem with the provision of appropriate services such as water treatment. The lack of appropriate service may impact negatively on Natura 2000 sites, especially those that are ground water or surface water dependant either within the county or within the zone of influence of the County Development Plan area.

In addition to plans and projects that have been considered within the Appropriate Assessment process for the County Development Plan to date, new plans and projects are likely to come to light over the lifetime of the County Development Plan. It will be necessary for these to be fully considered in light of Article 6 of the Habitats Directive 92/43/EEC.

The proponents of the plan or project will be required to make available the required information for an Appropriate Assessment Screening to be carried out or to have a Natura Impact Statement/Report prepared for submission to the relevant competent authority as directed by the competent authority. Those preparing Natura Impact Statements/Reports must have sufficient expertise and experience in relation to the ecological or other (e.g. hydrological) issues concerned and disclose an appropriate regard for the latest and most appropriate scientific methodology and assessment procedures. Those compiling information for Appropriate Assessment Screening and those preparing Natura Impact Statements/Reports should consult the Guidance issued by the Department of the Environment Heritage and Local Government (Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities, 2009) and relevant EPA and EU Guidance documents.

The Habitats Directive promotes a hierarchy of avoidance/protection, mitigation and compensatory measures and this method should be adopted in the development of all individual plans and projects and at each stage in the development process. The principal objective should be to firstly avoid any potential impacts on a Natura 2000 site by identifying possible impacts early in the plan/project making, and designing the plan/project in order to avoid such impacts. Where this is not possible appropriate mitigation measures should be applied, during the appropriate assessment process to ensure that there are no adverse impacts on the sites. If the proposal is still likely to result in adverse effects, and no further practicable mitigation is possible, it is then rejected. If no alternative solutions are identified and the plan is required for imperative reasons of overriding public interest (IROPI test) under Article 6(4) of the Habitats

Directive, then compensation measures are required for any remaining adverse effect. It should be noted that imperative reasons of overriding public interest will be determined by the European Commission and is subject to stringent criteria.

Objective for Appropriate Assessment

- AAO 1.** Ensure that the Council in the performance of its functions takes account of the Habitats and Birds Directives.

Policies for Appropriate Assessment

- AAP 1.** Ensure that all plans and projects in the County, not directly connect with or necessary to the management of a Natura 2000 site, but likely to have a significant effect, either directly or indirectly, on a Natura 2000 site, either alone or in combination with other plans or projects, are subject to Appropriate Assessment Screening in accordance with Article 6 of the Habitats Directive.
- AAP 2.** The Planning Authority shall ~~have regard to~~ **fully implement** the DEHLG guidance Appropriate Assessment of Plans and Projects in Ireland (2009) and any subsequent versions, when assessing plans and projects likely to have significant effects on a Natura 2000 site.
- AAP 3.** All planning applications for development within, adjacent to, or with the potential to affect a Natura 2000 site must be accompanied with a Natura Impact Statement in accordance with the Habitats Directive. Natura Impact Statements submitted in support of proposals for development must be carried out by appropriately qualified professionals with any necessary survey work taking place in appropriate seasons.
- AAP 4.** Consult the National Parks and Wildlife Service (NPWS), the Department of the Arts, Heritage and the Gaeltacht (DAHG), the Heritage Council and An Taisce when considering plans or projects which are likely to affect Natura 2000 sites.
- AAP 5.** All plans within, adjacent to, or with the potential to affect a Natura 2000 site must be accompanied with a Natura Impact Report in accordance with the Habitats Directive.

Although the inclusion of the above policy amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report, it is considered that this policy amendment could have a positive impact upon the environment.

Although the inclusion of the above policy amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report, it is considered that this policy amendment could have a positive impact upon Natura 2000 sites.

4.9.5 Development Management and Water Quality

Development management can play a significant role in the prevention of further deterioration of water status and in the protection of existing high and good quality waters. Water protection measures are best incorporated into site selection and site design plans. Therefore developers should adequately assess environmental risks, take account of site limitations and prepare a water protection plan. Site selection should take account of sensitive areas and sensitive water bodies. Water protection plans should aim to prevent contamination of storm water, minimise soiled and waste waters, install proper containment for material storage, install appropriate treatment and disposal arrangement for soiled and waste waters and take account of legal requirements for discharges to ground and surface waters. Soft engineering solutions such as SUDS (sustainable urban drainage systems) should be integrated into drainage system designs to enhance water quality protection. Developments in the vicinity of waterbodies should include appropriate river riparian corridors and in-stream works should be avoided. Where necessary, in stream works should be carried out under the guidance of Inland Fisheries Ireland.

Developments generating trade effluents (waste waters) or discharging domestic type waste water in unsewered areas may be subject to the discharge licensing system under the Local Government (Water Pollution) Acts 1977 and 1990. Such developments need to address requirements of the European Communities Environmental Objectives (Surface Waters) Regulations, 2009 (S.I. No 272 of 2009) and the European Communities Environmental Objectives (Groundwater Regulations, 2010 (S.I. No 9 of 2010) for the entire site. **All wastewater discharges, including storm water discharges which come within the scope of the Waste Water Discharge (Authorisation) Regulations are required to be licensed.** Incorporation of water conservation measures into developments would contribute to minimisation of waste water generation.

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

Policies for Protection of Water

- WPP 1.** In assessing applications for developments the Council will consider the impact on the quality of surface waters and will have regard to targets and measures set out in the Neagh Bann and North Western International River Basin Management Plans and where appropriate the Blackwater, Glyde, Fane, Woodland and Erne East Water Management Unit Action Plans.
- WPP 2.** In assessing applications for development, the planning authority shall ensure compliance with the European Communities Environmental Objectives (Surface Waters) Regulations, 2009 (S.I. No 272 of 2009) and the European Communities Environmental Objectives (Groundwater Regulations, 2010 (S.I. No. 9 of 2010)
- WPP 3.** Protect known and potential groundwater reserves in the county. In assessing applications for developments the Planning Authority will consider the impact on the quality of water reserves and will have regard to the recommended approach in the Groundwater Protection Scheme for County Monaghan. The employment of the methodology identified in the *Groundwater Protection Scheme for County Monaghan* available at (www.gsi.ie) and *Guidance on the Authorisation of Discharges to Groundwater* (available at www.epa.ie) will be required where appropriate.
- WPP 4.** Require best practice in the design, construction and operation of expanding and new developments to ensure minimum effects on the aquatic environment. Sustainable Urban Drainage Systems, designed to ensure both water quality protection and flood minimisation should be included in developments for commercial, industrial, intensive agricultural, public and institutional premises with significant roof or hard surface areas and multiple residential developments.
- WPP 5.** Require submission of a water protection plan (Appendix 13) and detailed site drainage plans with all planning applications. Maps of sensitive areas and waters and a Water Protection Plan Checklist will assist in the preparation of plans at application stage.
- WPP 6.** Prevent further degradation of habitat by the promotion of riparian corridors and the prevention of any in stream works, or culverting of waterways unless in accordance with Inland Fisheries Ireland (IFI) [guidelines guidance document 'Requirements for the Protection of Fishery Habitat During Construction and Development Works at River Sites](#). The IFI should be consulted prior to the submission of any plans involving works close to waterways.
- WPP 7.** No development shall be permitted within 200 metres of any lake that is the source of a water supply, where that development has the potential to pollute the lake.
- WPP 8.** Ensure that industrial or intensive agricultural developments generating manure, organic fertilisers or sludge, that are dependent on the off-site recovery or disposal take account of sensitive area mapping including lands with impaired drainage/percolation properties and lands where rock outcrop and extreme vulnerability of groundwater is present. In consideration of the use of imported manure or sludge in sensitive areas, restrictions will apply in relation to water supply source catchments.

The inclusion of the above policy amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above policy amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

Policies for Protection of Water

WPP 9. Details of land spreading arrangements of manures or sludge arising from industrial or intensive agricultural development shall be submitted to the planning authority with all planning applications.

WPP 10. Development within the vicinity of groundwater or surface water dependant Natura 2000 sites (Kilroosky Lough Cluster SAC) will not be permitted where there is potential for a likely significant impact upon the groundwater or surface water supply to the Natura 2000 site. Where appropriate, the applicant will be ~~requested~~ **required** to demonstrate with hydrogeological evidence, that the proposed development will not adversely affect the quality or quantity of groundwater or surface water supply to the Natura 2000 sites.

WPP 11. Development which would have an unacceptable impact on the water environment, including surface water and groundwater quality and quantity, river corridors and associated wetlands will not be permitted.

WPP 12. Floodplains and riparian corridors will be maintained free from development to provide flood retention features within these areas.

Although the inclusion of the above policy amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report, it is considered that the policy amendment could have a positive impact upon the environment.

Although the inclusion of the above policy amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report, it is considered that the policy amendment could have a positive impact upon the environment.

4.11 Architectural and Built Heritage

Architectural and built heritage includes all structures, buildings and groups of buildings including streetscapes and urban vistas which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest together with their setting, attendant grounds, fixtures, fittings and contents.

In recent years it is acknowledged that there has been a general shift both at European, national and local level towards a more active approach towards ensuring the future of historic buildings. The Council of Europe Convention for the Protection of Architectural Heritage states “that for the purpose of precise identification of the monuments, groups of structures and sites to be protected, each member state will undertake to maintain inventories of that architectural heritage”.

The National Inventory of Architectural Heritage (NIAH) was established in 1990 and brought under the remit of the DEHLG in 1999 and came under the remit of the Department of Arts, Heritage and the Gaeltacht in 2011.

The following objectives will apply to the conservation and protection of all heritage features in County Monaghan:

Objectives for Architectural and Built Heritage

- ABO 1.** To secure the preservation of all sites and features of architectural and historical interest.
- ABO 2.** To retain the historic cores of towns and villages including existing street layout, historic building lines and traditional plot widths within towns and villages.
- ABO 3.** To promote the sympathetic reuse and adaption of structures having architectural heritage merit.
- ABO 4.** To protect historic demesnes and designed landscapes within the county from degradation and fragmentation.
- ABO 5.** Seek the retention and appropriate use of vernacular heritage in [County Monaghan](#) by resisting the replacement of good quality vernacular buildings with modern structures, and protecting vernacular buildings where they contribute to the character of an area or town, or where they are rare examples of a building type.

Policies for Architectural and Built Heritage

- ABP 1.** All projects involving architectural and built heritage shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
- ABP 2.** In securing the conservation and preservation of built heritage, the Planning Authority will have regard to the advice and recommendations of the Department of the Arts, Heritage and the Gaeltacht, both in respect of whether or not to grant planning permission and in respect of the conditions to which permission, if granted, should be subject.

The inclusion of the above policy amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

Although the inclusion of the above policy amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report, the amendment will ensure consideration of the impact of development upon Natura 2000 sites.

