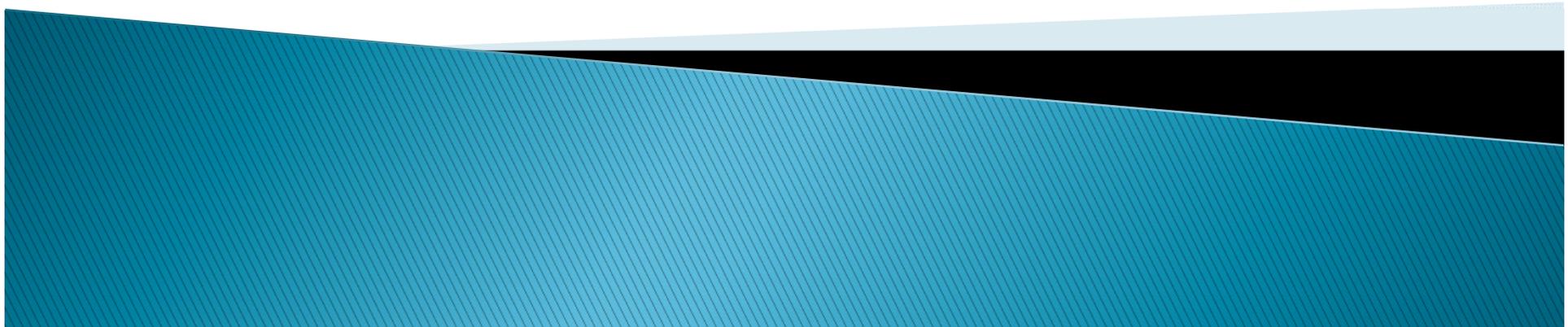


Monaghan County Development Plan 2013-2019

Presentation to Planning Agents

27th June 2013



Adoption of Development Plan

Planning & Development Act 2000 requires review of existing development plan and adoption of new plan every six years

	Adoption Date	Effective Date
Monaghan County Development Plan 2013-2019	11th February 2013	11th March 2013
Monaghan Town Development Plan 2013-2019	18th February 2013	18th March 2013
Carrickmacross Town Development Plan 2013-2019	18th February 2013	18th March 2013
Castleblayney Town Development Plan 2013-2019	25th February 2013	25th March 2013
Clones Town Development Plan 2013-2019	26th February 2013	26th March 2013

Chapter 1

Introduction

Plan builds on a review of the previous County Development Plan taking into account recent key development trends and national, regional and local policy developments

Plan provides an outlook and vision for the future development of the county up to 2019 with a longer term view also taken beyond 2019

- **Section 1.1** **Background Summary**
- **Section 1.2** **Legal Basis**
- **Section 1.3** **Development Plan Guidelines**
- **Section 1.4** **Principles of Sustainable Development** – National Climate Change Strategy, National Biodiversity Pan, Strategic Environmental Assessment, Appropriate Assessment
- **Section 1.5** **Spatial Strategies** – National Spatial Strategy, National Development Plan
- **Section 1.6** **Regional Planning Guidelines**
- **Section 1.7** **County Development Boards** – County Development Strategy
- **Section 1.8** **Context of the Development Plan** – Guidelines and Circulars

Chapter 1

Introduction

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 & 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 \(2004\)](#)
- ▶ [Retail Planning Guidelines \(2011\)](#)
- ▶ [Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities \(2009\)](#)
- ▶ [Strategic Environmental Assessment \(SEA\) Guidelines \(2004\)](#)
- ▶ [Sustainable Rural Housing Development Guidelines \(2005\)](#)
- ▶ [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 & Technical Appendices \(2009\)](#)
- ▶ [The Provision of Schools and the Planning System - Code of Practice for Planning Authorities \(2008\)](#)
- ▶ [Tree Preservation Guidelines](#)
- ▶ [Wind Energy Development Guidelines \(2006\)](#)

Chapter 2

Vision Statement

- **Section 2.1 Vision Statement**
- **Section 2.2 Strategic Overview and Objective/Policy Statements**
- **Section 2.3 Strategy Implementation**
- **Section 2.4 Supporting Details**

