

# Draft Monaghan County Development Plan 2013-19

Executive Summary



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

May 2012

## **Chapter 1 Introduction**

This chapter gives the background of County Monaghan in terms of length of border with Northern Ireland, land mass, land use/coverage, and settlement pattern.

The legal basis of the development plan is set out as well as the content of the development plan required by legislation. The process of preparation of the development plan and the consultation process is also highlighted and the Development Plan Guidelines published by the Department of Environment, Heritage and Local Government are referred to.

The concept of sustainable development is explained and national strategies in this regard are set out. Strategic Environmental Assessment and Appropriate Assessment are also explained. Spatial strategies from European level to national level are detailed and the Regional Planning Guidelines for the Border Region are summarised.

The role of County Development Boards is explained and a summary of the County Development Strategy is given.

The context of the development plan is detailed and the guidelines and circulars issued by the Minister which must be taken into account when preparing a development plan are listed. The relationship of the development plan with other plans is explained and the structure and format of the development is set out.

## **Chapter 2 Vision Statement**

This chapter provides additional background information on the county in terms of land mass, population growth, economic base, and settlement patterns. It also sets out the vision statement for the development plans and the strategic aims of the five local authorities. A strategic overview of the chapters within the plan is also given.

## **Chapter 3 Settlement/Core Strategy**

This chapter sets out the settlement/core strategy for the whole county in accordance with the requirements of the Planning and Development (Amendment) Act 2010. Population statistics by town and electoral division are detailed, and the balance between rural and urban settlement in the county. Population projections and targets are set out and Government policy and guidelines in respect of settlement, such as the Sustainable Rural Housing Guidelines are referred to as well as the Regional Planning Guidelines for the Border Region.

The legal requirement for a core strategy is given and the content of the core strategy as required by legislation is set out. Reference is made to current settlement pattern in the county and the overarching nature of the core strategy for all draft development plans is explained. The hierarchy of settlements within the county including their growth potential is detailed, and evidence based residential land use zoning explained. The core strategy table details the amount of residential land required to accommodate projected growth in the

settlements. The basis for determining the location and quantum of residential development in the settlements is outlined and policies guiding the acceptability of residential development in those settlements without specific land use zonings are set out. Provisions for monitoring and implementation of the core strategy to ensure adequate supply of housing land are also detailed.

An assessment of the pattern of rural housing in the county is given, and the characteristics of those rural areas suffering greatest pressure from one off housing, those stronger rural areas, the structurally weak rural areas of the county are outlined. Policies for the management of rural housing in these areas are also set out.

## **Chapter 4 Environment and Heritage**

Objectives and policies in respect of the Draft County Monaghan Heritage Plan 2012-2017 and the geological heritage of the county are set out.

The character of the landscape of County Monaghan is explained and the importance of conservation of the landscape as required by the European Landscape Convention. The Landscape Character Assessment of County Monaghan is referred to and objectives and policies in respect of landscape are also set out. The Areas of Primary and Secondary Amenity within the County are detailed as well as other areas of amenity, and objectives and policies in respect of these areas are set out.

The importance of biodiversity is established with reference to the Convention of Biological Diversity and the Ramsar Convention. Mention is also made of sites of biological importance in the county and the Monaghan Biodiversity Action Plan 2009-2014. The rich natural heritage within the county in the form of rivers and lakes is outlined and mention of the threat from invasive species is made. Objectives for biodiversity and natural heritage are detailed as well as objectives and policies for the protection of trees and hedgerows.

Special Areas of Conservation and Special Protection Areas are detailed as well as Natural Heritage Areas in the County. Information on the importance of wetlands in the County is given and objectives and policies for habitat protection and designation are set out. Appropriate Assessment and the requirement for it is explained in detail with objectives and policies in respect of it being set out.

The importance of water resources and quality are outlined, and the protection and management of ground and surface water is highlighted. Particular mention is made of the intensive agricultural activities in the County. Amenity lakes in the County are listed and objectives and policies for the protection of water are set out. The sensitive surface waters and ground waters in the County are also listed.

Green infrastructure is highlighted as having many benefits with the development of a green infrastructure strategy being proposed, and objectives and policies in this regard are consequently set out.

