

Agents' Workshop

3rd December 2015
Hillgrove Hotel, Monaghan

Agenda

- 4.00pm Introduction** - Adrian Hughes, Senior Planner, Monaghan County Council
- 4.10pm County Monaghan Agents' Forum** - Noel McGuigan, Chair, County Monaghan Agents' Forum (Update on work of Agents' Forum)
- 4.15pm Flood Risk Assessment in County Monaghan** – Padraig Maguire, Planning Section, Monaghan County Council (Overview of SFRA and CFRAM)
- 4.30pm Questions and Answers**
- 4.40pm Recent Changes to Building Control Regulations** – Paul L'Estrange, Acting Chief Fire Officer, Monaghan County Council (Overview of BCMS and other issues arising)
- 4.50pm Questions and Answers**
- 5.00pm Tea/Coffee**
- 5.10pm Register of Protected Structures Update** - Ben Clerkin, Planner for Built Heritage, Monaghan County Council (RPS, S.57 Declarations & BHI Scheme)
- 5.25pm Questions and Answers**
- 5.35pm General Issues Arising** – Toirleach Gourley, Senior Executive Planner Monaghan County Council (Ribbon Development, Exempted Development and other matters)
- 5.45pm Questions and Answers**
- 5.55pm Closing Remarks**

Agents' Forum

Role and Function of the Forum

- Enhance Relationship between Planning Authority / Building Control Authority and Agents
- Vehicle for Discussion/Resolution of Issues of General Concern
- Input to Agents Workshops
- Inform Formulation of Planning Policy

Members

Chair – Noel McGuigan, C S Pringles

Deputy Chair – Noel Murphy, Noel Murphy & Associates

Aidan Sherlock, Aidan Sherlock & Associates

Ken Lonergan, Kenneth Lonergan & Associates

Aidan McDonald, Aidan McDonald & Associates

Mark Kellet – F J Coyle & Associates

Paul McGuigan, McGuigan Architects

Niall Smith, Niall Smith Architects

Agents' Forum

Work to Date

- **Has enhanced relationship between Planning Authority / Building Control Authority and Agents resulting in better service for applicant**
- **Has allowed agents to discuss difficulties experienced in respect of procedural issues such as delays in notifying objectors of significant additional information**
- **Has established a collaborative approach to resolving issues such as wording of conditions in respect of visibility plays for rural dwellings**
- **Has provided valuable input in respect of topics for discussion at Agents' Workshop**
- **Has influenced form and content of planning application documentation such as Water Protection Policy Checklist and Exempt Development Forms**
- **Offers a co-ordinated approach in making submissions eg. Submission to Building Control Regulations Consultation Process in May 2015**
- **Has presented agents with a chance to discuss policy issues as a group**
- **Has given agents chance to obtain and disseminate information such as posting of links to planning legislation on planning web page**

National CFRAMs Programme & Strategic Flood Risk Assessment (SFRA) in County Monaghan

Presentation to Agents Workshop, Manet Suite,
Hillgrove Hotel
03 December 2015



Content of Presentation

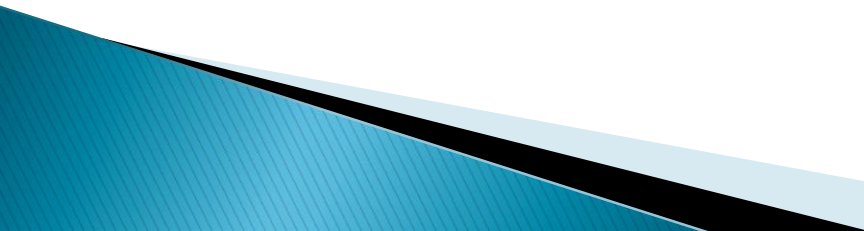
PART 1

Catchment Flood Risk Assessment and Management (**CFRAMs**) Programme

PART 2

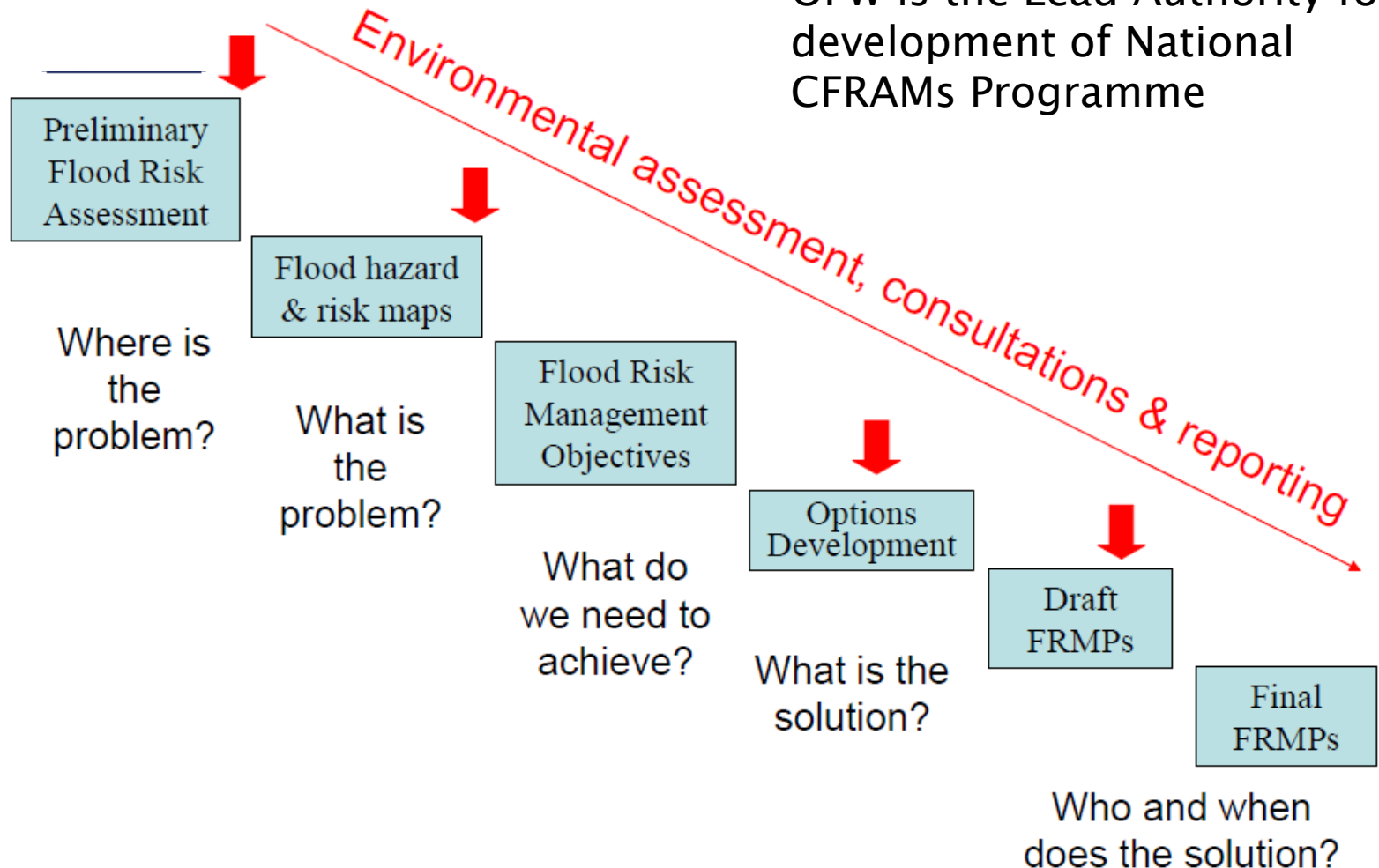
Strategic Flood Risk Assessment (SFRA) in County Monaghan