4.12.2 Historic Landscape Character

Archaeology also relates to the landscape and three historic landscape character plans have been undertaken by the Council for the towns of Clones, Ballybay and Castleblayney. These studies describe the development of these settlements over time, identify significant historic character areas and propose management strategies to make the most of the towns' historic assets.

Policies for the Protection of Archaeological Heritage

- AHP 1.** Safeguard the value of archaeological sites listed in the Record of Monuments and Places in Appendix 6 by strictly controlling any development that may prove injurious to the historical, archaeological, scientific, setting and/or educational value of any monument or place.
- AHP 2.** To ensure that development in the vicinity of a site of archaeological interest shall not be detrimental to the character of the archaeological site or its setting by reason of its location, scale, bulk, detailing or visual impact.
- AHP 3.** When considering development in the vicinity of archaeological monuments, the planning authority will aim to achieve a satisfactory buffer area between the development and the monument in order to ensure the preservation and enhancement of the amenity associated with the monument. This should be achieved in consultation with the Department of the Arts, Heritage and Gaeltacht. **The areas of the monument and** buffer areas should not be included within the required open space area of any development but should be in addition to such requirements.

The inclusion of the above policy amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above policy amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

Policies for the Protection of Archaeological Heritage

- AHP 4.** In securing the conservation and preservation of built heritage, the Planning Authority will have regard to the advice and recommendations of the Department of the Arts, Heritage and the Gaeltacht, both in respect of whether or not to grant planning permission and in respect of the conditions to which the development, if granted, should be subject.
- AHP 5.** When considering development in the vicinity of all archaeological monuments, the Planning Authority will require the preparation and submission ~~of an~~ of an archaeological assessment, detailing the potential impact of any development on both upstanding and buried structures and deposits. The report shall also include a visual assessment to ensure adequate consideration of any potential visual impact **and should define the buffer area or area contiguous with the monument which will preserve the setting and visual amenity of the site. Where a monument or place included in the Record of Monument and Places lies within the open space requirement for a development, a conservation plan for that monument should be requested as part of the landscape plan for that proposed open space.**
- AHP 6.** Require archaeological investigations at pre-approval stage where development is proposed on areas of archaeological potential.
- AHP 7.** Consider archaeological value when considering proposals for public service schemes, electricity, sewage, telecommunications, water supply and proposed road schemes where these impinge on or are in close proximity to Recorded Monuments and Places and/or Areas of Urban Archaeology. **Where any subsurface archaeological features are discovered during the course of infrastructural/development works, these features should be preserved in-situ or preserved by record.**
- AHP 8.** Have regard to Historic Landscape Character Assessments in assessing planning applications.

Although the inclusion of the above policy amendments do not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report, it is considered that the policy amendments could have a positive impact upon the environment.

The inclusion of the above policy amendments do not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

5.1 Introduction

The county's economic base is narrow and is particularly dependant on the manufacturing, agriculture and food sectors. Many of these businesses are confined to low skilled manual workers. Much of the production is based upon high volume and low margins and this is reflected by the fact that the county's gross output per person is ~~approximately one-third~~ **is less than half** of the national average. Although there are major international agencies operating throughout the country, to date, inward investment levels in County Monaghan have been low.

In its favour however, Monaghan has a particularly entrepreneurial population with a tradition of self employment and a high level of new business start ups. This is a very important asset which should be encouraged.

In 1999, the Government committed to ensure the spread of economic growth in the *'White Paper on Rural Development: Ensuring the Future - A Strategy for Rural Development in Ireland'*. The White Paper stated that rural areas refer to *'people living in the open countryside, in coastal areas, towns and villages and in smaller urban areas outside the five major urban areas'*. The White Paper is an 'overarching' strategy on rural development which formulates a *'coherent strategy for rural development that identifies the policy responses at national, regional and local levels which will most effectively address the issues of economic and social underdevelopment in rural areas'*.

The White Paper was followed by the introduction of The Rural Development Programme 2007-2013 (RDP). The programme is structured around three core axes which have the aims of (a) improving the competitiveness of agriculture, (b) improving the environment and (c) improving the quality of life in rural areas. Within these three axes there are individual measures, which contribute to the overall aim of the axis. A fourth Axis defines the LEADER approach towards achieving the objectives of the RDP.

*"Income generated by exports will be the key driver of sustainable growth for Ireland in the future. It will provide the stimulus for growth across all sectors, boosting secondary employment in the domestic market, stimulating consumer confidence and providing increased opportunities for locally traded businesses. This export-led growth will be based on innovation, productivity, cost competitiveness and a strong enterprise mix."*²

It is therefore an aim of this plan to provide a healthy and vibrant level of economic activity in the county. Despite Monaghan's strategic location and the large number of international agencies operating throughout the country, the county is not maximising its competitive advantages. It is vital that the Council provides the right infrastructure and conditions to attract more companies to the county that require skilled and professional labour, which will provide the engine for increased economic activity.

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

Employment Structure

5.2 Employment Structure

The economic conditions of Ireland have dramatically changed in the last three years, with unemployment at its highest in decades. At present the number of persons in the State on the live register stands at approximately 432,000 (14%). In County Monaghan the number of persons on the live register increased from 2,093 in January 2007 to 6,337 in ~~January~~ November 2012, an increase of 208%. However, recent figures released by the Central Statistics Office in October 2011 showed a slight annual decrease in the National Live Register figure since April 2007.

The Economic and Statistical Research Institute/FAS employment forecasts to 2015 indicate that the shift towards services is set to continue, so that by 2015 approximately 80% of the workforce will be employed in the service sector (60% excluding public sector). This should not be interpreted to mean that Ireland is no longer 'in manufacturing.' Ireland has strong manufacturing competencies and high value added, productive intensive manufacturing based on Research, Development and Innovation will continue to contribute significantly to Ireland's exports and growth.

At a sectoral level the ESRI/FAS forecast indicates that by 2015:

- Employment in a range of service activities, including communications, business, finance, insurance and other market services is forecast to surpass pre-recession levels, as is employment in high-technology manufacturing and transport;
- More mature sectors including tourism and hospitality (hotels/restaurants), retail and distribution, food manufacturing and construction are likely to resume growth but are unlikely to be fully restored to pre-recession levels;
- Employment in health, education and public administration and defence provide a significant contribution to employment and are likely to remain unchanged (including public and private sector); and
- Sectors which are likely to continue decline in employment terms include agriculture and low value added manufacturing.

5.2.1 Employment 2011

Table 5.1: Persons aged 15 years and over classified by principal economic status

	Monaghan		National	
	Persons	%	Persons	%
Pop. aged 15+	46,993	-	3,608,662	-
Employed	23,005	49.0	1,807,360	50.1
Looking for first regular job	471	1.0	34,166	1.0
Unemployed	5,511	11.7	390,677	10.8
Student	5,076	10.8	408,838	11.3
Home Duties	4,569	9.7	339,918	9.4
Retired	5,973	12.7	457,394	12.7
Unable to work	2,192	4.7	156,993	4.4
Other	196	0.4	13,316	0.4

Source: Figures extracted from CSO Census 2011

In County Monaghan in 2011, of the 46,993 persons aged 15 years and over, 49% were at work. This figure was slightly lower than that of the national average of 50.1%. Unemployment in the county during the same period was 11.7, which was slightly above the national average.

Table 5.2: Population Numbers and Percentages Aged 15+ by Employment Sector, 2011

	Monaghan		National	
	Persons	%	Persons	%
Total Persons	23,005	-	1,807,360	-
Agriculture Forestry & Fishing	2,818	12.3	94,247	5.2
Building & Construction	1,508	6.6	90,357	5.0
Manufacturing & Industry	3,206	13.9	193,080	10.7
Mining & Quarrying	71	0.3	5,674	0.3
Wholesale & Retail	3,612	15.7	265,751	14.7
Electricity, Gas, & Water Supply	248	1.1	13,116	0.7
Hotels & Restaurants	1,053	4.6	103,560	5.7
Transport, Storage & Communications	1,152	5.0	97,569	5.4
Banking & Financial Services	512	2.2	93,151	5.2
Real Estate, Renting & Business Activities	1,308	5.7	184,251	10.2
Public Service & Community Services	6,381	27.8	565,293	31.3
Others	1,121	4.9	101,311	5.6

Source: CSO Census 2011

A breakdown of those working within the broad employment groups (as outlined in Table 5.2 above) illustrates that although agriculture remains important to the county's economy, it is not the primary employer. In 2011 12.3% of the working population were directly employed in the agriculture, forestry & fishing sector. This figure was is still higher than the ~~BMW Regional figure of 6.8% and the~~ national average of 5.2% ~~of~~ for the same sector.

The building and construction sector accounted for 6.6% of the working population for County Monaghan in 2011. This figure is approximately half the percentage figure for this sector in 2006. ~~This figure was~~ but is still higher than the ~~BMW Region of 13.2% and the~~ national average of 5% in 2011. The number of people employed in manufacturing and industry (13.9% of the working population) ~~dropped by one third but is still was also~~ higher than the ~~BMW Regional figure of 19.2% and the~~ national average of 10.7%.

The service sector (including commerce, retail, transport, public administration and professional services) was the most important employer in the Monaghan economy, ~~accounting for~~ increasing to 61% of the total working population. This figure was however lower than the ~~BMW Regional figure of 55.1% and the~~ national average of 72.5% for the same sector.

Other employers accounted for 4.9% of the working population. This figure of 4.9% ~~was consistent with BMW Regional figure and is slightly lower than~~ the national average of 5.6% of the same sector.

In the January 2010 edition of its Business Start-up Barometer, Bank of Ireland Business Banking stated that business start ups in Ireland totalled 13,327. This represents a 9% decrease from 2008, which was less than expected. The report states that the Connaught area, which for the purposes of that report included Donegal, Monaghan and Cavan, represented 11% or 1,519 of all business start ups in 2009. The Services sector had the highest level of start ups which amounted to 3,500 or 26%, with the next highest being Finance related with 1176 (8.8%). The report indicates that in Monaghan there were 143 start ups in 2008, 99 in 2009, 21 of which were in the 4th quarter of 2009.

A strong and well functioning innovation system has long been regarded as central to economic success. Interaction between companies and other innovation agencies at the regional level are seen as particularly important in establishing a dynamic process of economic development. Innovative growth also relies on higher education institutions (HEIs) and the generation of new knowledge as well as the so-called Knowledge Intensive Services (KIS) that are delivered in areas such as consultancy and Research and Development (R&D), incubation centres, and access to specialist facilities and expertise. KIS providers can also be found in the private (and public-private) sectors where innovation centres, R&D, Information Communication and Technology (ICT) and Management consultancies are important drivers, providing a conduit for technology transfer in regional economies. These KIS providers are highly innovative companies in their own right, and provide an important measure of the innovative potential of a region.³

While it is extremely difficult to accurately forecast future employment patterns, a number of broad trends are anticipated. Since 2006, the numbers working in construction and construction related manufacturing have declined significantly. It is anticipated that this pattern will continue. It is also anticipated that employment in the traditional agriculture sector will continue to decline, resulting in opportunities in farm diversification and off farm employment becoming critical to the survival of many rural communities. It is unlikely that there will be a net gain in manufacturing nationally, but job losses in traditional manufacturing will be offset by gains in high technology areas.