Chapter 3

Settlement/Core Strategy

- ▶ **Section 3.1** **Introduction**
- ▶ **Section 3.2** **Population Statistics**
- ▶ **Section 3.3** **Government Policy and Guidelines**
- ▶ **Section 3.4** **Settlement/Core Strategy** - Legal Basis, Current Settlement Patterns, Settlement Hierarchy, Core Strategy Table, Monitoring and Implementation
- ▶ **Section 3.5** **Housing in Rural Areas** - Rural Areas Under Strong Urban Influence, Stronger Rural Areas, Structurally Weak Areas
- ▶ **Section 3.6** **Housing Strategy**
- ▶ **Section 3.7** **Transport Infrastructure**
- ▶ **Section 3.8** **Retail Strategy**

Chapter 3

Settlement/Core Strategy

- ▶ **Includes:-**
 - ▶ **Settlement hierarchy that is consistent with the Regional Planning Guidelines and Government policies**
 - ▶ **Associated maps**
 - ▶ **Core strategy table summarising the key statistics on future population, with specific population targets and housing requirements being set**
- ▶ **Will act as a clear framework for the development of settlements within the county, providing a transparent, evidence based rationale for residential development**

Chapter 3 Core Strategy

Policies for Determining the Quantum and Location of Residential Development in Tier 4, Tier 5 and Tier 6 Settlements

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

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

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

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

Chapter 3

Core Strategy

Policies for Rural Housing in Rural Areas Under Strong Urban Influence

RHP 1 All projects associated with rural housing in Rural Areas Under Strong Urban Influence shall be considered under policies AAP1-AAP5 contained within Chapter 4 Environment and Heritage of the Monaghan County Development Plan 2013-2019.

Applications for single dwellings in these areas will only be permitted where the development complies with one of the following:-

RHP 2 The applicant is a landowner⁶, or where the dwelling is for a member of his / her immediate family⁷.

RHP 3 The dwelling is for an individual who has lived in the local⁸ rural area⁹ for a minimum period of 5 years prior to the date of submission of a planning application.

RHP 4 The dwelling is required to meet the needs of a person working in an established rural based agricultural, commercial, industrial or other enterprise in the local area, where the person derives his/her main income from that activity, or by a member of his / her immediate family. Such circumstances may also include other persons whose work is intrinsically linked to the local rural area (such as teachers in rural schools).

RHP 5 The dwelling is to facilitate a retiring farmer, where the applicant last worked principally as a farmer in the local area, or by a widow or widower of someone who last worked principally as a farmer in the local area.

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

⁷ Immediate family is considered to be a sibling, son or daughter, or adopted child of the landowner. Where the landowner's child(ren) have resided outside the state or N. Ireland for a minimum continuous period of ten years or where the landowner has no children, a niece/nephew maybe considered a landowners family member.

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

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

Chapter 3 Core Strategy

Policies for Rural Housing in Rural Areas Under Strong Urban Influence

RHP 6	The dwelling is required to facilitate site specific and compelling special domestic or personal circumstances, where genuine hardship would result if planning permission were refused. In these circumstances the onus will be placed on the applicant to justify why other alternative solutions, such as a house extension, granny flat or mobile home, cannot be considered.
RHP 7	The dwelling is to replace an existing dwelling, where the dwelling to be replaced; was in use or last used as a dwelling; has not been changed to a dwelling from another use without planning permission; has not been vacant for a period in excess of 10 years prior to the date of submission of a planning application; shall exhibit all the essential characteristics of a habitable dwelling house and be reasonably intact.
RHP 8	The sympathetic change of use of a protected structure or a non protected vernacular building (where the building is an important element in the landscape or of local architectural or historic merit) into residential use, where this secures its upkeep and survival, and the character and architectural or historic interest of the building would be preserved or enhanced. Proposals for a change of use should incorporate details of all intended alterations to the building and its curtilage to demonstrate their effect on its appearance, character and setting. Improvements to protected structures will comply with policies ABP1-ABP2 as set out in Chapter 4, Environment and Heritage of the Monaghan County Development Plan 2013-2019.
RHP 9	The dwelling is for an emigrant who is returning to the local area, where he/she had previously lived for a minimum period of five continuous years.