CFRAMs Programme (background)

- ▶ Flooding is a natural and inevitable part of life in Ireland
 - ▶ Floods pose a risk to human life and wellbeing, cause extensive damage to property, and can often have severe environmental consequences
 - ▶ Flooding may become more frequent and severe due to climate change
 - ▶ Historically, structural or engineered flood protection measures were used, new policy requires more sustainable management with increased use of non-structural and flood impact mitigation measures on a catchment basis
- 

National CFRAMs Programme Summary – key stages

OPW is the Lead Authority for development of National CFRAMs Programme



CFRAMs County Monaghan

Areas for Further Assessment (AFAs) – 4 in Total

Preliminary Flood Risk Assessment (PFRA) Maps – 10 areas



In addition to the 4 listed AFAs, there were 6 other areas considered in PFRA in County Monaghan:

5. Aughnakilly
6. Castleblayney
7. Clones
8. Drumgoole
9. Scotshouse
10. Smithborough

CFRAMs Process – Summary of work by OPW & RPS

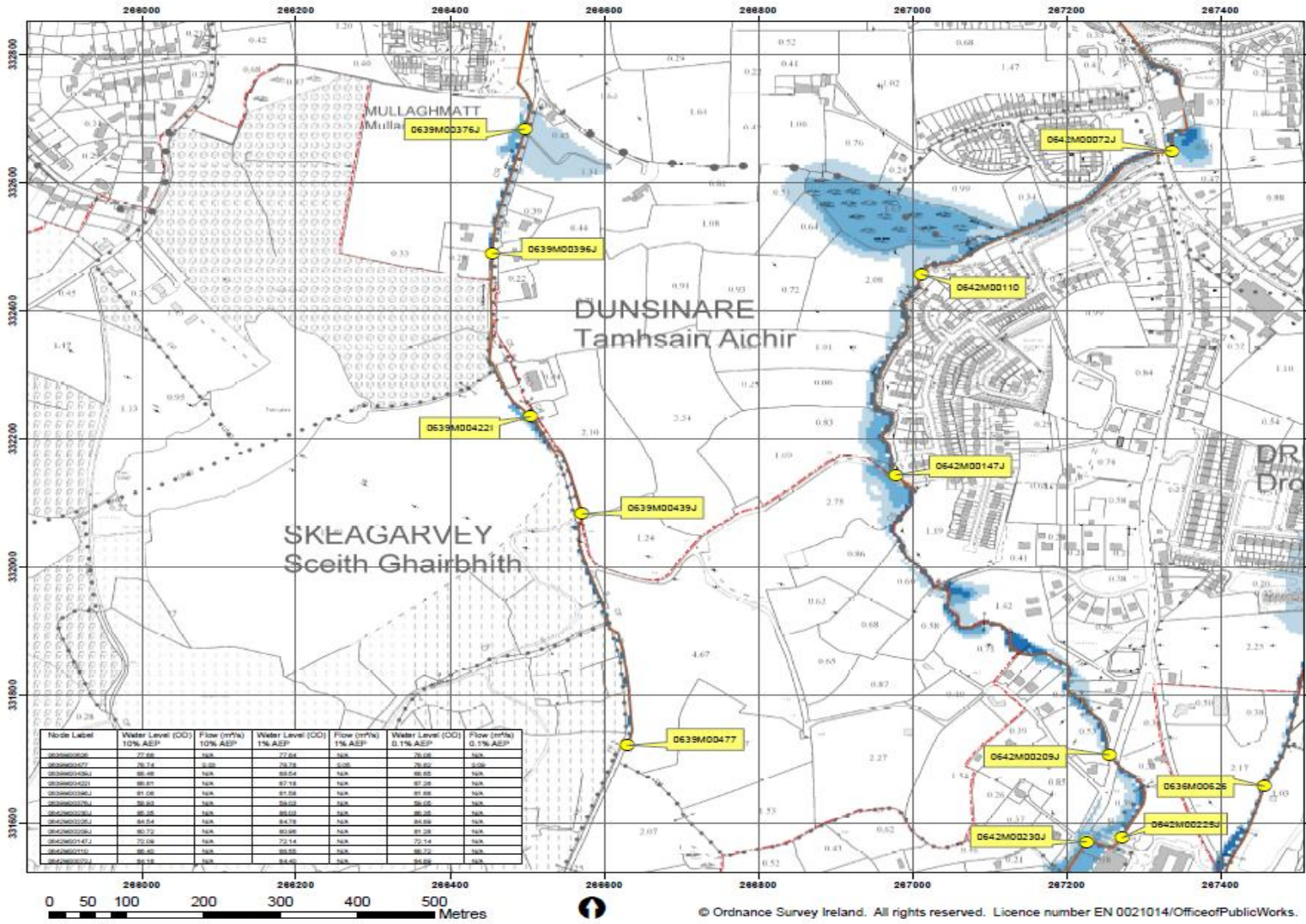
Dates	Activity
▶ 2011–2012	▶ Development of PFRA Maps and verification with Local Authorities & Stakeholders
▶ 2013–2014	▶ Draft Flood Hazard and Risk Maps
▶ Q1 2015	▶ Refinement of number of PFRA areas, maps and development of AFAs (internal consultation)
▶ 20 Nov – 23** Dec 2015	▶ Public Consultation Days on Draft Flood Risk Maps for 4 AFAs in Co. Monaghan
	▶ Statutory Consultation on Draft Flood Risk Maps for 4 AFAs in Co. Monaghan