The inclusion of the above amendments do not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendments do not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

5.3 Affluence and Deprivation in County Monaghan

Deprivation is measured on two scales, 'Absolute Deprivation' and 'Relative Deprivation'. Absolute deprivation is a lack of basic necessities relative to a fixed standard such as the amount of food necessary for survival. Relative deprivation is the experience of being deprived of something to which one believes oneself to be entitled to have. The Absolute Deprivation scale ranges from +50 (extremely affluent), to -50 (extremely deprived). On this scale, County Monaghan increased its score from -2.1 in 1991 to +6.7 in 2006. The national score was +10.4.

However, the Relative Deprivation scores are the most important for ensuring resources are targeted towards the most disadvantaged areas. On this scale, the Relative Deprivation score for County Monaghan increased from -2.1 in 1991, to -3.0 in 2006.

In 2006, four of the seventy Electoral Districts (EDs) in the county were classified as “Disadvantaged” (-10 to -19.9) and a further 60% (41) were classified as “Marginally below Average” (0 to -9.9) in comparison to other EDs nationwide.

Table 5.3 below sets out the changes from 2006 to 2011 in respect of Absolute and Relative Deprivation Index scores (Developed by Haase & Pratschke) for County Monaghan, the Border Region, the BMW Region and the State. It is noted that although the relative Index score have remained stable, the Absolute Index Scores have decreased significantly.

Table 5.3: Absolute and Relative Index Scores

	Absolute HP Index Score 2006	Absolute HP Index Score 2011	Change in Absolute HP Index Score 2006-2011	Relative HP Index Score 2006	Relative Index Score 2011	Change in Relative HP Index Score 2006-2011
Monaghan	-3.06	-11.10	-8.04	-3.06	-3.97	-.91
Border	-4.04	-11.00	-6.96	-4.04	-3.99	.05
BMW	-2.50	-9.52	-7.02	-2.50	-2.50	.00
Ireland	-.23	-6.78	-6.55	-.23	.24	.47

** Note: All scores shown in this table are population-weighted aggregates of the small areas level HP index scores.*

Source: The 2011 Pobal HP Deprivation Index for Small Areas (SA) Trutz Haase & Jonathan Pratschke, 2011

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The inclusion of the above amendments do not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

5.4.3 INTERREG Programme

INTERREG is an initiative that aims to stimulate cooperation between regions in the European Union. It began in 1989, and is financed under the European Regional Development Fund (ERDF). The current programme is Interreg IV, covering the period 2007–2013. The Programme’s two key priorities are co-operation for a more prosperous cross-border region, and co-operation for a sustainable cross-border region. Monaghan Local Authorities have obtained funding for projects such as Castleblayney and South Armagh (CASA) and Clones Erne East Blackwater (CEEB). The CASA project seeks to promote awareness of the CASA region, provide enterprise units in Ballybay, and develop facilities at Lough Muckno and Slieve Gullion. The CEEB project seeks to provide infrastructural development works in rural villages and towns along the Ulster Canal Corridor between Clones and Lough Erne, to provide circular walking/cycling routes and eco-trails on Slieve Beagh and East Fermanagh, to provide basic angling infrastructure in the Erne East area, to develop a training and mentoring programme for twenty businesses, and to develop a cross border integrated marketing programme.

5.4.4 Cross Border Networks

Monaghan County Council is a member of two cross border partnerships, Irish Central Border Area Network and East Border Region. These partnerships provide strategic support to multiple stakeholders on key cross-border regional development issues, which relate to future sustainability, competitiveness, and social cohesion in the cross-border area. They are policy and delivery platforms supporting development throughout the border region and serve as an integrated formal framework to initiate and facilitate new cross border cooperation projects and economic development initiatives.

Objectives for Rural Revitalisation

RUO 1: Ensure that all plans and projects relating to rural revitalisation initiatives are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.

RUO 2. Encourage the balanced development of the County.

The inclusion of the above amendments do not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendments do not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

5.5 Agriculture

Agriculture in Ireland accounts directly for 4.6% of employment and 5.8% of exports. Almost 80% of the 4.2 million hectares of agricultural area within the State is devoted to pasture, hay and grass silage, with 11% in crop production. Albeit from a low level, aggregate farm income increased by 31.5% in 2010 compared to 2009. Cereals and dairy enterprises showed the greatest operating surplus based on improved prices and increased productivity. The livestock sector also showed strong increases in output value. The beef sector increased by 12.2%, pig meat by 7.8% while sheep meat increased by 7.6%.⁴

The agri-food sector remains one of Ireland's most important indigenous manufacturing sectors. Despite the economic difficulties the agri-food sector continues to make a significant contribution to the national economy, generating 6.3% of gross value added and providing 7.4% of employment. It is the primary outlet for the produce and output of family farms and includes approximately 600 food and drinks firms throughout the country that export to some 140 markets worldwide.

Much of the employment in the agri-food sector, both direct and indirect, is dispersed throughout the country making it particularly important to rural areas. The industry accounts for 61% of total manufacturing's consumption of Irish raw materials. In addition

the low import dependence and the low level of profit repatriation in the sector means that the net inflow of funds to the Irish economy is much higher than in other sectors.

A major government initiative is the publication of Food Harvest 2020, the strategic roadmap for the agri-food and fishing sector for the next decade. This industry-led report has set growth targets for the various sectors which includes increasing the value of primary output from the sector by 33%, increasing value-added by 40% and increasing exports by 42%.

~~However while~~ Agriculture continues to be the principle land use, and a continuous decline in the numbers employed in the agriculture sector ~~is evident~~ **has recently been reversed**. Within the Border Region during the period 2002 and 2006 the numbers of those employed within the agriculture, forestry and fishing sector fell by 1,476 (a decrease of 9.9%). ~~However during the period 2006 and 2011 the numbers employed in this sector in the State rose from 88,414 to 94,367 and in the Border Region from 13,609 to 14,855.~~⁵

The inclusion of the above amendments do not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendments do not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

5.5.3 Teagasc National Farm Survey 2011

The annual Teagasc National Farm Survey (NFS) which determines the financial situation on Irish farms by measuring the level of gross output, costs, income, investment and indebtedness across the spectrum of farming systems and sizes⁶ found that;

- Average family farm income averaged €24,461, a 30% increase on the 2010 average
- Dairy and tillage farming provide better incomes than beef or sheep farming
- Direct payments per farm averaged €17,929, comprising 73% of farm income
- On just under half of all farms, either the farmer or their spouse has an off-farm job
- The percentage of farms classified as economically viable businesses increased from 27% in 2010 to 35% in 2011
- Over 34% of farm households are classified as economically vulnerable.

- ~~i. The highest incidence of off-farm employment occurs in tillage farming and also dry-stock systems where extensive beef and sheep production yields low profit margins.~~
- ~~ii. On 79% of farms, either the farmer or their spouse has some form of off-farm income, through employment, social assistance or pension~~

⁶ Since 1995 very small farms (under 2 European Size Units) are excluded from the survey.

The survey also showed that there are two distinct agricultural groups in Ireland:

- i. ~~Small part-time farmers engaged in beef and sheep production, yielding low profit margins and highly dependent on direct payments and off-farm employment, with only 10 % of cattle rearing farms being economically viable~~
- ii. ~~Dairy and tillage farming provide better incomes than beef or sheep farming with incomes increasing by 81% and 141% respectively from 2009.~~

The inclusion of the above amendments do not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendments do not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

5.5.4 Agriculture in County Monaghan

County Monaghan traditionally had a very strong agricultural base and primary and secondary agriculture still has an important role to play in the county's economy. While agriculture continues to provide both direct and indirect employment, it has reflected the national trend of a decline in employment numbers. As indicated in section 5.1 the services sector has now become the largest employer in the county.

In recent years falling incomes **had** put pressure on farmers to sell development sites to supplement a declining income. It must be recognised that such development can be in conflict with the need to protect the character of the countryside and the viability of urban areas. This trend **was** typical of most counties throughout the country and as a result there are implications for land use planning.

Some of the findings from the Census of Agriculture 2010 relating to County Monaghan are included in Table 5.4 below.

Table 5.4: Number of farms classified by type of farm in County Monaghan and Ireland

Farm Type	Monaghan		Ireland	
	Number	% ⁷	Number	% ⁷
Specialist Tillage	25	0.6	4,795	3.4
Specialist Dairying	599	13.1	15,654	11.2
Specialist beef production	3,115	68.3	77,738	55.6
Specialist sheep	98	2.2	13,555	9.7
Mixed grazing livestock	238	5.2	14,697	10.5
Mixed crops and livestock	12	0.3	2,443	1.8
Mixed field crops	265	5.8	9,635	6.9
Other	213	4.7	1,343	1.0
Total	4,565	-	139,860	-

Source: Census of Agriculture 2010

⁷ Percentages have been rounded off.

According to the 2010 Census, the most popular type of farming in Monaghan is beef production which represents 68.3% of the farms compared to a national average of 55.6%. ~~One other dominant farm type is that of dairying with 24% of farms in this sector compared to an average of 18.57%. The percentage of dairy farms in the county has declined by almost half in the last decade.~~

4.7% of farms in Monaghan are in other farm types which can be accounted for by pigs, poultry and mushroom farming. Mushroom production, poultry rearing and pig rearing have always had a strong presence in County Monaghan. Recent significant investment in mushroom production facilities by organisations such as Monaghan Mushrooms has greatly expanded the capacity for production in the county. There has also been a significant increase in the construction of poultry and pig rearing units and also the expansion of existing units throughout the county. The three sectors provide significant employment and have the potential to represent a sizeable percentage of agricultural production in the county in the future. Given that these enterprises are generally located in the rural area, they also provide an important source of employment in these areas and generate demand for ancillary services.

~~A Census of Agriculture took place in June 2010. No details at a county level are available at present.~~

Objectives for Agriculture

- AGO 1.** Ensure that all plans and projects relating to agriculture are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
- AGO 2.** Encourage the continued use of agricultural farm holdings and buildings.
- AGO 3.** Protect high quality agricultural land within the county.
- AGO 4.** Protect soil, **surface water**, groundwater, wildlife habitats, conservation areas, rural amenities and scenic views from adverse environmental impacts as a result of all agricultural practices.
- AGO 5.** Address the infrastructural deficit so as to serve the needs of agriculture, in co-operation with the appropriate agencies.
- AGO 6.** Realise the potential of tourism and agri-tourism as a means of contributing to farm diversification.
- AGO 7.** Support the development of value added agricultural based activities and agri-food enterprises.

