

**Monaghan County Development Plan 2013-2019
(incorporating the Development Plans for the Towns of Monaghan,
Carrickmacross, Castleblayney, Clones and Ballybay)**

**Statement in Accordance with Section 28(1A)(b) of the Planning and
Development (Amendment) Act 2010**

Under Section 28 of the Planning and Development Act 2000 (as amended), the planning authority is required to have regard to guidelines issued by the Minister for Environment, Community and Local Government. The planning authority is required to consider the policies and objectives of the Minister contained in the guidelines when preparing and making the development plan and shall append a statement to the development plan which shall demonstrate:-

- (a) how the planning authority has implemented the policies and objectives of the Minister contained in the guidelines when considering their application to the area of the development plan, or
- (b) If applicable, that the planning authority has formed the opinion that it is not possible, because of the nature and characteristics of the area of the development plan, to implement certain policies and objectives of the Minister contained in the guidelines when considering the application of those policies in the area of the development plan and shall give reasons for the forming of the opinion and why the policies and objectives of the Minister have not been so implemented

In making the Monaghan County Development Plan 2013-2019 (incorporating the Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) Monaghan Local Authorities took into account the Guidelines issued by the Minister. The table overleaf demonstrates how the policies and objectives of the Minister have been implemented, or in some cases why the planning authority has not implemented the policies and objectives of the Minister due to the nature or characteristics of the area of the development plan.

Guidelines	Comments
Appropriate Assessment of Plans and Projects in Ireland - Guidance for Local Authorities (2009)	The contents of these guidelines have been taken into account in the preparation of the Development Plans. Chapters One and Four make specific reference to Appropriate Assessment, and objectives and policies have been included throughout the Development Plans to ensure these guidelines are adhered to. All policies and objectives of the 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 Natura Impact Report documents the key stages, determinations and mitigations in respect of the Habitats Directive Assessment.
Architectural Heritage Protection Guidelines (2004) Architectural Heritage Protection for Places of Public Worship (2003)	The contents of these guidelines have been taken into account in the preparation of the Development Plans. Chapters One and Four make specific reference to these guidelines, and objectives and policies have been included in Chapters Four, Eight, Nine, Ten, Eleven, Twelve, Thirteen, and Fifteen of the Development Plans to ensure these guidelines are adhered to. Appendices 5, 6, MN1, CK1, CY1, and C1 list structures included within the Record of Monument and Places and the Record of Protected Structures. Appendices MN2, CK2, and C2 list Architectural Conservation Areas in the County.
Best Practice Guidance note on Transboundary Consultation and Land Use Plans (2010)	The contents of these guidelines have been taken into account in the preparation of the Development Plans. Chapter One makes specific reference to these guidelines.
Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities (2009) Best Practice Urban Design Manual Part 1 (2009) Best Practice Urban Design Manual Part 2 (2009)	The contents of these guidelines have been taken into account in the preparation of the Development Plans. Chapters One and Fifteen make specific reference to these guidelines, and objectives and policies have been included in Chapters Eight and Fifteen of the Development Plans to ensure these guidelines are adhered to.
Childcare Facilities Guidelines (2001)	The contents of these guidelines have been taken into account in the preparation of the Development Plans. Chapters One and Seven make specific reference to these guidelines, and objectives and policies have been included in Chapters Eight and Fifteen of the Development Plans to ensure these guidelines are adhered to.
Design Standards for New Apartments (2007)	The contents of these guidelines have been taken into account in the preparation of the Development Plans. Chapters One and Fifteen make specific reference to these guidelines, and objectives and policies have been included in Chapters Eight and Fifteen of the Development Plans to ensure these guidelines are adhered to.
Development Management Guidelines (2007)	The contents of these guidelines have been taken into account in the preparation of the Development Plans. Chapter One makes specific reference to these guidelines, and objectives and policies have been included in Development Plans to ensure these guidelines are adhered to.