****NOTE: Objections to Draft Flood Risk Maps must be made in writing on specific Objection Form before 21 December 2015. Comments on Draft Maps can be made on additional comment form up to 23 December 2015**

CFRAMs Process – Summary of work by OPW & RPS (cont.)

Dates	Activity
▶ Q1 / Q2 2016	▶ Draft Options Reports (outline of options in dealing with flood risk) for each of the 4 AFAs in County Monaghan
▶ Q2 / Q3 2016	▶ Public Consultation on the Draft Options Reports for AFAs
▶ Q4 2016	▶ Drafting, production and adoption of Flood Risk Management Plans for each of the 4 AFAs in County Monaghan

Sample of Maps available in Public Consultation – Flood Extent Map



The viewer of this map should refer to the Disclaimer, Guidance Notes and Conditions of Use that accompany this map. This draft map is for consultation purposes only, and should not be used for any other purpose.

Legend

- 10% Fluvial AEP Event
- 1% Fluvial AEP Event
- 0.1% Fluvial AEP Event
- Modelled River Centlines
- AFA Extents
- Node Point
- Node Label

DRAFT

REV	NOTE	DATE

The Office of Public Works
Jonathan Swift Drive
Tullamore
Co. Wick

Elmwood House
74 Escher Road
Dublin
T: +403 20 00 97704
F: +403 20 00 86208
W: www.opw.gov.ie
E: info@opw.gov.ie

Map: Monaghan Fluvial Flood Extents

Map Type: EXTENT

Source: FLUVIAL

Map Area: HPW

Scenario: CURRENT

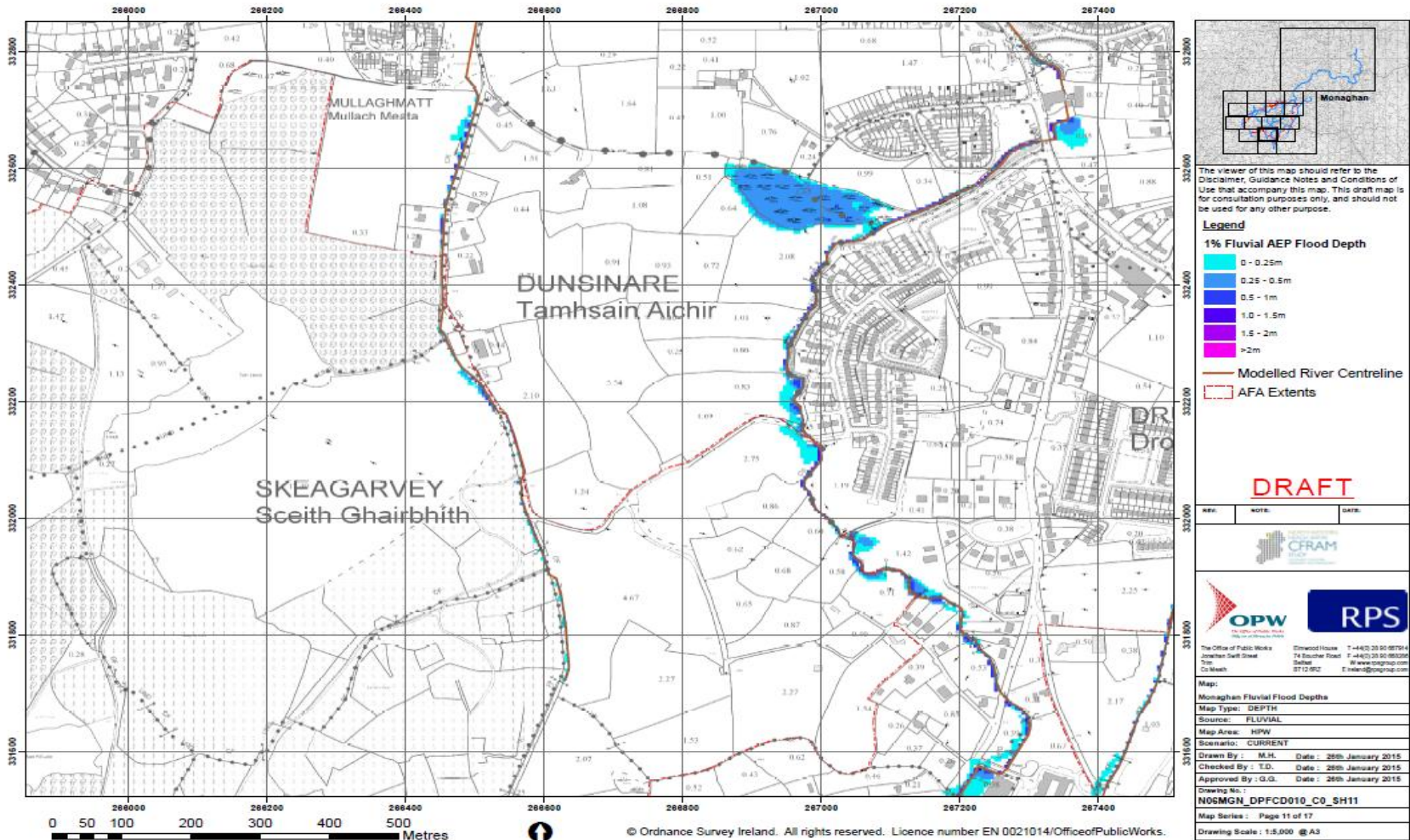
Drawn By: C.C. **Date:** 29th January 2015
Checked By: T.G. **Date:** 29th January 2015
Approved By: G.G. **Date:** 29th January 2015