The inclusion of the above amendments do not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendments do not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

5.6.2 Forestry in Monaghan

Monaghan County Council recognises the importance of forestry development, as set out in government policy and acknowledges the potential for further afforestation in the County. It recognises that forestry can have both positive and negative environmental effects and that it can greatly impact on the landscape, wildlife and bio diversity.

While initial afforestation is normally considered exempted development, forestry which would impinge on the character of the landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of the development plan, is not considered exempt, and will require planning permission.

Objectives for Forestry

- FYO 1** Ensure that all plans and projects relating to forestry are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
- FYO 2.** Realise the potential of forestry on rural economies through the promotion of appropriate related industries and rural tourism.
- FYO 3.** **Protect natural waterbodies, wildlife habitats, conservation areas, heritage areas, prominent landscape features, archaeological sites scenic routes and artefacts within forest sites and nature designations from pollution or injury**
- FYO 4.** Promote mixed species forestry and selective felling rather than clear felling.
- FYO 5.** **Prepare in co-operation with the Forest Service of the Department of Agriculture, Food and the Marine, an Indicative Forestry Strategy for the County during the lifetime of the plan where resources permit.**

Although the inclusion of the above objective amendments do not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report, it is considered that the objective amendments could have a positive impact upon the environment.

Although the inclusion of the above objective amendments do not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report, it is considered that the objective amendments could have a positive impact upon Natura 2000 sites.

5.7 Climate Change, Energy and Renewable Resources

5.7.1 Climate Change

Climate Change is recognised as a potential threat to the future sustenance of the planet with potential negative impacts on landforms and people arising from a warming

of the climate and resultant changes in weather patterns, rise in sea levels, loss of habitats, species and ecosystems and other natural occurrences.

In 2005 the Kyoto Protocol, a legally binding agreement under which industrialised countries will reduce their collective emissions of greenhouse gases by 5.2% compared to the year 1990, came into force. The goal is to lower overall emissions from six greenhouse gases - carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, HFCs, and PFCs - calculated as an average over the period of 2008-12. National targets range from 8% reductions for the European Union and some others to 7% for the US, 6% for Japan, 0% for Russia, and permitted increases of 8% for Australia and 10% for Iceland.

In 2007, the European Union agreed new climate and energy targets “20-20-20 by 2020”. This requires a 20% reduction in greenhouse gas emissions by 2020, 20% energy efficiency by 2020 and 20% of the EU’s energy consumption to be from renewable sources by 2020. It is acknowledged that Greenhouse gas, CO₂, has the most significant effect on climate change. CO₂ mainly comes from fossil fuel use in the residential, services, manufacturing and transport sectors.

The National Climate Change Strategy 2007-2012 sets out how Ireland will meet its commitments to reduce greenhouse gas emissions in accordance with the Kyoto Protocol. Under the Kyoto Protocol Ireland agreed to a target of limiting its greenhouse gas emissions to 13% above 1990 levels by the first commitment period 2008-2012 as part of its contribution to the overall EU target.

County Monaghan has the capacity to meet energy requirements without depending entirely on fossil fuel resources. Renewable energy resources such as wind, are readily available in the county but are under utilised.

Objectives for Climate Change	
CCO 1.	To have regard to implement where relevant and appropriate the National Climate Change Strategy 2007-2012 and any subsequent strategies.
CCO 2.	To facilitate measures which seek to establish a low carbon economy and society by 2020.
CCO 3.	To facilitate measures which seek to reduce emissions of greenhouse gases.
CCO 4.	To adopt sustainable planning strategies through integrating land use and transportation and by facilitating mixed use developments as a means of reducing greenhouse emissions.

Although the inclusion of the above objective amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report, it is considered that the objective amendment would have a positive impact upon the environment.

Although the inclusion of the above objective amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report, it is considered that the objective amendment could have a positive impact upon Natura 2000 sites.

5.8.3 Industry in County Monaghan

In 2011, County Monaghan's industries employed 13.9% of the working population representing a proportionately higher percentage than the national average. Details of large companies are outlined in Table 5.7 below.

Table 5.5: Number and type of Large Companies in Ireland, BMW Region and County Monaghan.

Company	Ireland	BMW	County Monaghan
Large Companies	-	75	11
Pharmaceutical & Chemical	81	9	1
ICT	111	10	0
Medical Device	74	34	1
Biotechnology	39	10	0

Source: Final Report to the BMW Regional Assembly - Audit Innovation in the BMW Region 2004 p.31-41 (based on Irish Times Top 1000 companies 2003)

As of December 2008 there were a total of 1353* businesses in County Monaghan, those within the Service and Retail sectors account for 627, highlighting that these two sectors are significant. Construction and Manufacturing accounts for a total of 153 employers, and would traditionally be more representative of the county from an industrial perspective.

In terms of actual employment levels in county Monaghan, manufacturing businesses employing 2,292 persons and food related businesses employing 2,056 persons were responsible for providing employment to the most people in the county in 2008. Although services employing 1,626 persons and retail employing 1,577 persons have the second and third largest numbers of employers, the total numbers employed by each sector are lower. This indicates that these are often smaller businesses conducting their activities in the various urban centres around the county.

In 2008 the number of firms in Competitive Technology Sectors in Monaghan were as follows⁸:-

Scientific, Technical, Engineering & Consultancy Services	12
Processed Chemical and Materials	7
Software and Communication Services	2
Computer and Communication Hardware	1

The number of firms involved in each of these sectors in County Monaghan is small when compared to the numbers in County Cavan and the range of sectors providing employment in County Monaghan is limited when compared to those in County Louth.

Given that only 30% of the graduate population of Monaghan is employed, it could be concluded that County Monaghan is losing its graduate population to other counties and countries. This obviously has consequences in terms of offering a supply of skilled employees for any potential organisation expanding or locating within the county.

⁸ Kompas Business Directory December 2008

Table 5.6: Details of Large Company Type and Name in County Monaghan

Company Type	Number	Name
Food Processing	11	Grove Farms Silver Hill Foods Monaghan Mushrooms Town of Monaghan Co-op Rangeland Foods Rye Valley Foods Kerry Foods Lakeland Dairies AIPB Clones Abbott Ireland Feldhues
Mechanical Engineering	1	Kingspan Century Homes
Electrical Engineering	1	Bose Corporation
Manufacture of Motor Parts & Vehicles	1	Combi Lift
Metal Production	1	Kingspan
Man-made Fibres Industry	1	Gernord
Pharmaceutical & Chemical	1	Norbrook Laboratories
Medical Device	1	Randomed
Hospitality/Services	2	Four Seasons Hotel Group Hillgrove Hotel

~~Source: Final Report to the BMW Regional Assembly – Audit Innovation in the BMW Region 2011 p.31-41 (based on Irish Times Top 1000 companies 2003)~~

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The inclusion of the above amendments do not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

Chapter 6 Infrastructure and Services

6.1 Introduction

One of the strategic aims of the Development Plan is to facilitate the development of County Monaghan through the provision of essential infrastructure and services, while minimising the adverse impacts of development on the environment. This aim provides the framework for the formulation of the policies and objectives set out in this section.

Improved national, regional, county and local infrastructure and services are essential to improve the economic competitiveness and quality of life within the county. Basic infrastructural development and investment in areas such as roads, water, energy, waste and telecommunications are required to promote balanced and sustainable economic development and to improve the quality of the built and natural environment, throughout the county.

Investment in infrastructure is heavily reliant upon investment at national government level. Investment in infrastructure is channelled through the National Development Plan

2007-2013, with an overall investment of €184 billion in five infrastructural sectors, national roads, public transport, environmental infrastructure, sustainable energy, housing and health facilities. However this level of investment is now uncertain given the fiscal constraints upon the state over the coming years.

Monaghan in common with other border counties has a deficient infrastructure. The road network, which is the only mode of transport in the county, requires additional upgrading at all levels. However, the Waste Management Strategy has resulted in major reductions in waste levels, while the county's drinking water requirements for the medium term have been secured.

It is the aim of this draft plan to improve infrastructure for the county so that it will be an attractive location for new commercial and residential development.

Key to the effective provision of infrastructure and services in the county is the consolidation of new and existing development. This will minimise the need to travel, encourage a modal shift to public transport, and cycling and walking, will protect existing and proposed investment in public infrastructure and will ensure that infrastructure and services are delivered in an effective manner.

Although the inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report, it is considered that the amendment could have a positive impact upon the environment.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

Objectives for Transportation

- TRO 1.** Ensure that all plans and projects relating to the development of transportation are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
- TRO 2.** Promote the integration of land use and transport, by encouraging and consolidating development in the existing network of towns and villages.
- TRO 3.** Promote development that reduces dependence on private vehicle transport in accordance with the principles set out in the Department of Transport's *Smarter Travel*
- TRO 4.** Promote high quality, flexible and responsive local transport services in urban and rural communities.
- TRO 5.** Promote and facilitate the use of cycling and walking as alternative sustainable modes of transport **in accordance with the provisions of the National Cycle Policy Framework 2009-2020.**
- TRO 6.** Promote the provision of facilities for use by electric vehicles in accessible locations throughout the county.
- TRO 7.** Promote and support the Department of Transport's Road Safety Strategy Programmes in partnership with the National Roads Authority, National Safety Council and An Garda Síochána.
- TRO 8.** Secure a safe and efficient road network.
- TRO 9.** Promote and facilitate where possible the use of rail transport.
- TRO 10.** Promote the protection and conservation of the existing environment.
- TRO 11.** Prepare a Land Use Transportation Plan for the County.
- TRO 12.** **Where resources permit, develop a transportation implementation plan during the lifetime of the development plan, which highlights priority schemes for development and improvement, and facilitates an integrated and planned approach to the improvement and development of new transportation infrastructure.**

Although the inclusion of the above objective amendments do not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report, it is considered that the objective amendments could have a positive impact upon the environment. In addition any plan or strategy is likely to be screened for its impact upon the environment.

The inclusion of the above objective amendments do not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report. In addition any plan or strategy is likely to be screened for its impact upon Natura 2000 sites.

6.2.10 National Roads

The National Road Authority (NRA) is the statutory agency responsible for the maintenance and improvement of national routes throughout the country. Four of these routes, amounting to 106 kilometres, traverse the county. These are as follows:

- **N2 Dublin- Derry National Primary Road**
Aclint Bridge to Moybridge 63.9 km
- **N12 Monaghan - Armagh National Primary Road**
Monaghan Town to Tamlet, Tyholland 6.9 km
- **N54 Monaghan- Cavan National Secondary Road**
Monaghan Town to Drumully, Clones 25.4 km
- **N53 Castleblayney- Dundalk National Secondary Road**
Castleblayney Town to Ballinacarry Bridge 7.7 km

Monaghan County Council operates as an agent for the National Road Authority, preparing work programmes and carrying out work schemes as well as providing maintenance works on these routes.