Objectives and policies for the protection of architectural and built heritage, and for the protection of protected structures are set out, and the ongoing review of the Record of Protected Structures by the Department of Arts, Heritage and the Gaeltacht. Mention is made of the built industrial heritage of the County as well as the architectural conservation areas in the County, with objectives and policies for their protection being set out.

The rich archaeological heritage of County Monaghan is outlined and mention of historic landscape character assessments undertaken in Clones, Ballybay and Castleblayney, with objectives and policies for the protection of both being set out.

A policy for noise control is detailed and objectives and policies for air quality are also detailed.

## **Chapter 5 Economic Activity**

This chapter details the employment structure of the County compared to the Border Midlands Region and nationally. Affluence and deprivation in County Monaghan is detailed and objectives for rural revitalisation are set out. Detail is given of the agricultural base of the County including summaries of agricultural surveys, with mention of the Common Agricultural Policy Reform programme and objectives for agriculture being set out. The importance and potential of forestry and objectives for forestry are also detailed.

Climate change, renewable energy and the efficient use of energy are referred to with objectives for climate change being detailed. The importance of secure and reliable energy provision is explained and alternative/renewable energy sources mentioned. Objectives for energy and renewable resources are also set out.

Details on the industrial base of the Border Midlands Region, the Border Region and County Monaghan are given and objectives for industry are set out. Objectives for the extractive industry are also detailed in this chapter.

The Retail Planning Guidelines produced by the Department of Environment, Community and Local Government are summarised and the review of the Retail Development Strategy for County Monaghan mentioned. Objectives for retailing are also given.

The potential of sustainable tourism in the County is outlined and objectives for the development of tourism are set out.

## **Chapter 6 Infrastructure and Services**

This chapter sets out the main infrastructure and services to be delivered over the lifetime of the development plan. Reference is made to Government policies such as Smarter Travel, Transport 21, the National Cycle Policy Framework, and the Green Schools Travel Module. Reference is also made in respect of alternative fuels and the Government Strategy to promote electric vehicles, with objectives for transportation being set out also.

Objectives for public transport and the road network are detailed, and the growth of car ownership in the County referred to. The main national roads, strategic non national roads and regional roads passing through the County are detailed and objectives set out in relation to them. Proposals for new roads in the five towns are set out and objectives for local roads and urban roads are also detailed.

Monaghan County Council is the currently the sole Water Services Authority for the County. The investment programmes for both water services and waste water services are set out and objectives in respect of both are detailed. The capacity of existing waste water treatment works in the various settlements in the County is also given.

The Department of Environment, Heritage and Local Government Planning Guidelines, The Planning System and Flood Risk Management are referred to and objectives in respect of flooding are set out.

Details of waste management in the County are given and the Waste Management Plan for the North East Region, which applies to County Monaghan is referred to. Mention is made of litter control and recycling and objectives and policies are set out for waste management.

The development of telecommunications over recent years is discussed and overviews of Project Kelvin, the National Broadband Scheme and the Rural Broadband Scheme are given. Reference is made to the planning guidelines Telecommunications Antennae and Support Structures which was published by the Department of Environment, Heritage and Local Government is referred to and objectives for telecommunications are set out.

The Seveso II and III European Directives are discussed and policies in respect of major accidents are detailed.

Details of the Protective and Emergency Services operated by Monaghan County Council are given and objectives for Fire Services and Civil Defence are set out.

## **Chapter 7** **Development of Community Infrastructure**

This chapter briefly profiles the history of community participation/events in the County and objectives for community infrastructure are set out. A background is also provided of existing arts and culture facilities in the County and objectives are detailed.

The importance of childcare facilities and their provision in appropriate locations is stated with objectives being set out in respect of this. An outline of the main sports and recreation facilities in the County is given and reference is made to the legal requirement to identify public rights of way. A number of objectives for recreation and amenity are detailed.

The provision of cycling and walking as alternative modes of transport are highlighted with the National Cycle Policy Framework being referred to, and objectives and policies for cycling and walking being set out.