Drawing No.: N05MGN_EXFCD_CO_SH11

Map Series: Page 11 of 17

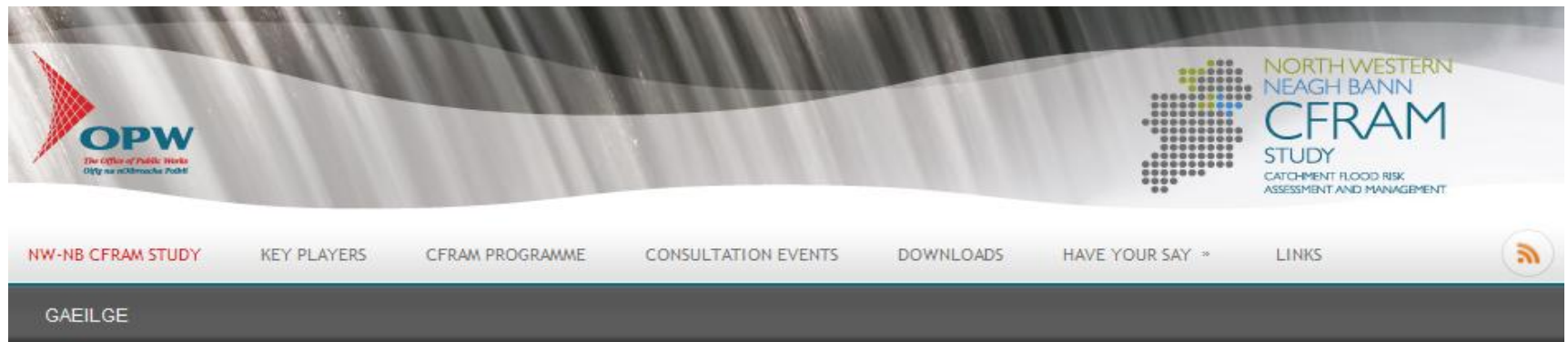
Drawing Scale: 1:5,000 @ A3

Sample of Maps available in Public Consultation – Flood Depth Map



Further information

Website www.northwestcframstudy.ie
& www.neaghbanncframstudy.ie



GAEILGE



NORTH WESTERN - NEAGH BANN WEBSITE GOES LIVE

The North Western – Neagh Bann CFRAM Study was commissioned in April 2012. The contract was awarded to RPS Group. The study will run until the end of 2015 when Flood Risk Management [More >>](#)



North Western - Neagh Bann CFRAM Study

The North Western - Neagh Bann Catchment Flood Risk Assessment and Management (CFRAM) Study commenced in the North Western and Neagh Bann districts in April 2012.

Search



RECENT POSTS



The North Western - Neagh Bann CFRAM Study was commissioned in April 2012. The contract was awarded to RPS

Group. The study will run until the end of 2015 when Flood Risk Management [Read More >>](#)

DOCUMENT LINKS

- SEA & AA Information Leaflet
- Newsletter No. 1
- General information leaflet

PART 2 – Strategic Flood Risk Assessment in County Monaghan

- ▶ *‘Planning Authorities & An Bord Pleanála are required to have regard to the Guidelines in carrying out their functions under the Planning Acts’.*
- ▶ It is therefore a function of the Local Authority to include flood risk assessment and relevant local policies within the planning policy framework e.g. **The County Development Plan.**
- ▶ **Monaghan CDP 2013–2019** includes Flood Risk Policies but is not currently in compliance with the DECLG Guidelines
- ▶ The SFRA will cover both urban and rural areas of County Monaghan
- ▶ On completion of the SFRA, relevant sections & maps will be introduced to the Monaghan CDP 2013–2019 by way of Section 13 Variation Procedure

DECLG Section 28 Guidelines

20

The Planning System and Flood Risk Management

Guidelines for Planning Authorities
November 2009

Strategic Flood Risk Assessment (SFRA) in County Monaghan – Context

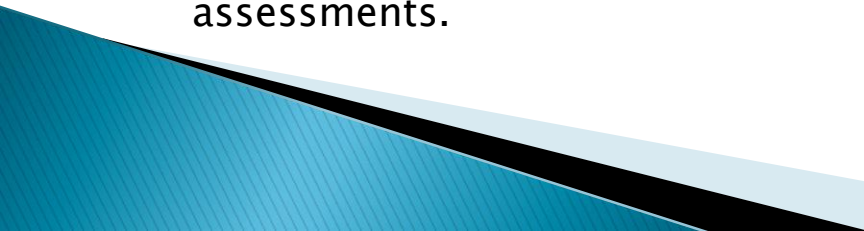
**Monaghan
SFRA**



Policy Documents / Instruments	Flood Risk Assessment Technique	Decision-making Tools
National Spatial Strategy, National Planning Guidelines	Flood Risk Management Guidelines	n/a
Regional planning guidelines	Regional Flood Risk Appraisal, Catchment Flood Risk Management Plans	Sequential approach, Strategic Environmental Assessment
City / county development plan	Strategic Flood Risk Assessment, Catchment Flood Risk Management Plans	Sequential approach, dev. plan Justification Test, SEA
Local area plan	Strategic Flood Risk Assessment	Sequential approach, dev. plan Justification Test, SEA
Master plan, non-statutory plan, site brief	Site-specific Flood Risk Assessment	Sequential approach, dev. plan Justification Test, SEA / Env. Impact Assessment
Planning application	Site-specific Flood Risk Assessment	Sequential approach, dev. management Justification Test, EIA