The NRA's National Roads Needs Study, 1998 assessed the adequacy and performance of the national road network. It identified the type of road that would be appropriate for each segment of the national road system in order to cater for projected traffic flows over a 20 year period (2000-2019) and achieve an average inter-urban speed of at least 80kph. The National Roads Needs Study also set minimum criteria to determine carriageway (single or dual carriageway) types on the basis of usage (average daily traffic flows). The Study identified the specific road improvements necessary to Carrickmacross by-pass to achieve this objective as well as their timing and costs.

In March 2011 the NRA published the National Secondary Roads Needs Study which focussed on the deficiencies of National Secondary Routes, particularly Major Inter Urban (MIU) Routes between towns which were designated as gateways or hubs in the National Spatial Strategy. This study identified the routes between Monaghan and Cavan and Castleblayney and Dundalk as having significant Annual Average Daily Traffic (AADT) movements.

The National Development Plan 2007–2013 Road Investment Programme outlined the level of government investment required for the improvement of the national road network, taking account of the National Roads Needs Study and broader policy issues including regional and industrial development. The objectives of the programme relevant to County Monaghan are:

- i. Continued upgrading of road links to Northern Ireland
- ii. Targeted improvements of a number of key national secondary routes
- iii. Improvement and maintenance of the non national roads network
- iv. Investment in strategic non national roads which will compliment the national roads investment

The National Spatial Strategy identified the need to develop national transport networks to support balanced regional development in Ireland. The N2 Dublin-Derry Route through Co. Monaghan was identified as a strategic radial corridor in the NSS, providing road access between gateways in the North-West and Dublin and providing international access via sea and airports. **Along with the A5 road in Northern Ireland, the N2 road forms part of the Northern Cross identified in the Regional Planning Guidelines 2011-2021. The realignment of the N2 road between Clontibret and the Border is a significant infrastructure objective of the Government.** Monaghan Town was identified as a hub centre with a key strategic location at the intersection of two national roads, the N2 and N12/N54.

Proposed works to existing national roads passing through the county are set out in the Table 6.3 below.

Table 6.3. Strategic National Road Proposals for Co. Monaghan.

Road	Route	Timeframe
N2	Monaghan – Emyvale realignment (11.2km)	Currently under construction
N2	Clontibret – Border	At design stage
N2/N54	Monaghan Town-Clones Road Link	At design stage
N54	Clones By Pass	At outline stage
N53	Dundalk Road-Carrickmacross Road Link	At outline stage

The following national road projects should be advanced in partnership with the NRA. They represent the remaining un-realigned sections of National roads within the county that form key routes and linkages with other development centres, sea-ports and airports.

Table 6.4. Remaining Unrealigned Sections of National Roads

Road	Route
N12	Coolshannagh – Tyholland realignment
N12	Tyholland – Border realignment
N54	Tullygrimes – Magherarney realignment
N54	Smithborough By-pass
N54	Clones Town By-pass
N53	Drumcrew – Corragarta realignment

In 2012 the Department of Environment, Community and Local Government with Department for Transport issued the Spatial Planning and National Roads Guidelines for Planning Authorities. These guidelines set out planning policy considerations relating to development affecting national primary and secondary roads, including motorways and associated junctions, outside the 50-60 kmh speed limit zones for cities, towns and villages. These guidelines state that development plans must include:-

- measurable objectives for securing more compact development that reduces overall demand for transport and encourages modal shift towards sustainable travel modes.
- policies which seek to maintain and protect the safety, capacity and efficiency of national roads and associated junctions, avoiding the creation of new accesses

and the intensification of existing accesses to national roads where a speed limit greater than 50 kmh applies.

- clear policies and objectives with regard to planning and reservation of new routes and/or upgrades.

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report. In addition the project will be subject to a specific Environmental Impact Assessment.

Although the inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report. In addition the project will be subject to a specific Appropriate Assessment screening.

Objectives for National Roads

- NRO 1.** Improve traffic flows on National Roads by achieving an average inter urban journey speed of at least 80 kph.
- NRO 2.** Facilitate programmed improvements to the National Road network, as outlined above, in partnership with the National Roads Authority.
- NRO 3.** Maintain all national roads within the county to the highest standards, in partnership with the National Roads Authority.
- NRO 4.** Facilitate the improvement and development of the strategic routes through County Monaghan as indicated in the Border Regional Authority Planning Guidelines 2010-2022.
- NRO 5.** Ensure that the N2 Clontibret to Border realignment corridor is protected from development that may compromise this portion of the N2 realignment.
- NRO 6.** ~~Provide or~~ Facilitate the provision of a limited number of service areas along the N2 to provide for the needs of the private and commercial road user ~~at appropriate locations along the N2 in accordance with the provisions of the DECLG Guidelines for 'Planning Authorities "Spatial Planning and National Roads" and subject to normal planning considerations and the undertakings of the National Roads Authority Policy Statement on the provision of Service and Rest Areas.~~
- NRO 7.** Prohibit the ~~intensification of use or~~ creation of any new access onto ~~any portion of the realigned national route~~ road network outside where a reduced speed limit applies, particularly onto any portion of realigned national road where the original national road has been reclassified or downgraded, and to strictly limit the number of accesses or the intensification of use of existing accesses onto national roads where speed limits of 60kph or less apply.

The inclusion of the above objective amendments do not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above objective amendments do not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

6.2.11 Strategic Non National Routes

There are a number of routes within the county that are not classified as national routes but provide strategic linkages between hubs and gateways, between settlements both within and outside the county, or carry significant volumes of traffic. The following regional roads are considered to be strategic non national routes:-

Road	Route
R188 / R162-R190	Monaghan-Cootehill / Monaghan-Ballybay-Cootehill
R162	Monaghan-Ballybay
R178	Dundalk-Carrickmacross-Shercock
R181	Keady -Castleblayney-Lough Egish-Shercock
R183	Castleblayney-Ballybay-Clones

Objectives for Strategic Non National Routes

- NNO 1.** Ensure that the traffic carrying capacity and the strategic nature of these routes is not adversely affected.
- NNO 2.** Carry out improvement works including specific works on bridges, signage, road markings, footpaths, public lighting and traffic management facilities to improve road safety and traffic management.

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

6.3.1 Water Services

Water is a precious resource. Monaghan County Councils goal is to deliver quality drinking water and effectively treat wastewater consistent with sustainable development. The achievement of this goal necessitates a multi-faceted response encompassing the governing legal, policy and economic framework, the supervisory and monitoring regime, our investment strategy, as well as the combined efforts of many stakeholders who assist in protecting and conserving our valuable water resources. The classification of water as fit for human consumption is based on the European Communities (Drinking Water) (No.2) Regulations, 2007 (S.I. 278 of 2007).

The Environmental Protection Agency (EPA) has responsibility to monitor the performance of local authorities and private water suppliers and report to the Minister for the Environment, Community and Local Government.

The Minister for the Environment, Community and Local Government provides funding to Monaghan County Council for capital projects/water services infrastructure. Funding is made available through the Water Services Investment Programme and to a lesser extent through the Rural Water Programme.

Monaghan County Council adopt and submit *an Assessment of Needs Report* to the DECLG identifying the county's future public water services priorities. The purpose of this assessment is to develop an overall strategy to provide water services to the county of Monaghan for the medium to long term and to set out a programme of works to meet the identified water services needs outlined in this report. The DECLG prepares its overall investment strategy and schedules water services capital works projects under successive Water Services Capital Investment Programmes on the basis of the Assessment of Needs Report.

The Water Services Investment Programme aims to ensure that the timing and scale of water services investment facilitates economic and other development, compliance with statutory requirements for drinking water and wastewater treatment and the achievement of environmental sustainability objectives.

COUNTY MONAGHAN WATER SERVICES INVESTMENT PROGRAMME 2010 – 2012

MONAGHAN COUNTY COUNCIL			
Scheme Name	Contract Name	W/S	Estimated Cost €
Contracts at Construction			
Carrickmacross Sewerage Scheme	Contract 2 (Network)	S	15,140,000
Water Conservation Stages 1 & 2 Works	Water Conservation Stages 1 & 2 Works	W	3,992,000
			19,132,000
Contracts to Start			
Carrickmacross Sewerage Scheme	Contract 3 (Treatment Plant Upgrade & Outfall)	S	5,500,000
Carrickmacross Water Supply Scheme	Water Treatment Plant - DBO	W	5,500,000
Castleblaney Sewerage Scheme Phase 1	Wastewater Treatment Plant Upgrade	S	3,927,000
Lough Egish Regional Water Supply Scheme	Contract 2 (Water Treatment Plant Upgrade)	W	1,300,000
Monaghan Town Sewerage Scheme (H)	Contract 2 (Network)	S	3,910,000
			20,137,000
Water Conservation Stage 3 Works	Watermains Rehabilitation, including lead replacement of public mains (Contract 1)	W	2,500,000
			2,500,000
			Contracts Total
			41,769,000
Schemes at Planning			
Water Conservation Stage 3 Works		W	

Stage 3 of the National Water Conservation Programme as outlined in Department Circular L6/2007 involves the rehabilitation and replacement of defective supply networks. Network rehabilitation will commence in 2013 and build on the Water Conservation Team's Stage 2 achievements. Monaghan County Council has appointed

Consulting Engineers to manage Stage 3 and Works Package 1 will focus on mains replacement / rehabilitation in the following DMA's (District Meter Areas):

Monaghan Town – MN Town Centre DMA
Monaghan Town – MN Hospital / Milltown Road DMA
Monaghan Town – MN Clones Road DMA
Monaghan Town - MN Derry Road DMA

Although the inclusion of the above amendments do not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report, the projects are likely to be subject to a specific Environmental Impact Assessment.

Although the inclusion of the above amendments do not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report, the projects likely to be subject to a specific Appropriate Assessment screening.

6.3.2 Waste Water Services

The quality of Ireland's water resources is a key national asset. The planning system, in tandem with building standards, water quality and waste management codes, has a vital role to play in conserving and enhancing water quality, taking into account the wider principle of proper planning and sustainable development including the prevention or reduction of waste production and its harmfulness and the minimisation of energy use.

The Waste Management and Water Quality systems place obligations on holders of waste to properly manage those wastes and to recover or dispose of them without endangering human health and without using processes or methods which could harm the environment.