Existing facilities for Travellers are outlined and objectives for Traveller accommodation detailed.

Social inclusion and disabled accessibility are highlighted as important parts of development and objectives for social inclusion and disabled access are set out.

The level of library services in the County are outlined and objectives for library facilities and services are detailed.

Reference is made to the growing demand for nursing homes and retirement villages and objectives in respect of this are set out. Objectives and policies for schools and education are also set out.

## Chapter 8 Strategic Objectives for Settlements

This chapter sets out the strategic objectives for the development of settlements in County Monaghan, including specific strategic objectives for Monaghan Town which is designated as a hub in the National Spatial Strategy.

Land use zoning objectives for the town centres, existing residential lands, proposed residential lands, strategic residential reserve lands, industry, enterprise and employment lands, existing commercial lands, community services/facilities, recreation and amenity, landscape protection/conservation, and local area action plans are set out.

The three responses to development proposals, ie. acceptable in principle, open for consideration, and not normally permitted are detailed, and a zoning matrix illustrating the acceptability of certain uses on lands zoned for a particular use is provided. Considerable detail in respect to approaches to development on lands at risk of flooding is provided also.

The quantum of residential land use zoning must be commensurate with the population growth targets specified for each settlement in Chapter Three. In addition there is a necessity to address pressures for single houses in the rural areas surrounding the main settlements in the County.

The importance of protecting the residential amenity of new housing in close proximity to existing and new roads is outlined. Objectives are also set out for urban residential developments.

Objectives for town centres are detailed and what is acceptable in terms of shop fronts is explained. Objectives for retailing are set out with reference being made to the provisions of the Retail Planning Guidelines issued by the Department of the Environment, Community and Local Government and the Retail Development Strategy for County Monaghan.

The importance of sufficient zoned land for industry, enterprise and employment is highlighted and objectives for same detailed.

Objectives for roads and parking in the settlements in County Monaghan are given and reference is made to policies for water services, power, telecommunications and education in other chapters in the draft development plan.

The natural and built heritage found within and around the settlements in the County are referred to, and objectives for the protection of natural and built heritage are set out.

Details of cultural and civic facilities in the five towns are given and the importance of protecting urban heritage, open spaces, green areas and the cultural landscape within and around the towns is referred to. Objectives for recreation and amenity are also detailed.

The potential for tourism is referred to and objectives for tourism in the settlements given.

## Chapter 9 Monaghan Town Development Plan 2013 - 2019

This chapter explains that the Draft Monaghan Town Development Plan includes the functional area of Monaghan Town Council and those areas of the town that lie within Monaghan County Council functional area. For this reason, and to provide a cohesive approach to development in the town, policies and objectives within the Draft Monaghan County Development Plan also apply to the town in addition to policies and objectives within the town plan.

The Draft Monaghan Town Development Plan 2013-2019 sets out the Council's vision for the development of Monaghan Town and contains objectives which it seeks to implement over the period of the plan.

The locational and historic context of the town is given as well as the status of the town today. The strategy and vision for the town is set out and what the National Spatial Strategy means for Monaghan Town is explained.

The land use zonings applicable to Monaghan Town are outlined and information is provided on population and housing in the town.

Objectives are set out for the town centre and reference is made to the Local Area Action Plan to the North East of Dublin Street. Objectives for retailing are set out with reference being made to the provisions of the Retail Planning Guidelines issued by the Department of Environment, Community and Local Government and the Retail Development Strategy for County Monaghan.

Information is provided on industry and employment in the town, the importance of sufficient zoned land for industry, enterprise and employment is highlighted, and objectives for same detailed.

Details in respect of roads and traffic management, parking, water and waste water services, power and telecommunications, and education in the town are given.

The natural and built heritage found within the town is referred to, including the archaeological heritage and architectural conservation areas in the town, and objectives for the protection of natural and built heritage are set out.

Details of cultural, civic and leisure facilities in the town are given and the importance of protecting urban heritage, open spaces, green areas and the cultural landscape within the town is referred to. Objectives for recreation and amenity are also detailed.

The potential for tourism and features such as the Ulster Canal and Rossmore Forest Park are mentioned and objectives for tourism in the town given.