Fig. 1.1: Flood risk management and the planning system

Process and Outputs of an SFRA

- ▶ To provide for an improved understanding of flood risk issues within the development plan and development management process, and to communicate this to a wide range of stakeholders;
 - ▶ To produce an assessment of existing flood defence infrastructure and the consequences of failure of that infrastructure and also identification of areas of natural floodplain to be safeguarded;
 - ▶ To produce a suitably detailed flood risk assessment, drawing on and extending existing data and information, leading to a suite of flood risk maps that support the application of the sequential approach, in key areas where there may be tension between development pressures and avoidance of flood risk;
 - ▶ To inform, where necessary, the application of the Justification Test;
 - ▶ To conclude whether measures to deal with flood risks to the area proposed for development can satisfactorily reduce the risks to an acceptable level while not increasing flood risk elsewhere; and
 - ▶ To produce guidance on mitigation measures, how surface water should be managed and appropriate criteria to be used in the review of site specific flood risk assessments.
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Key Principles of Flood Risk Management

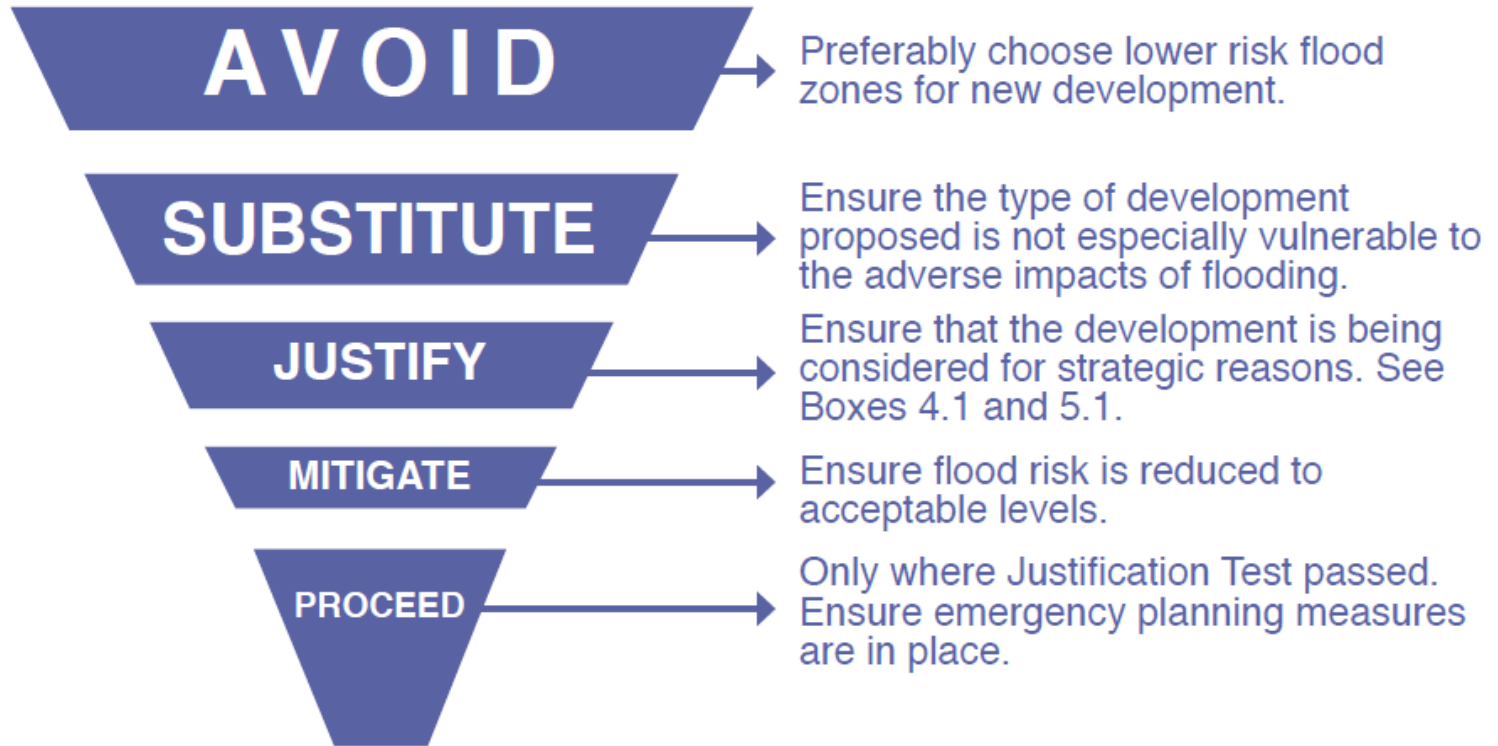


Fig. 3.1: Sequential approach principles in flood risk management

Key Principles of Flood Risk Management (cont)