Chapter 3 Core Strategy

Policies for Rural Housing in Stronger Rural Areas

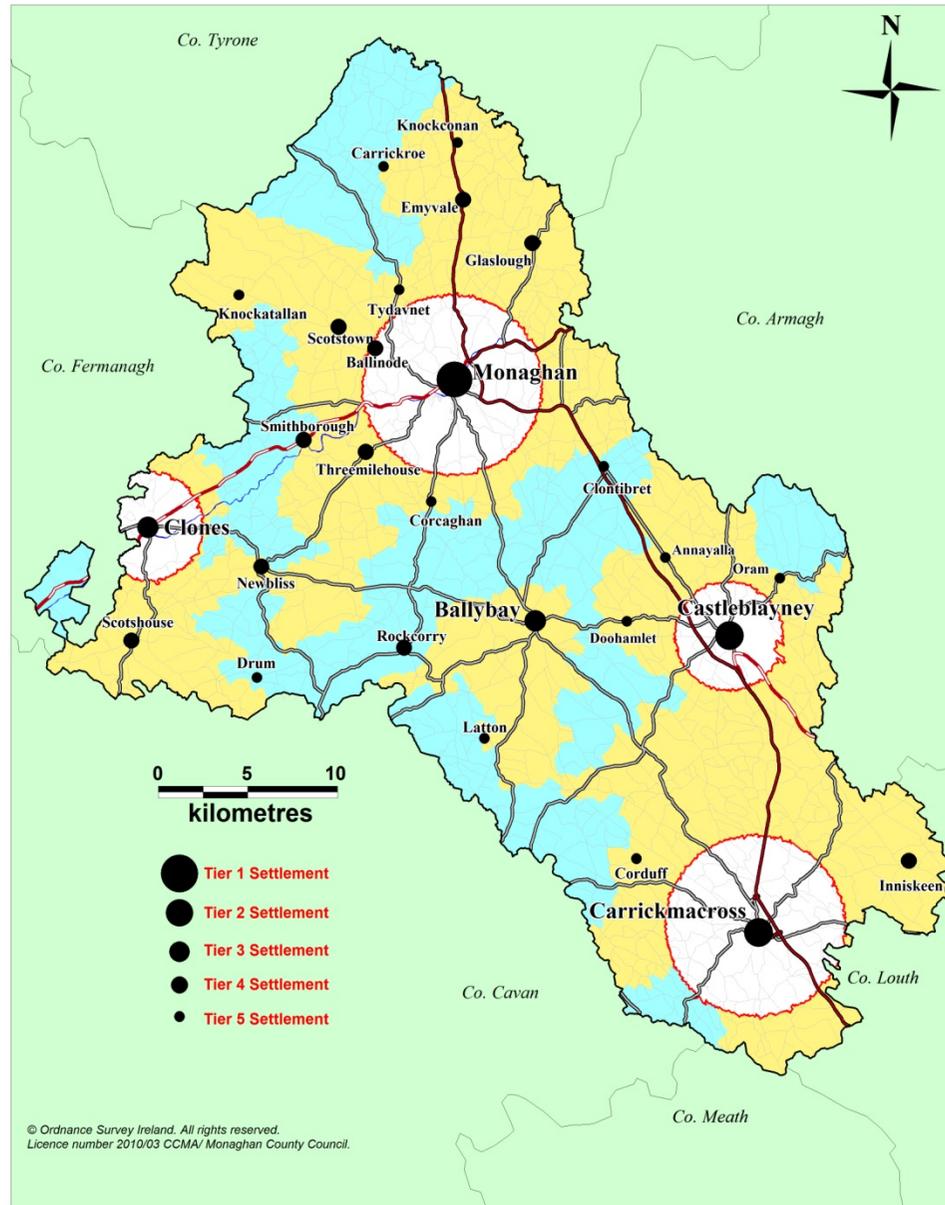
RHP 10	All projects associated with rural housing in Stronger Rural Areas shall be considered under policies AAP1-AAP5 contained within Chapter 4 Environment and Heritage of the Monaghan County Development Plan 2013-2019.
RHP 11	Applications for single dwellings in these areas will be accommodated subject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