A land use zoning map for the entire town and a map detailing an area of archaeological importance are contained within this chapter.

**Chapter 10**  
**Carrickmacross Town Development Plan**  
**2013 - 2019**

This chapter explains that the Draft Carrickmacross Town Development Plan includes the functional area of Carrickmacross Town Council and those areas of the town that lie within Monaghan County Council functional area. For this reason, and to provide a cohesive approach to development in the town, policies and objectives within the Draft Monaghan County Development Plan also apply to the town in addition to policies and objectives within the town plan.

The Draft Carrickmacross Town Development Plan 2013-2019 sets out the Council's vision for the development of Carrickmacross and contains objectives which it seeks to implement over the period of the plan.

The locational and historic context of the town is given as well as the status of the town today. The strategy and vision for the town is also set out. The land use zonings applicable to Carrickmacross are also outlined.

The natural and built heritage found within the town is referred to, including archaeological heritage, and objectives for the protection of natural and built heritage are set out.

Objectives are set out for the town centre and for the proposed Local Area Action Plans at Main Street /Mullinary Street and Chapel Lane / O'Neill Street. Objectives for retailing are detailed with reference being made to the provisions of the Retail Development Strategy for County Monaghan.

Information is provided on population and housing in the town, as well as objectives for residential development.

Industry and employment in the town, the importance of sufficient zoned land for industry, enterprise and employment is highlighted and objectives for same are detailed.

Details in respect of roads and traffic management, parking, water and waste water services, power and telecommunications, and education in the town are given.

Details of recreation and amenity facilities in the town are given and objectives for them are also detailed.

Tourism in the town is discussed and objectives for tourism given.

A land use zoning map for the entire town is contained within this chapter.

**Chapter 11**  
**Castleblayney Town Development Plan**  
**2013-2019**

This chapter explains that the Draft Castleblayney Town Development Plan includes the functional area of Castleblayney Town Council and those areas of the town that lie within Monaghan County Council functional area. For this reason, and to provide a cohesive approach to development in the town, policies and objectives within the Draft Monaghan



County Development Plan also apply to the town in addition to policies and objectives within the town plan.

The Draft Castleblayney Town Development Plan 2013-2019 sets out the Council's vision for the development of Castleblayney and contains objectives which it seeks to implement over the period of the plan.

The locational and historic context of the town is given as well as the status of the town today. The strategy and vision for the town is also set out with focus being placed on the development of Lough Muckno as a tourist asset. The land use zonings applicable to Castleblayney are also outlined.

The natural and built heritage found within the town is detailed, including archaeological heritage, and objectives for the protection of natural and built heritage are set out.

The key features of the town centre are mentioned including the Court House, Lough Muckno, and the recently constructed McGrath Road. Recent retail developments are also referred to. Information is also provided on population and housing in the town.

Industry and employment in the town is highlighted and objectives for same are detailed.

Details in respect of roads and traffic management, parking, waste water services, power and telecommunications, and education in the town are given. Proposed roads and objectives for roads are also set out.

Details of recreation and amenity facilities and open space in the town are given and objectives for them are also detailed.

Details of tourist attractions and accommodation in the town are provided and objectives for tourism given.

A land use zoning map for the entire town is contained within this chapter.

## **Chapter 12** **Clones Town Development Plan** **2013-2019**

This chapter explains that the Draft Clones Town Development Plan includes the functional area of Clones Town Council and those areas of the town that lie within Monaghan County Council functional area. For this reason, and to provide a cohesive approach to development in the town, policies and objectives within the Draft Monaghan County Development Plan also apply to the town in addition to policies and objectives within the town plan.

The Draft Clones Town Development Plan 2013-2019 sets out the Council's vision for the development of Clones and contains objectives which it seeks to implement over the period of the plan.

The locational and historic context of the town is given as well as the status of the town today. The strategy and vision for the town is set out and the land use zonings applicable to Clones are also outlined.

The natural and built heritage found within the town is detailed, including archaeological heritage, and objectives for the protection of natural and built heritage are set out.

Urban renewal and dereliction in the town centre is detailed and objectives for the town centre set out. The decline of retailing in the town is also referred to. Information is also provided on population and housing in the town.