It is a strategic objective of government to meet in full the requirements of EU Waste Water Treatment Directives, tackle serious pollution of rivers, reverse and minimise moderately and slightly polluted rivers and lakes while providing infrastructure to facilitate economic growth and development throughout the regions

Monaghan County Council (MCC) operates 26 waste water treatment plants in County Monaghan (refer to Table 6.7 below). The wastewater treatment plants vary in size from Monaghan Town Waste Water Treatment Works (WWTW) which has a design capacity of 44,000 population equivalent (p.e.) to plants such as Drum WWTW which has a design p.e. of 150.

There are three sensitive water areas located in the county, the River Blackwater, downstream of Monaghan Town, Lough Muckno, the discharge point for Castleblayney WWTW and the Proules River, downstream of Carrickmacross. Additional monitoring and emission control together with additional treatment are required for the discharges from the three WWTWs serving Monaghan, Castleblayney and Carrickmacross. The Minister for the Environment, Community and Local Government provides funding to local authorities for capital projects. The Water Services Programme is essentially divided into two main elements:

1. Water Services Investment Programme (WSIP) and
2. Rural Water Programme (RWP)

The Water Services Investment Programme is a three year rolling plan for the provision of major water and sewerage schemes - schemes with an estimated costing over 1 million euro at present. The Rural Water Programme is a programme for smaller schemes and is devolved to the County Councils.

The Exchequer meets the full capital costs of providing services to domestic customers. The non-domestic sector must pay for services provided to them, that is contribution from the private sector under the polluter Pays principle (PPP).

The current Water Services Investment Programme, 2010-12, provides for major investment in waste water supply infrastructure. The programme considers WWTWs according to the River Basin District (RBD) they are located within, which in the case of County Monaghan are Neagh/Bann RBD and the North Western RBD. The contracts planned during the current programme are:

1. Carrickmacross Sewerage Scheme (Contract 3 - Treatment Plant Upgrade & Outfall) - €5,500,000
2. Castleblayney Sewerage Scheme Phase 1 (Wastewater Treatment Plant Upgrade) - €3,927,000
3. Monaghan Town Sewerage Scheme (Contract 2 - Network) - €3,910,000

The contract for Carrickmacross main drainage will complete in 2012 at cost of almost €20m, consisting of new foul water collection system and associated pumping stations, and decommission of all pumping stations.

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

Many of the 500-2000PE sized WWTP in Monaghan County Council were upgraded in 2000-2010 including Emyvale, Scotstown, Ballinode, Threemilehouse, Inniskeen, Glaslough, Rockcorry and Newbliss. Current plans identify the wastewater infrastructural needs in each town/village and the Council's Water Services Section will commence a Programme of Works in 2012-2015, to meet the identified needs.

It is also planned to construct a new leachate treatment facility at Scotch Corner landfill, consisting of an Integrated Constructed Wetland (ICW). ICWs should be promoted in small towns and villages, where ample land is available for treatment, keeping running costs/energy requirement to a minimum. ICWs should also be considered for enterprises located in rural areas.

Table 6.7: Assessment of Waste Water Treatment Works Capacity in Settlements

Town/Village	Existing Design P.E.	Current Loading P.E.	Treatment Type	Proposals
Monaghan	43,833	16,533 18,500	Secondary	New main pumping station & collection pipeline in flooding area Subject to EPA pending discharge licence conditions, possible enhanced biological treatment facility and/or new outfall discharge pipeline to Blackwater 'sensitive' receiving waters. New Old Cross Square pumping station and new section of pipework collection system.
Carrickmacross	12,150	12,000 12,143	Secondary	New storm holding tank, New inlet and outlet pumping station, new 3.35km long outfall pipeline, new inlet works
Castleblayney	12,960	5,692	Secondary	Improvement works to meet EPA granted Discharge Licence (DL) Sludge handling and storage improvements and additional aerator.
Clones	4,500	3,100	Secondary	Renew Biofilter, provide storm tank, new inlet works & pumps New final clarifier
Ballybay	7,283	3,135	Secondary	Improvement works to meet EPA granted pending Discharge Licence (DL)
Ballinode	1,000	487 462	Secondary	No scheduled improvement. New pipework collection and pumping station to unserved area.
Scotstown	1,000	520	Secondary	No scheduled improvement. New pipework collection and pumping station to unserved area.
Emyvale	2,000	1045	Secondary	No scheduled improvement
Tydavnet	350	100	Tertiary	Improvement works to meet EPA DL. No scheduled improvement
Glaslough	1,800	720	Tertiary	No scheduled improvement
Knockatallon	180	150	Secondary	Bioremediation of waste water through short rotation coppice (SRC) Willow plantation. Commenced in 2012, to be completed in 2013.

Town/Village	Existing Design P.E.	Current Loading P.E.	Treatment Type	Proposals
Carrickroe	150	80	Secondary	Improvement works to meet EPA granted Discharge Licence (DL) No scheduled improvement
Tyholland	150	143	Secondary	Improvement works to meet EPA granted Discharge Licence (DL) Addition of aeration and settlement facility to increase capacity by 600 P.E.
Knockaconny	1000	200 220	Secondary	Improvement works to meet EPA granted pending Discharge Licence (DL)
Clontibret	150	225	Secondary	Bioremediation of waste water through short rotation coppice (SRC) Willow plantation. Commenced in 2012, to be completed in 2013.
Annayalla	600	175 200	Secondary	No scheduled improvement
Oram	150	93 195	Secondary	Improvement works to meet EPA granted Discharge Licence (DL) pending Certificate of Authorisation (COA) grant from EPA.
Inniskeen	1750	979	Secondary	No scheduled improvement
Magheracloone	160	160 80	Secondary	Improvement works to meet EPA granted Discharge Licence (DL) pending Certificate of Authorisation (COA) grant from EPA.
Doohamlet	600	255 300	Secondary	No scheduled improvement
Rockcorry	1000	550	Secondary	No scheduled improvement
Newbliss	1000	650	Secondary	No scheduled improvement
Scotshouse	600	353 330	Secondary Tertiary	No scheduled improvement
Drum	150	78	Secondary	No scheduled improvement
Smithborough	750	590	Secondary	Improvement works to meet EPA granted pending Discharge Licence (DL)
Threemilehouse	250	133	Secondary	Improvement works to meet EPA granted Discharge Licence (DL) pending Certificate of Authorisation (COA) grant from EPA.

In addition to these planned proposals, Monaghan County Council continues to work in partnership with developers to provide or improve wastewater infrastructure in small rural villages and settlements.

Although the inclusion of the above amendments do not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report, it is considered that the amendments would have a positive impact upon the environment.

Although the inclusion of the above amendments do not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report, it is considered the amendments could have a positive impact upon Natura 2000 sites.

6.4 Flooding

Flooding occurs when the capacity of a watercourse to convey water through an area is exceeded. Flooding from rivers is probably best known, but prolonged and intense rainfall can also cause sewer flooding, and flooding to arise from overland flow and ponding in low lying areas.

The Department of Environment, Heritage and Local Government and the Office of Public Works (OPW) published '*Planning Guidelines: The Planning System and Flood Risk Management*', in November 2009. These Guidelines introduced comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process.

In line with these Guidelines a Strategic Flood Risk Assessment (SFRA) is currently being prepared for the county. This will provide detailed information on the spatial distribution of flood risk, so as to inform and enable adoption of a sequential approach and to identify where it will be necessary to apply the justification test detailed in the Guidelines.

The council will strive to minimise flood risk by aiming to ensure that no new developments are susceptible to, cause or exacerbate flooding.

Objectives for Flooding

- FLO 1.** Ensure that all plans and projects relating to flood risk management are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019. Such plans and policies should also have regard to the Water Framework Directive and associated water sensitive habitats and species.
- FLO 2.** Implement the DEHLG “The Planning System and Flood Risk Management Guidelines” and apply the sequential approach and justification test detailed in the document when considering development proposals.
- FLO 3.** Prepare a Strategic Flood Risk Assessment (SFRA) for the County, taking account of climate change so that risk is avoided where possible.
- FLO 4.** Recognise, secure and promote the natural role of floodplains as a form of flood defence and an important environment and social resource.
- FLO 5.** Promote an integrated sustainable approach to the management of development and flood risk.
- FLO 6.** Protect and enhance the county’s floodplains and wetland as vital green infrastructure which provides space for storage and conveyance of floodwater, enabling flood risk to be more effectively managed and reducing the need to provide flood defences in the future.

Policies for Flooding

- FLP 1.** Prohibit development which would be directly exposed to flooding or which would exacerbate flooding in areas outside of the site of the proposed development itself.
- FLP 2.** All run off from new developments in towns/villages shall be restricted to the pre development levels (green field) by storm water attenuation on site and use of SUDS (sustainable urban drainage systems), as a measure to assist in flood avoidance.
- FLP 3.** Development in areas at risk of flooding or that have the potential to cause/exacerbate flooding elsewhere, will only be permitted where it has been demonstrated to the satisfaction of the planning authority that the development is in accordance with the principles set out in Section 8.4.6 of the Monaghan County Development Plan 2013-2019 and the provisions set out in the Department of Environment, Heritage and Local Government Guidelines ‘The Planning System and Flood Risk Management’ (2009). In all cases the onus will be on the developer to provide justification for the development in accordance with the provisions of these guidelines.

Although the inclusion of the above policy does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report, it is considered that the policy would have a positive impact upon the environment.

Although the inclusion of the above policy does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report, it is considered the policy could have a positive impact upon Natura 2000 sites.

6.6.3 Broadband Coverage in County Monaghan

In County Monaghan broadband coverage will be improved following the roll out of the National Broadband Scheme and the Rural Broadband Scheme to compliment fixed line broadband provision.

The Planning Authority will have regard to the *'Telecommunications Antennae and Support Structures - Guidelines for Planning Authorities July 1996'*, issued by the Department of the Environment, Heritage and Local Government, **or any such guidelines which supersedes them**, in considering proposals for ~~the siting of~~ telecommunication ~~masts~~ apparatus.

Objectives for Telecommunications

- TEO 1.** Ensure that all plans and projects relating to the development of telecommunications are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
- TEO 2.** Facilitate the delivery of a high capacity Information Communication Technology (ICT) infrastructure throughout the County.
- TEO 3.** Balance the benefits of telecommunications masts against associated dis-amenities, having regard to government guidelines and national policy.
- TEO 4.** Encourage the sharing of support structures for telecommunication infrastructures.
- TEO 5.** Consider the installation of telecommunications ducting when carrying out public infrastructure works.

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

7.1 Introduction

There has been a long history of community-led development with both the credit union and co-operative movements having their beginnings in the County. This continues to this day, with a large number of groups specialising in a variety of areas.