Policies for Rural Housing in Structurally Weak Rural Areas

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

Map 3.2: Core Strategy Map

Monaghan County Development Plan 2013-2019



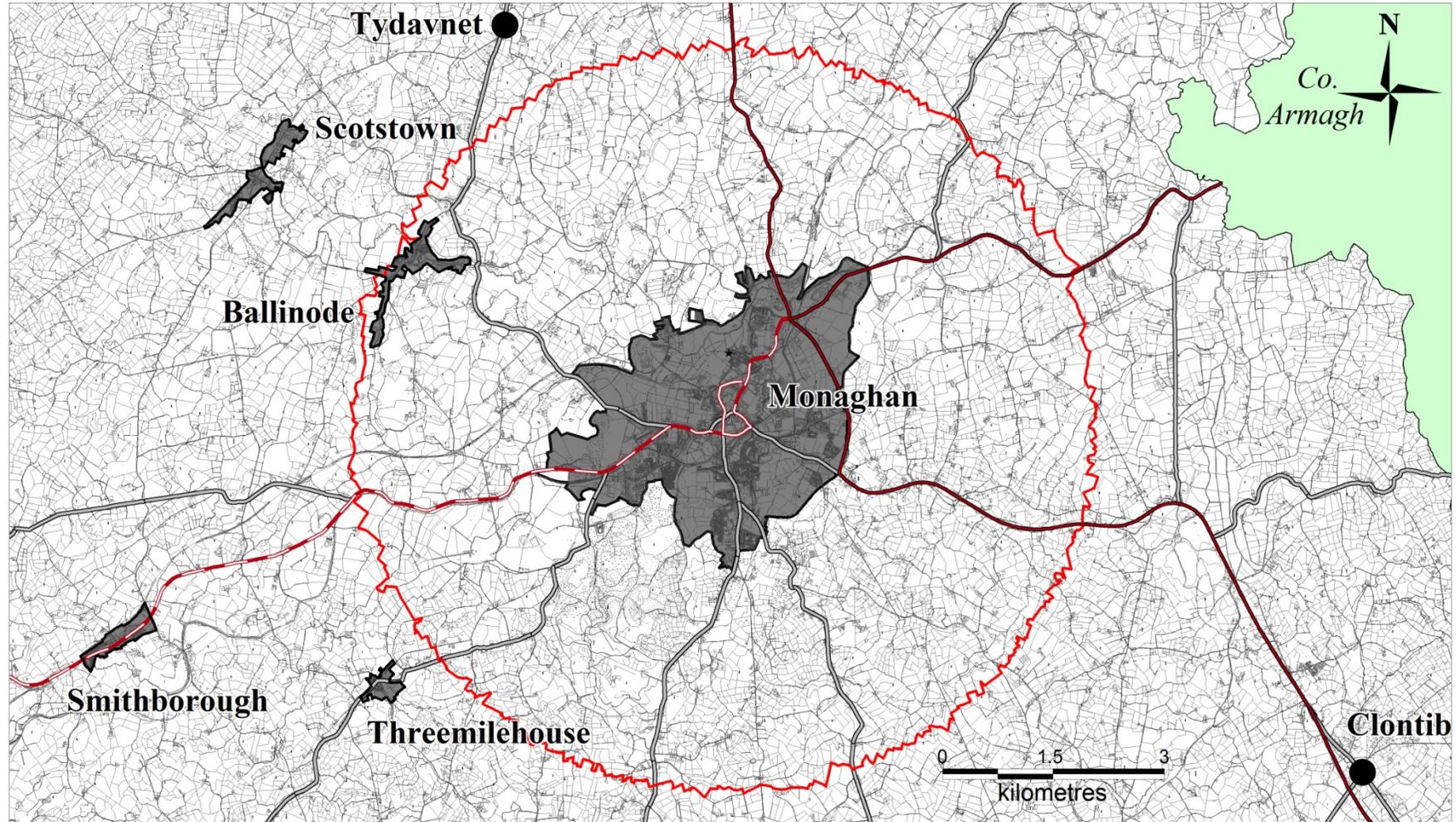
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 Stronger Rural Areas	 National Primary Route
 Structurally Weak Rural Areas	 National Secondary Route
 Areas Under Strong Urban Influence	 Regional Roads
 Towns/Villages	 Ulster Canal