Industry and employment in the town is highlighted including the Clones Business Technology Park, and objectives for same are detailed.

Details in respect of roads and traffic management, parking, water and waste water services, power and telecommunications, and education in the town are given. Proposed roads are also set out.

Details of recreation and amenity facilities in the town are given and objectives for them are also detailed.

Details of tourist attractions in the town, including the Ulster Canal, are provided and objectives for tourism given.

A land use zoning map for the entire town and a map detailing an area of archaeological importance are contained within this chapter.

## **Chapter 13** **Ballybay Town Development Plan** **2013-2019**

This chapter explains that Ballybay lies within the functional area of Monaghan County Council. For this reason, and to provide a cohesive approach to development in the town, policies and objectives within the Draft Monaghan County Development Plan also apply to the town in addition to policies and objectives within the town plan.

The Draft Ballybay Town Development Plan 2013-2019 sets out the Council's vision for the development of Ballybay and contains objectives which it seeks to implement over the period of the plan.

The locational and historic context of the town is given as well as the status of the town today. The strategy and vision for the town is set out and the land use zonings applicable to Ballybay are also outlined.

The natural and built heritage found within the town is detailed, including archaeological heritage, and objectives for the protection of natural and built heritage are set out.

Urban renewal and dereliction in the town centre is detailed and objectives for the town centre set out. The decline of retailing in the town is also referred to. Information is also provided on population and housing in the town.

Industry and employment in the town is highlighted and the core employers in the town are detailed.

Details in respect of roads and traffic management, parking, water and waste water services, power and telecommunications, and education in the town are given.

Details of recreation and amenity facilities and open space in the town are given and objectives for them are also detailed.

Details of tourist attractions in the town, with specific reference to the Dromore River, are provided and objectives for tourism given.

A land use zoning map for the town is contained within this chapter.

## **Chapter 14**

### **Village Development Plans**

This chapter relates specifically to the smaller settlements within the County and provides information on those villages classified as Tier 4 settlements and those villages classified as Tier 5 settlements. This chapter also contains maps detailing the settlement envelopes for the Tier 4 villages. An objective in respect of appropriate assessment of development is also set out.

## **Chapter 15**

### **Development Management Guidelines**

This chapter sets out policies against which development proposals in the all five planning authorities will be assessed.

Policies for new developments in towns and villages are set out as well as policies for alterations and extensions, shop fronts, security screens, canopies, advertising and signage, housing developments and local neighbourhood facilities.

Policies for rural housing are set out including policies on siting, design, rural character, ribbon development and infill, landscaping, rural accesses, effluent treatment, mobile homes, and the relationship between new dwellings and existing agricultural buildings. There are also policies in relation to extensions and alterations to dwellings and garages/domestic stores and carports.

Policies in relation to agricultural, horticultural and forestry development, and commercial development in the countryside are also set out.

Renewable energy, telecommunications, electricity and gas infrastructure, industry, extractive industries, retail and tourism policies are also specified.

Development on National Routes, parking, road access standards, traffic and transport assessments, road safety audits and pedestrian footpath policies are also detailed.

## **Chapter 16 Housing Strategy**

This chapter sets out County Monaghan's Housing Strategy for the period 2013-2019. The purpose of this chapter is to establish broad housing goals for County Monaghan and to outline a plan of action to ensure that these goals are achieved during the life of this Plan. Existing housing needs of the community are examined, alongside the future need for social and affordable housing, and the means for satisfying these needs in a changed and evolving economic environment.

This chapter acknowledges that strategic direction in relation to urban and rural housing is set out in the Core Strategy in Chapter Three. The core elements of the housing strategy are detailed and information on social and affordable housing is given.

The Rental Accommodation Scheme is outlined and partnerships with voluntary housing bodies mentioned. The provision of houses through Part V of the Planning Development Act 2000 is detailed and provision for Travellers through the Traveller Accommodation programme 2009-2013 is referred to. The chapter concludes with details of the review of the strategy in line with the statutory review of the development plan within two years of its making. Objectives and policies for housing are also set out.