Almost every large town and village in the County has a community group which is evidence of a high level of community organisation and infrastructure. There are also a large number of 'specialist' groups such as Disability Groups, Women's Groups, and Youth Groups. ~~as well as a network of approximately fifteen groups dealing with deprivation (Monaghan Against Disadvantage).~~

Community development is vibrant in the county. The majority of villages and towns throughout the county have a community centre providing a variety of services and opportunities for people living in the area. Community facilities are constantly being upgraded, expanded and developed to meet the needs that arise from year to year. The economic downturn has increased the level of volunteering in the county in particular in relation to community infrastructure projects. Each year the council's community development fund receives approximately forty applications for community infrastructure projects to carry out improvements to existing facilities and improvements to footpaths, parking and access routes to community facilities.

A Profile of Cultural Diversity in Monaghan published in 2011 highlights the diverse and vibrant nature of the community sector in Monaghan.

- There are over 300 community groups registered with Monaghan Community Forum.
- Almost 80 different nationalities reside in the county and participate in community activities in each town and village.
- Over 40 community festivals take place annually in the county ranging from one day events in small rural villages to large weekend events such as the Harvest Time Blues Festival, Taste of Monaghan etc
- Community events, festival and activities all take place in well developed and maintained community facilities throughout the county.

The community development sector in the county is relatively well developed and has been supported by a variety of agencies including Monaghan County Enterprise Board, Monaghan Vocational Educational Committee, Monaghan Integrated Development and LEADER. These projects have made a major contribution to building social inclusion with groups such as asylum seekers, ex-prisoners, youth and lone parents.

An Audit of Community, Sports & Arts facilities in Monaghan carried out in 2008 found the following:-

- Facilities are distributed well throughout both urban and rural areas in the county, with a good mix of activities being provided by community, sports and arts
- Community facilities tended to be less well equipped in terms of amenities such as toilets or food provision or indeed disabled access
- Just under two thirds of all facilities have undertaken refurbishments in recent years

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

Objectives for Recreation and Amenity

- RAO 1.** Ensure that all plans and projects relating to the provision of recreation and amenity are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
- RAO 2.** Co-operate with all agencies in promoting and developing the recreational potential of the county and carry out appropriate development as and when resources permit.
- RAO 3.** Where possible, the Local Authority may combine with developers and local communities in the provision and improvement of recreational facilities.
- RAO 4.** Protect the amenity of scenic and environmentally sensitive areas and promote the knowledge and appreciation of the natural amenities of the County.
- RAO 5.** Facilitate the provision of adequate amenity and recreational open space and facilities for all groups of the population at a convenient distance from their homes and places of work.
- RAO 6.** Support local sports and community groups in the development of facilities.
- RAO 7.** Promote the provision of public playgrounds and parks in all settlement centres and ensure compliance with the Play Policy of Monaghan Local Authorities.
- RAO 8.** Facilitate and encourage the provision of youth centres or amenity centres for young people.
- RAO 9.** Promote and provide, where possible access to **geological heritage sites, archaeological heritage sites, forestry, woodlands, mountains, rivers and lakes, canals, and other waterways** for recreational and amenity uses and facilitate where appropriate, the development of ancillary facilities which would not detract from the setting of the recreational or amenity value of these areas.
- RAO 10.** Maintain and conserve existing rights of way within the County.
- RAO 11.** Identify on maps and by list those public rights of way giving access to mountains, lakeshores, riverbanks, canals or other place of natural beauty or recreational activity during the lifetime of the development plan where resources are available to do so.
- RAO 12.** Confine games/recreational activity, which would give rise to loss of amenity including elevated levels of noise, to locations, which would not create disturbance to residents or have a negative impact on the conservation status of protected structures.

The inclusion of the above objective amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above objective amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

Objectives for Recreation and Amenity

RAO 13. Require developers to include the provision of sports and recreation infrastructure in new residential schemes. Natural features such as rivers, streams, trees and tree groups as well as landscaping plans and maintenance arrangements should be incorporated into new developments.

RAO 14. Identify locations for recreation facilities suitable for older persons, in appropriate locations, during the lifetime of the plan.

RAO 15. Facilitate and promote the NeighbourWood Scheme in County Monaghan.

The inclusion of the above objective does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above objective does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

7.5 Cycling and Walking

The provision of cycling and walking is part of a drive to promote alternatives to the private car and encourage a more sustainable means of travel. One step in this process is to improve the provision, safety, convenience and general environment for cycling and walking by ensuring the needs of cyclists and pedestrians are fully taken into account in the development process. Past census data has shown that an increasing proportion of short trips are being made by car. Many of these trips could be, and were in the past made on foot or by bicycle. These alternatives have both economic and social benefits which make for a healthier environment. The full potential of walking and cycling will have to be realised to address the negative social, economic and environmental impacts of ever increasing volumes of road transport.

Cycling and walking are inexpensive transport modes and the cost of infrastructure provision is low in comparison to other modes of transport. Measures to support cycling and walking can easily be integrated with both new development and existing private and public transport. Walking and cycling also represent an important way to discover and enjoy the pleasures of rural areas.

Ireland's first National Cycle Policy Framework was launched in April 2009 and sets out nineteen specific objectives that will meet the vision of creating a strong culture of cycling in Ireland. The framework includes objectives such as cycling and walking friendly design of development and infrastructure, rural cycle networks, cycle friendly routes to school, adequate and secure cycle parking facilities, well lit and well surfaced cycling routes, sign posted cycle networks, proper integration of cycling and public transport, the provision of fiscal incentives to cycle, appropriate and timely financial resources towards implementing the framework, and coordination of the implementation of activities across Government Departments, Agencies and Non Government Organisations.

To help promote cycle use the amount of good quality cycle parking needs to be increased. It is therefore important that safe and secure cycle parking is provided as an integral part of any development involving jobs, residential, shopping, leisure and/or services.

Table 7.1 National Trail Network in County Monaghan

Trail Name	Trail type	Length	Location
Kingfisher	On Road Cycling	35 km	Clones, Newbliss, Scotshouse
Monaghan Slí	Sli Na Slainte Walking Routes	2.5 km	Monaghan Town
Monaghan Way	Walking/Hiking	56.5	Monaghan Town, Castleblayney, Inniskeen
Rossmore-Lake Trail	Walking/Hiking	8 km	Monaghan Town
St. Davnet's Hospital Slí	Sli Na Slainte Walking Routes	1.5 km	Monaghan Town

The inclusion of the above amendments do not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendments do not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

Objectives for Cycling and Walking

- CWO 1.** Ensure that all plans and projects relating to the provision of cycling and walking facilities are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
- CWO 2.** Support, promote and facilitate walking and cycling as alternative modes of transport in appropriate locations throughout the county.
- CWO 3.** Develop a walking and cycling strategy for the County during the lifetime of the plan.
- CWO 4.** Support, promote and encourage the development and maintenance of looped walks, and long and medium distance walking and cycling routes (including long and medium distance trails) throughout the county in line with the Government's Smarter Travel Policy, particularly those which have cultural or historic association, which provide linkages with trails to existing established national, and local and cross border walking/cycling routes.
- CWO 5.** Protect established walking routes from development which would adversely impact upon them.
- CWO 6.** Identify safe and convenient walking and cycle routes in urban areas and between the main towns and villages in the county, and provide signage and ancillary facilities at appropriate locations to promote their use, during the lifetime of the plan.

The inclusion of the above objective amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above objective amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

Chapter 8 Strategic Objectives for Settlements

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

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

**Objectives for the Towns of Monaghan,
Carrickmacross, Castleblayney, Clones and Ballybay**

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

The inclusion of the above objective amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above objective amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

8.3.6 Zoning Objective F – Existing Commercial

To provide for existing commercial development

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

In respect of the lands labelled EC1 on Map MDP1 which is zoned as Existing Commercial, the following applies:-

While new retail development should be located within the town centre or on the edge-of centre in accordance with the Government's and Planning Authority's policy of "sequential development", the provision of retail warehousing and limited convenience and small comparison shopping on established retail warehouse parks (as defined below) may prove an exception to this policy.

Large buildings required for the retailing of large bulky items including DIY materials, products and equipment, garden materials, plant and equipment, furniture and soft furnishings, carpets and floor coverings, electrical goods, sport goods, toys, bicycles and car accessories require large sites with substantial areas of car parking. These types of development are consequently difficult to accommodate in town centre or edge of centre locations.

Ancillary non bulky comparison and convenience retailing uses will be permitted on zoned Existing Commercial lands identified as EC1 on the Monaghan Town Zoning Map (Map MDP1) with the provision that not more than thirty percent of the gross floor area may be permitted for the sale of small comparison and convenience goods.

A Development/Zoning Matrix is set out in Table 9.1 in Chapter Nine to provide guidance on the types of development/land use that will be acceptable on the Existing Commercial zoning on this particular site.

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

8.4 Development Management

The planning authority will have regard to land use zonings and their respective objectives in determining applications for development. A **Development/Zoning Matrix** is set out in Table 8.1 below to provide guidance on the types of development/land use that will be acceptable in the various zonings. **With the exception of the lands labelled EC1 on Map MDP1, this matrix determines the acceptability of development/land uses on the various land use zonings in the settlements. A specific Development/Zoning Matrix for each of the proposed Local Area Action Plan areas will be produced within each Local Area Action Plan.**

A range of land uses are listed in this table indicating their broad acceptability in the different land use zones. This **Development/Zoning Matrix** sets out three responses to the acceptability of a proposed development/land use in particular zoning as follows:-

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

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

Table 8.1 Development/Zoning Matrix

Land Use Zoning Objectives

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

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

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

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

The inclusion of the above amendments do not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendments do not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

8.8 Retailing

The strategic aim of the Retail Development Strategy for County Monaghan 2003 is:-

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

Protecting the overall vitality and viability of town centres is both a national objective and a local objective within this plan. In accordance with the Retail Planning Guidelines it is anticipated that new retail development should be located within the town centre. If no sites are available in the town centre, consideration may be given to development on the edge of town centre with a presumption against development elsewhere, except where district or neighbourhood centres are being provided to meet neighbourhood needs. In addition retail warehousing may be permitted outside the retail core of the town subject to compliance with county and national retail planning policy. Any proposed development outside the Town Centre shall comply with the Sequential Approach¹⁰ and may also be subject to Retail Impact Assessment (RIA) and Traffic Impact Assessment (TIA), depending on the nature, size and scale of the proposal.

Retailing proposals shall have regard to the Retail Development Strategy for County Monaghan, together with the policies contained in Chapter 5 of the Monaghan County Development Plan, 2013-2019. It should be noted that a revised Retail Development Strategy for County Monaghan 2012-2019 is currently being prepared. Specific objectives for the development of retailing are as follows:-

Objectives for Retailing

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

The inclusion of the above objective amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above objective amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

Objectives for Industry, Enterprise and Employment

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

The inclusion of the above objective amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report, and is likely to have a positive impact upon the environment.