Map 3.3: Rural Area Under Strong Urban Influence - Monaghan

Monaghan County Development Plan 2013-2019



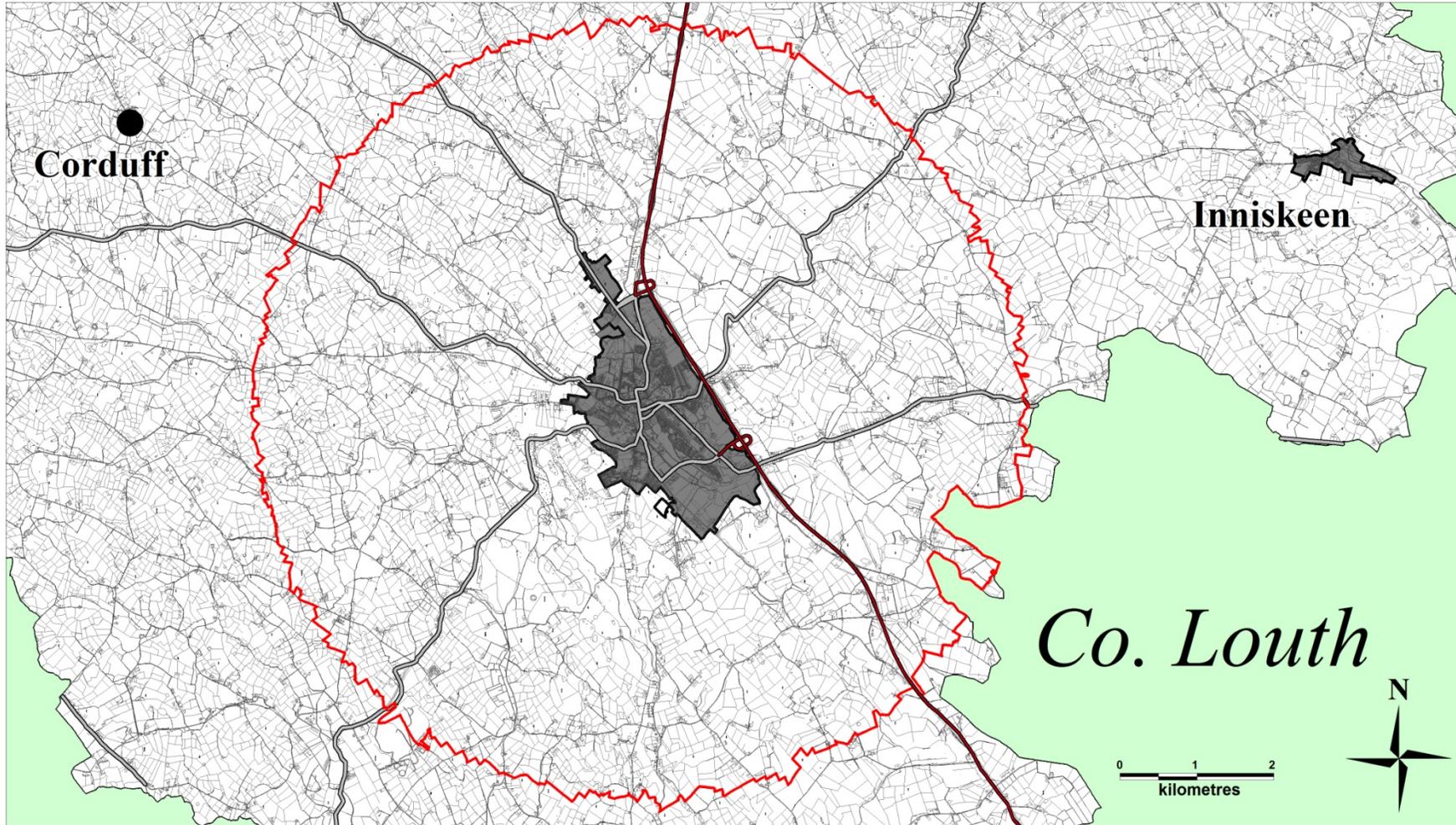
	Area Under Strong Urban Influence		National Primary Road
	Settlement Envelope		National Secondary Route
			Regional Roads