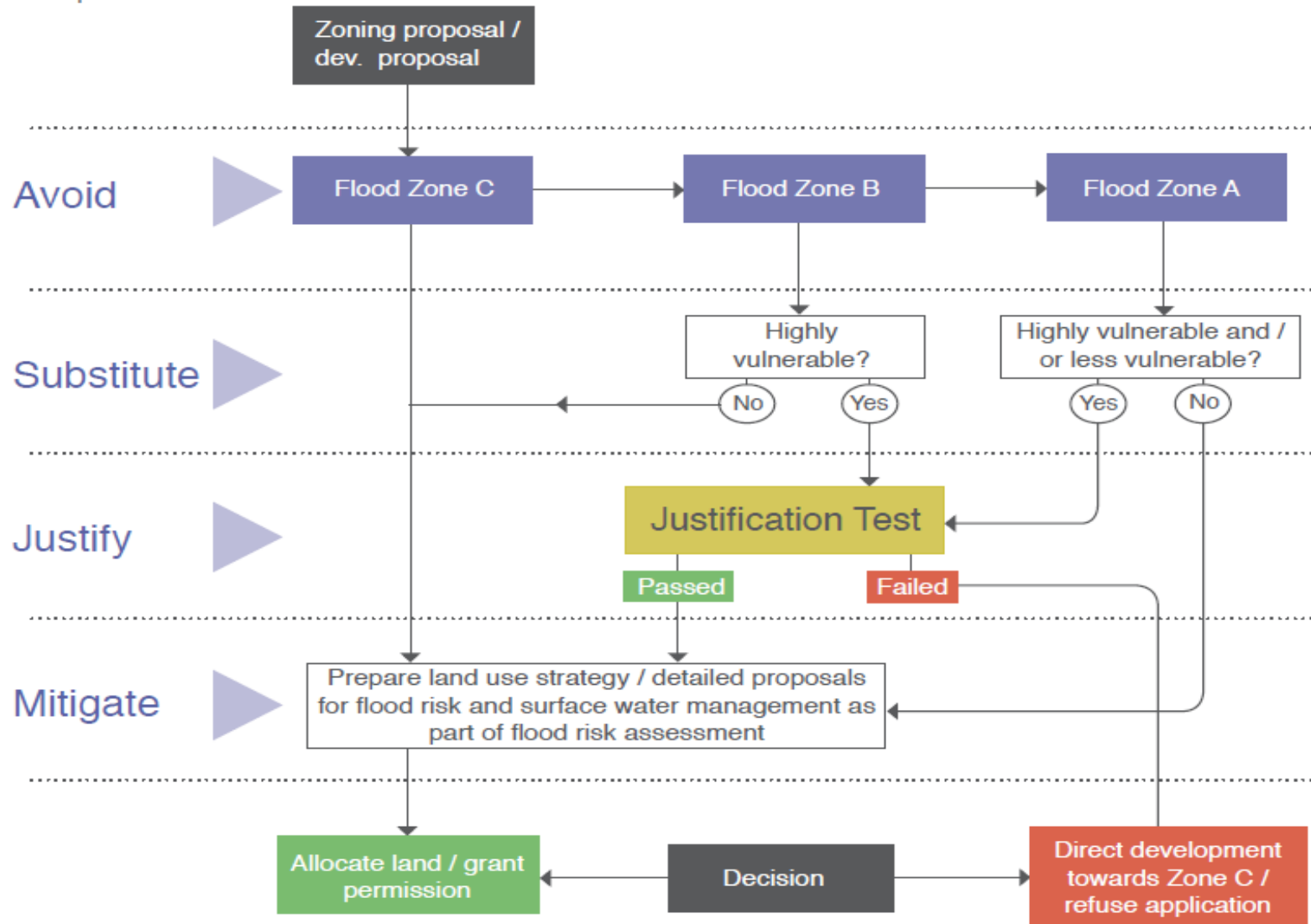


Fig. 3.2: Sequential approach mechanism in the planning process

Timeline for Development of SFRA in County Monaghan

Dates

Activity

- ▶ Aug – Dec 2015
 - ▶ Review of all flood data including historical info, flood map info, websites etc.
 - ▶ Review of Monaghan CDP and existing flood risk policy
 - ▶ Review of LA GIS information
 - ▶ Site surveys on flood risk for all settlements
 - ▶ Drafting SFRA Document
- ▶ Q1 2016
 - ▶ Completion of site surveys and internal verification of county and settlement flood risk maps
 - ▶ Final Draft of SFRA Document for internal review
 - ▶ Draft maps and documents to be presented to CPG & relevant SPCs
 - ▶ Commence process of Section 13 Variation Procedures

Timeline for Development of SFRA in County Monaghan (cont.)

Dates

Activity

- ▶ Q2 2016
 - ▶ Prepare final Draft Maps and SFRA Document for public consultation
 - ▶ Present to CPG/ Relevant SPCs
 - ▶ Publish Draft SFRA for 4–5 week public consultation (including workshops in MDs)
- ▶ Q2/ Q3
 - ▶ Draft Chief Executive Report on Public Consultation and present to LA members
 - ▶ Amend SFRA Maps and Document
 - ▶ Prepare relevant information for inclusion into Monaghan CDP 2013–2019
 - ▶ Present Monaghan CDP 2013–2019 (as amended) for adoption

Implications for Planning Agents

**Monaghan
SFRA** →

**Planning
Agents /
Architects /
Hydrologist** →

FRA	Code	Purpose	Responsibility
Regional Flood Risk Appraisal	RFRA	RFRA provide a broad overview of the source and significance of all types of flood risk across a region and also highlighting areas where further more detailed study will be required. At this level, they are an appraisal and not an assessment.	Regional authorities in consultation with the OPW, river basin management bodies and LAs. CFRAM Study outputs, when available, will be an important and prime input to the appraisal.
Strategic Flood Risk Assessment for development plan and LAP	SFRA	To provide a broad (area-wide) assessment of all types of flood risk to inform strategic land-use planning decisions. SFRA enable the LA to undertake the sequential approach, including the Justification Test, allocate appropriate sites for development and identify how flood risk can be reduced as part of the development plan process. The level of detail required will differ for county and city development plans.	LAs in consultation with the OPW, and emergency services. The Flood risk management plan arising from the CFRAM programme will heavily inform the SFRA. In its absence local authorities may need to commission extensive flood risk assessments, albeit at a strategic level. OPW will provide advice on the specifications that should be applied.
Site-specific Flood Risk Assessment	Site FRA	To assess all types of flood risk for a new development. FRAs identify the sources of flood risk, the effects of climate change on this, the impact of the development, the effectiveness of flood mitigation and management measures and the residual risks that remain after those measures are put in place. Must be carried out in all areas where flood risk have been identified but level of detail will differ if SFRA at development plan level has been carried out.	Those proposing the development in consultation with the LA and emergency planners.