The inclusion of the above objective amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

Objectives for Roads and Parking

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

The inclusion of the above objective amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above objective amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

Chapter 9 Draft Development Plan for Monaghan Town 2013-2019

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

Development Type	Land Use Zoning
	Existing Commercial
Abattoir	x
Advertising/Advertising structures	0
Agricultural Buildings	0
Allotments	0
Amusement Arcade/Gaming Club	0
Bank/Financial Services	✓
Bed & Breakfast/Guest House	✓
Betting Office	x
Boarding Kennels	0
Business/Technology Park	✓
Builders Providers/Hardware Merchant	✓
Call Centre	0
Camping/Caravan Park	x
Car Park/Park and Ride Facilities	✓
Car Wash	✓
Cash & Carry/Wholesale Unit	✓
Cemetery	x
Church/Place of Worship	0
Cinema/Theatre/Bingo Hall	✓
Community Facility	0
Conference Facility	✓
Creche/Day Nursery	✓
Cultural/Library/Museum/Gallery	✓
Disco/Nightclub/Dance Hall	✓
Doctor/Dentist/Health Practitioner	✓
Drive Through	✓

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

- ✓ Acceptable in Principle
 0 Open for consideration
 x Not normally permitted

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

9.8.5 Waste Water Services Collection and Treatment

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

Table 9.2 : Capacity of Waste Water Treatment Works for Monaghan Town

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

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

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

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

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report, and is likely to have a positive impact upon the environment.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report, and is likely to have a positive impact upon Natura 2000 sites.

10.9.5 Waste Water Collection and Treatment

The capacity of the waste water treatment works in Carrickmacross is shown in the table below.

Table 10.1 : Capacity of Waste Water Treatment Works for Carrickmacross

Town/Village	Existing Design P.E.	Current Loading P.E.	Treatment Type	Proposals
Carrickmacross	12,150	12,000 12,143	Secondary	New storm holding tank. New inlet and outlet pumping station, new 3.35km long outfall pipeline, new inlet works.

The current Water Services Investment Programme 2010-2012, provides for major investment in waste water supply infrastructure. The contracts planned during the current programme includes the Carrickmacross Sewerage Scheme (Contract 3 – Treatment Plan Upgrade and Outfall) at a cost of €5,500,000.

The contract for Carrickmacross main drainage will complete in 2012 at a cost of almost €20 million, consisting of a new foul water collection system and associated pumping stations.

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

11.9.5 Waste Water Services Collection and Treatment

The capacity of the waste water treatment works in Castleblayney is shown in the table below.

Table 11.1 : Capacity of Waste Water Treatment Works for Castleblayney

Town/Village	Existing Design P.E.	Current Loading P.E.	Treatment Type	Proposals
Castleblayney	12,960	5,692	Secondary	Improvement works to meet EPA-granted Discharge Licence (DL) Sludge handling and storage improvements and additional aerator.

The current Water Services Investment Programme 2010-2012, provides for major investment in waste water supply infrastructure. The contracts planned during the current programme includes Castleblayney Sewerage Scheme Phase 1 (Waste water Treatment Plant Upgrade) at a cost €3,927,000.

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

Chapter 12 Draft Clones Development Plan 2013 - 2019

12.8 Industry, Enterprise and Employment

Clones has a small number of core industries, which have provided constant employment, largely in the unskilled sector, notably in the food processing, and engineering/ steel industries. The major employers are A.I.B.P. Ltd, Meat Processors, located on the Scotshouse Road, and Feldhues GMBH on the Monaghan Road who manufacture value-added meat products. The format of the workforce has changed considerably over the past five years, with many foreign nationals employed in low-skilled jobs.

The John Matthews Enterprise centre in the middle of Clones provides small incubator work units to a number of small family operated businesses in the town

The Clones Business Technology Park was funded by the International Fund for Ireland, Border Action, Clones Town Council and Monaghan Enterprise Fund, and was facilitated by the Clones Regeneration Partnership. Described as a "landmark building for future sustainable development of the wider Clones Erne East cross-border area, the 750 square metre modern business park was opened in September 2006 and provides attractive, modern office accommodation divided into 9 units varying in floor area from 35 m² right up to 1,900 m² with flexibility to combine some of the units into even larger work areas. The Technology Park aims to attract technology-based service industries to locate in Clones particularly since there is a keen information technology expertise available locally. Young people who have left to attend third level establishments and who have obtained various qualifications have been unable to return to their town since there are no jobs available locally which matches their skill requirements.

According to the 2006 census the number of unemployed in the Clones Urban area was 47, compared with 85 in 2002. Classified by socio-economic group the predominant employment sectors in the town are manufacturing (27.14%), and commerce and trade (19.29%)

Approximately 35 hectares of land have been zoned for industry on the attached map, CDP 1. These areas include existing industrial sites within the town, with the remaining area to accommodate all proposed industry in the town during the plan period 2013-2019. The majority of this land is adjacent to the N54. **Access to the zoned Industry, Enterprise and Employment lands along the N54 where the general speed limit applies should be in the first instance via the proposed road linking the N54 to the Roslea Road. Only where there is no other reasonable alternative, would direct access onto the N54 be permitted where the general speed limit applies, and it would be**

subject to the provision of satisfactory access arrangements. Any application for development on these lands proposing direct access onto the national road shall be accompanied by a master plan for the entire Industry, Enterprise and Employment zoning at this location. All new industrial development within Clones shall be required to comply with the objectives and policies contained within Chapters 4, 5, 6, 8 and 15 of the Monaghan County Development Plan 2013–2019. Specific policies with regard to industrial development in Clones are as follows:-

Objectives for Industry and Employment	
CLO 9.	Ensure that all plans and projects relating to industry and employment within Clones Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
CLO 10.	Support an expanded education and research sector in Clones.

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

12.9.5 ~~Water and~~ Waste Water Services Collection and Treatment

The capacity of the waste water treatment works in Clones is shown in the table below.

Table 12.2: Waste Water Treatment Works Capacity in Clones

Town/Village	Existing Design P.E.	Current Loading P.E.	Treatment Type	Proposals
Clones	4,500	3,100	Secondary	Renew Biofilter, provide storm tank, new inlet works & pumps-New final clarifier.

It is an objective of Clones Town Council to provide public conveniences within Clones Town.

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

12.9.5 ~~Water and~~ Waste Water Services Collection and Treatment

The capacity of the waste water treatment works in Ballbay is shown in the table below.

Table 13.1: Waste Water Treatment Works Capacity in Ballybay

Town/Village	Existing Design P.E.	Current Loading P.E.	Treatment Type	Proposals
Ballybay	7,283	3,135	Secondary	Improvement works to meet EPA- granted pending Discharge Licence (DL)

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

Chapter 14 Village Development Plans

14.3 Tier 5 Settlements

Tier 5 Settlements
Annyalla, Carrickroe, Clontibret No. 1 & 2, Corcaghan, Corduff, Doohamlet, Drum, Knockatallon, Knockconan, Latton, Lisdoonan, Oram, Tydavnet

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

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

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

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

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

Chapter 15 Development Management Guidelines

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.

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

Policies for Advertising, Signage and External Lighting

- 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.
- 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.

The inclusion of the above policy amendments do not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above policy amendments do not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

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* defines 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,¹⁵ or a member of his/her immediate family¹⁶ where no other suitable site is available on the entire landholding (~~family homestead~~).¹⁷ The Planning Authority will apply an occupancy condition for a period of 7 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 7 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.

¹⁵ 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.

¹⁶ 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.

17 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 ~~and/or their immediate family~~. A dwelling will only be granted where there are no alternatives available.

The inclusion of the above policy amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above policy amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

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, 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 manufacturers 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"

The inclusion of the above policy does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report, and is likely to have a positive impact upon the environment.

The inclusion of the above policy does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report, and is likely to have a positive impact upon Natura 2000 sites.

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.

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 ICT infrastructure throughout the County.
- TEP 4.** Balance the benefits of telecommunications masts against associated disamenities, 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 *Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities* (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.
- 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.
- ~~**TEP 10.** To prevent the retention of obsolete equipment and to monitor the condition of the installation in the interest of visual amenity, planning permission will, in appropriate cases, be granted for a maximum period of 5 years.~~

The inclusion of the above policy amendments do not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above policy amendments do not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

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 of the natural or man made environment or on the character of its setting.

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.**

The inclusion of the above policy amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above policy amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

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. 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.

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 Undertaking Non Energy Extractive Activities in Accordance with Natura 2000 Requirements, July 2010.
- EIP 3.** All proposals for quarrying shall be assessed against the policies laid out in the DEHLG's *Quarries and Ancillary Activities – Guidelines for Planning Authorities*, (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 ~~only-not~~ be permitted ~~where~~ **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.
- 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.

Policies for Extractive Industry

- 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.

The inclusion of the above amendments do not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendments do not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

15.20 Tourism

The Council recognises that tourism has the potential to make a significant contribution to the economic development of the County.

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 locations¹⁸ 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.

The inclusion of the above policy amendments do not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above policy amendments do not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

15.23.1 Sight Distances for a New Access to Single or Paired Dwellings on 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.²²

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 ²³	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.²⁴

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

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

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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. **TTAs may be required in sub threshold cases as detailed in Section 2.2 of the NRA TTA Guidelines.** TTAs will be in accordance with the NRA Traffic and Transport Assessment Guidelines 2007.

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

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 **Primary** Road or a change to the existing layout of National **Primary** Roads:

- ~~○ HD 19/01 Road Safety Audits;~~
- ~~○ HA 42/01 Road Safety Audit Guidelines.~~
- **HD 19/09 Road Safety Audit**

Further information on RSAs is available in the Guidance Note: Road Safety Audits shown in appendix 10. RSAs will be in accordance with NRA Road Safety Audit Standards (2009)

The inclusion of the above amendment does not materially affect the Strategic Environmental Assessment or the conclusion of the Environmental Report.

The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.

Who carries out the Road Safety Audit?

Each Road Safety Audit should be carried out by a trained RSA team – the team should consist of at least two people; a team leader and a team member. It is essential the Road Safety Audit team are independent of the design team. For developments on the National Road the Safety Audit Team must be approved by the National Roads Authority. For all other schemes the Safety Audit Team must be approved by Monaghan County Council.

Many engineering consultancies now have a trained safety audit team. The average cost of a safety audit (depending on the size of the scheme and complexity of the development) should be about €1,000 - €2,000.

The Safety Audit team will examine plans of the proposed development, consider any other supporting information such as traffic counts and accident history, and carry out a site visit. They will then compile a report detailing each of their findings, and outlining any remedial measures that should be considered. The design team are then given a chance to review their design and to respond to the safety audit team's findings.

The Standard Monaghan Local Authorities use when carrying out or reviewing a Road Safety Audits is NRA HD ~~49/00~~ 19/09 Road Safety Audits, and NRA guide to Road Safety Audits.

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The inclusion of the above amendment does not materially affect the Appropriate Assessment or the conclusion of the Natura Impact Report.