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Map 3.4: Rural Area Under Strong Urban Influence - Carrickmacross

Monaghan County Development Plan 2013-2019



Legend:

- Rural Area Under Strong Urban Influence
- Settlement Envelope
- National Primary Road
- Regional Road

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Map 3.5: Area Under Strong Urban Influence - Castleblayney

Monaghan County Development Plan 2013-2019



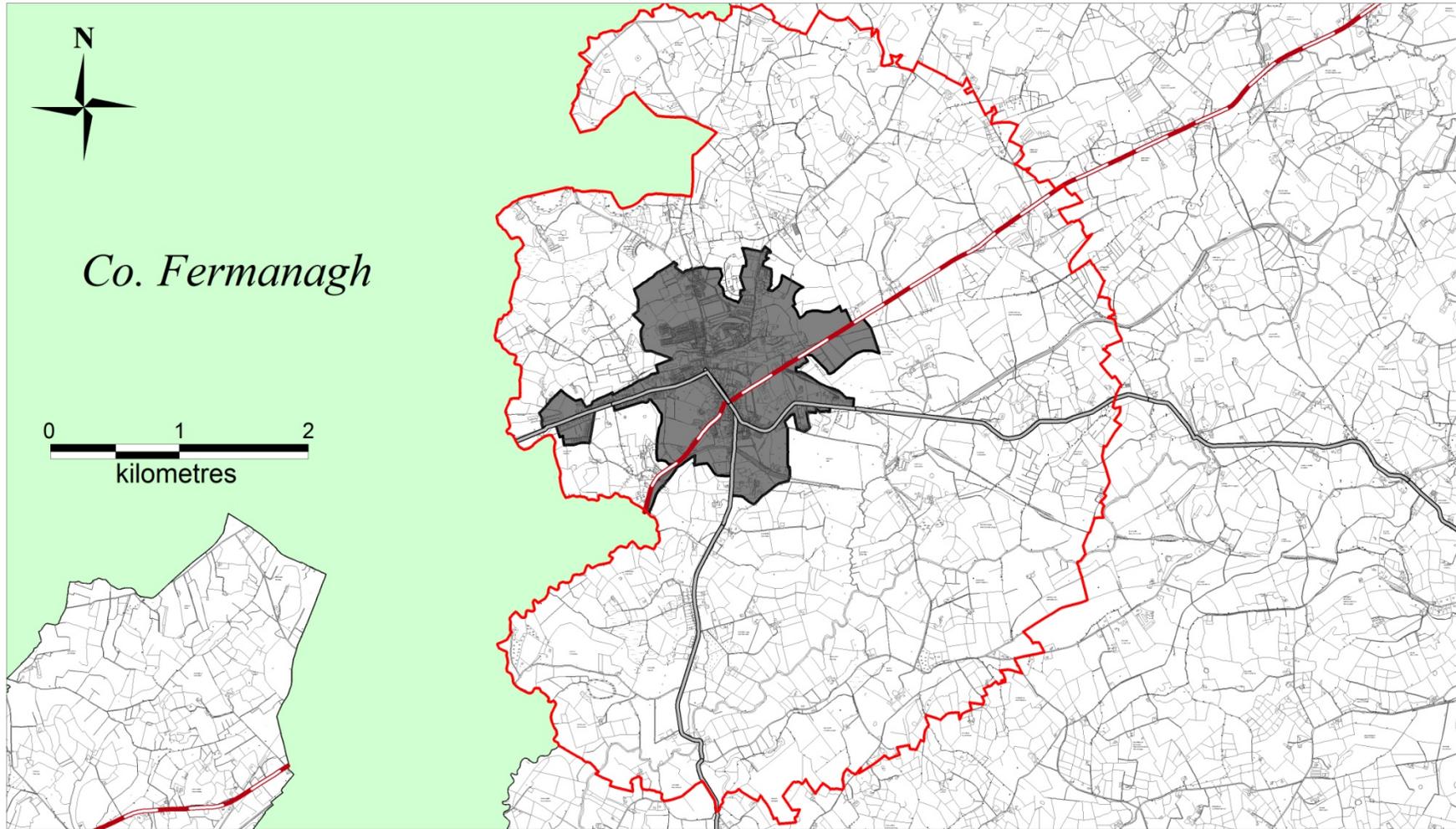
	Area Under Strong Urban Influence		National Primary Road
	Settlement Envelope		National Secondary Road
			Regional Road