Table A2: Hierarchy of flood risk assessment

Pádraig Maguire
A/Senior Executive Planner
Planning and Flood Risk Assessment
pmaguire2@monaghancoco.ie
Ext: 467



Recent Changes to Building Control Regulations and Update on BCMS

Paul L'Estrange, Acting Chief Fire Officer

3rd December 2015



Ribbon Development, Exempt Development and Other Issues

Toirleach Gourley, Senior Executive Planner

3rd December 2015

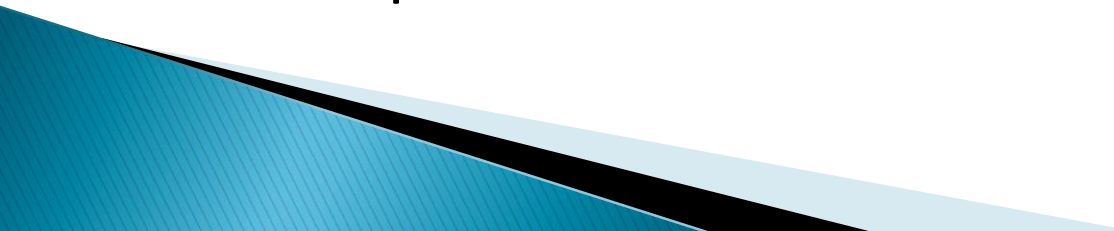


Ribbon Development

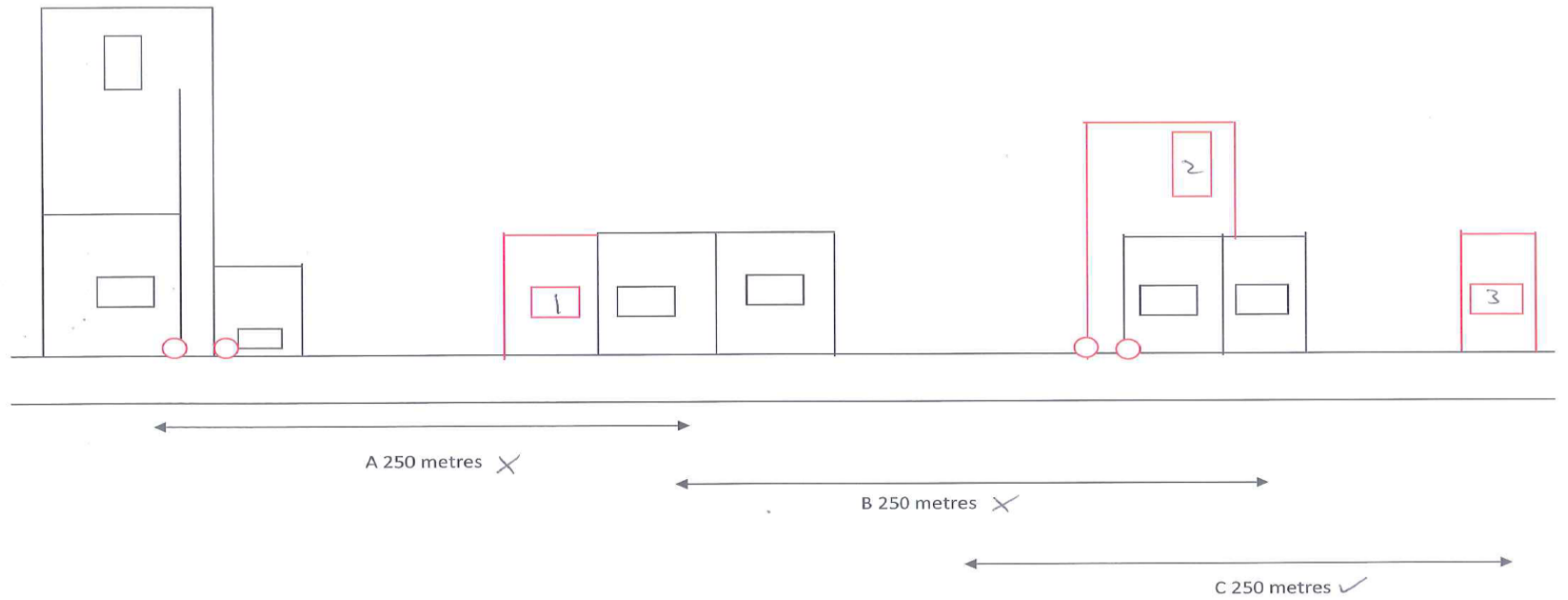
- Current policy on ribbon development framed by Government in Sustainable Rural Housing Guidelines for Planning Authorities 2005
- ▶ Referred to in Appendix 4 – “A high density of almost continuous road frontage type development, for example where 5 or more houses exist on any one side of a given 250 metres of road frontage.”
- Monaghan County Development Plan allows some discretion / exemptions in respect of ribbon development

Ribbon Development

Whether a given proposal could be considered ribbon development or exacerbate such will depend on:

- The type of rural area and circumstances of the applicant,
 - The degree to which the proposal might be considered infill development, and
 - The degree to which existing ribbon development would be extended or whether distinct areas of ribbon development would coalesce as a result of the development.
- 

Ribbon Development



Ribbon Development

Monaghan County Development Plan 2013-19 Policies

RDP 17

The Council will resist development that would create or extend ribbon development.