Development Plan Guidelines (2007)	The contents of these guidelines have been taken into account in the preparation of the Development Plans. Chapter One makes specific reference to these guidelines, and objectives and policies have been included in Development Plans to ensure these guidelines are adhered to.
Spatial Planning and National Roads Guidelines (2012)	The contents of these guidelines have been taken into account in the preparation of the Development Plans. Chapters One and Six make specific reference to these guidelines. Objectives and policies in respect of national roads have been included in Chapters Six and Fifteen of the Development Plans.
Draft Landscape and Landscape Assessment (2000)	The contents of these guidelines have been taken into account in the preparation of the Development Plans. Chapter One makes specific reference to these guidelines, and objectives and policies have been included in Chapter Four of the Development Plans to ensure these guidelines are adhered to.
Implementing Regional Planning Guidelines - Best Practice Guidelines (2010)	The contents of these guidelines have been taken into account in the preparation of the Development Plans. Chapter One makes specific reference to these guidelines, and objectives and policies have been included in Development Plans to ensure these guidelines are adhered to.
Quarries and Ancillary Activities (2004)	The contents of these guidelines have been taken into account in the preparation of the Development Plans. Chapters One and Five make specific reference to these guidelines, and objectives and policies have been included in Chapters Five and Fifteen of the Development Plans to ensure these guidelines are adhered to.
Retail Planning Guidelines (2012)	The contents of these guidelines have been taken into account in the preparation of the Development Plans. Chapters One, Eight and Five make specific reference to these guidelines, and objectives and policies have been included in Chapters Five, Eight, Nine, and Fifteen of the Development Plans to ensure these guidelines are adhered to.
The Provision of Schools and the Planning System - Code of Practice for Planning Authorities (2008)	The contents of these guidelines have been taken into account in the preparation of the Development Plans. Chapter One makes specific reference to these guidelines, and objectives and policies have been included in Chapter Seven of the Development Plans to ensure these guidelines are adhered to.
Strategic Environmental Assessment (SEA) Guidelines (2004)	The contents of these guidelines have been taken into account in the preparation of the Development Plans. Chapter One makes specific reference to these guidelines, and objectives and policies have been included in the Development Plans to ensure these guidelines are adhered to.
Sustainable Rural Housing Development Guidelines (2005) Sustainable Rural Housing Development Guidelines Map (2005)	The contents of these guidelines have been taken into account in the preparation of the Development Plans. Chapters One and Three make specific reference to these guidelines, and policies have been included in Chapter Three of the Development Plan to ensure these guidelines are adhered to.

Taking in Charge of Housing Estates/ Management Companies (2006)	The contents of these guidelines have been taken into account in the preparation of the Development Plans. Chapter One makes specific reference to these guidelines and objectives and policies have been included in the Development Plans to ensure these guidelines are adhered to.
Telecommunications Antennae and Support Structures (1996)	The contents of these guidelines have been taken into account in the preparation of the Development Plans. Chapters One, Six and Fifteen make specific reference to these guidelines, and objectives and policies have been included in Chapters Six and Fifteen of the Development Plans to ensure these guidelines are adhered to.
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)	The contents of these guidelines have been taken into account in the preparation of the Development Plans. Chapters One, Six and Fifteen make specific reference to these guidelines, and objectives and policies have been included in Chapter Six of the Development Plans to ensure these guidelines are adhered to.
Tree Preservation Guidelines	The contents of these guidelines have been taken into account in the preparation of the Development Plans. Chapters One and Four make specific reference to these guidelines, and objectives and policies have been included in Chapters Four and Fifteen of the Development Plans to ensure these guidelines are adhered to.
Wind Energy Development Guidelines (2006)	The contents of these guidelines have been taken into account in the preparation of the Development Plans. Chapters One and Fifteen make specific reference to these guidelines, and policies have been included in Chapter Fifteen of the Development Plans to ensure these guidelines are adhered to.

Conclusion

Monaghan Local Authorities are of the opinion that the content, objectives, policies and land use zonings contained within the Draft Monaghan County Development Plan 2013-2019 (incorporating the Draft Development Plans for the Towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay) have been formulated, as far as practicable, to ensure that they are in conformity with the policies and objectives of the Minister for Environment, Community and Local Government.