Ribbon Development

Monaghan County Development Plan 2013-19 Policies

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 landowner²¹ or a member of his/her immediate family²² where no other suitable site is available on the entire landholding.²³ The Planning Authority will apply an occupancy condition for a period of seven years in such cases.

Ribbon Development

Policy RDP 18

- ²¹ For the purposes of this policy, a landowner is defined as an individual with a minimum landholding in the local rural area of 4 hectares, which he or she has owned for a minimum period of 5 years prior to the date of submission of a planning application.
- ²² For the purposes of this policy, immediate family is considered to be a sibling, son or daughter or adopted child of the landowner. Where the landowner's child(ren) have resided outside the state or N. Ireland for a minimum continuous period of 10 years, or where the landowner has no children, a niece/nephew maybe considered a landowner's family member.
- ²³ No other suitable site is available on the landholding – In assessing a planning application, the Planning Authority will consider all lands within the ownership of the applicant. A dwelling will only be granted where there are no alternatives available.

Ribbon Development

Monaghan County Development Plan 2013-19 Policies

RDP 19

Where four or more houses plus a derelict dwelling or a derelict non-domestic building (that is mushrooms, poultry, and agricultural buildings) exist within a 250m frontage on one side of a public road, and have done for a period of at least 10 years, a dwelling house on the site of the derelict building will be permitted for a family member, subject to the entire derelict building being demolished. The Planning Authority will apply an occupancy condition for a period of seven years in such cases.

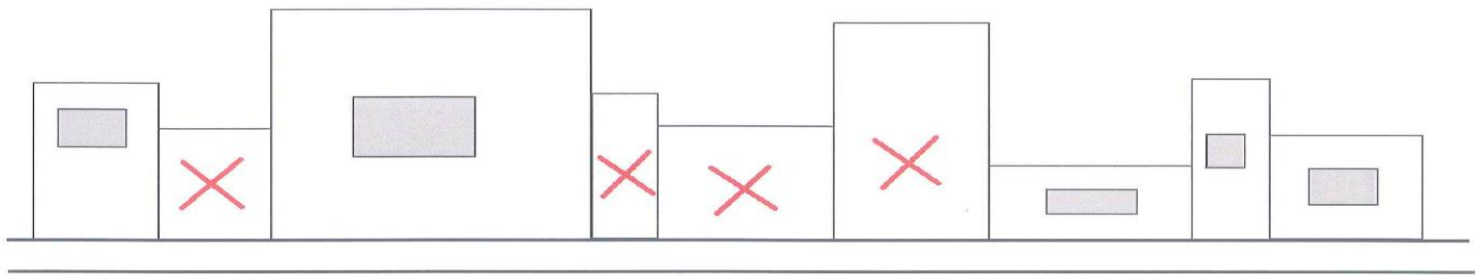
Ribbon Development

Monaghan County Development Plan 2013-19 Policies

RDP 20

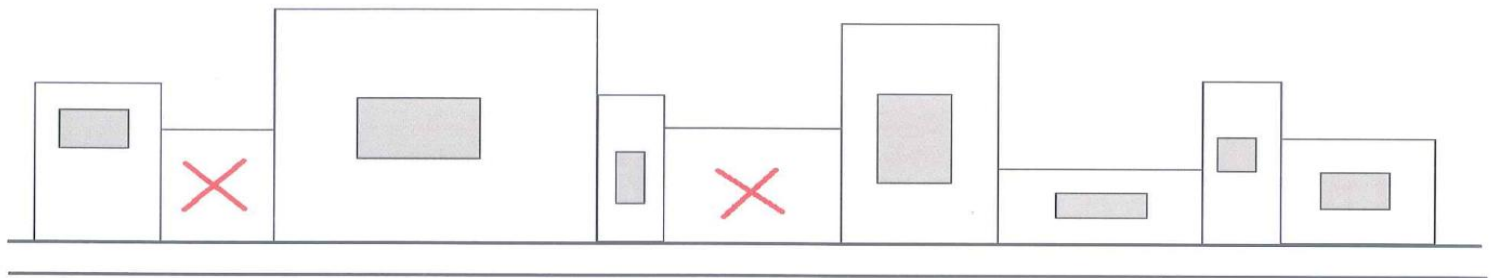
The infilling of gaps between houses will not normally be permitted. Exceptionally however, where there is a small gap, sufficient to accommodate a single dwelling only, in an otherwise substantially and continuously built up frontage, planning permission may be granted.

Infill Development



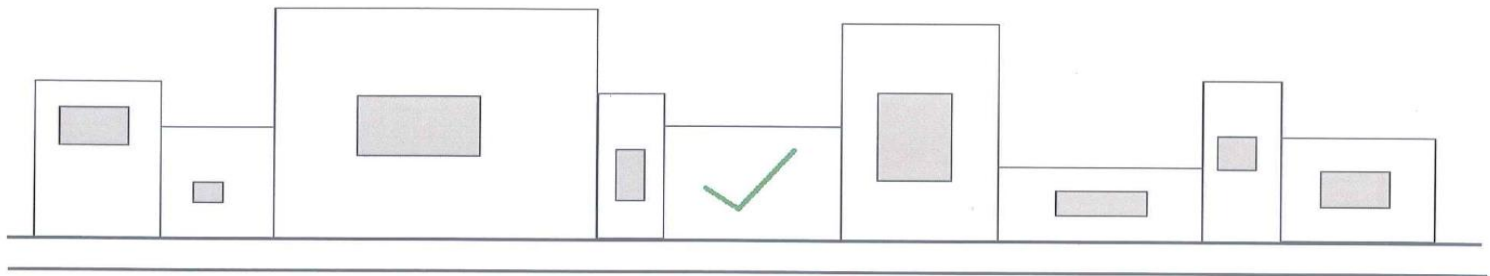
Not infill - neither substantially nor continuously built up

Infill Development



Not infill - not continuously built up

Infill Development



Infill - substantially and continuously built up

Closing remarks