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Map 3.6: Area Under Strong Urban Influence - Clones

Monaghan County Development Plan 2013-2019



Area Under Strong Urban Influence



Settlement Envelope



National Secondary Road



Regional Roads

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Monaghan County Council

Chapter 4

Environment and Heritage

- ▶ **Section 4.1** **Introduction**
- ▶ **Section 4.2** **Draft County Monaghan Heritage Plan 2012 – 2017**
- ▶ **Section 4.3** **Geological Heritage**
- ▶ **Section 4.4** **Landscape Background**
- ▶ **Section 4.5** **Areas of Amenity**
- ▶ **Section 4.6** **Biodiversity and Natural Heritage**
- ▶ **Section 4.7** **Trees and Hedgerows**
- ▶ **Section 4.8** **Habitat Designation and Protection**
- ▶ **Section 4.9** **Water Resources and Quality**
- ▶ **Section 4.10** **Green Infrastructure**
- ▶ **Section 4.11** **Architectural and Built Heritage**
- ▶ **Section 4.12** **Archaeological Heritage**
- ▶ **Section 4.13** **Noise**
- ▶ **Section 4.14** **Air**

Chapter 4

Environment and Heritage

Management and maintenance of the natural and built environment is a critical aspect of the planning authority

Objectives/policies have been developed in line with both European and National legislation and guidelines and are based on the following principles:

- **The natural and built environment, particularly non renewable elements, need to be properly protected, managed and where possible enhanced**
- **The ‘polluter pays’ principle and the ‘precautionary approach’ principle**
- **Maintenance and management of environment and heritage resources to the highest standard for the long term economic, social and environmental well-being of County Monaghan**
- **Conservation and enhancement of biodiversity, natural heritage, landscape, the built environment and archaeology as important elements of the long term economic growth and development of the County.**

Chapter 4

Environment and Heritage

Objective for Draft Heritage Plan

HPO 1	Implement the objectives and actions detailed within the Draft County Monaghan Heritage Plan 2012-2017 and any subsequent versions.
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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.
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Policies for Landscape Protection

LPP 1	Ensure the preservation and uniqueness of the county's landscape by having regard to the character, value and sensitivity of landscape as identified in the County Monaghan Landscape Character Assessment, August 2008 (or any subsequent versions) when determining a planning application.
LPP 2	Protect the landscapes and natural environments of the county by ensuring that any new developments in designated sensitive rural landscapes do not detrimentally impact on the character, integrity, distinctiveness or scenic value of the area.
LPP 3	Development which fails to appropriately integrate into the landscape with due regard to visual impact, landscape amenity, the protection of skylines, amenities such as lakes, designated walkways, heritage sites and recreational and tourist facilities shall be resisted.

Chapter 4

Environment and Heritage

Areas of Amenity (Appendix 1 & 2)

- Areas of Primary Amenity – Sliabh Beagh/Bragan & Lough Muckno
- Areas of Secondary Amenity – Emy Lough, Ulster Canal, Dromore River, Rahans Lake, etc.
- Areas of Visual Amenity – Scenic Routes, Lakes (over one hectare)

Chapter 4

Environment and Heritage

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 Convention 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.
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Chapter 4

Environment and Heritage

Objective for the Protection of Trees and Hedgerows

THO 1	Seek to increase existing coverage, in conjunction with new development and encourage the establishment of native species.
THO 2	Employ where appropriate, Tree Preservation Orders to protect important trees, groups of trees or woodlands of special amenity value.

Policies for Protection of Trees and Hedgerows

THP 1	Protect trees and hedgerows from development that would impact adversely upon them. Development proposals which necessitate the removal of extensive amounts of trees and hedgerows should be avoided and transplanting of existing trees and hedgerows should be employed where appropriate.
THP 2	Preserve trees and/or groups of trees that form significant features in the landscape or have particular importance in setting the landscape character of an area or which contribute to the biodiversity of the area (Appendix 3, Trees of Special Amenity Value).
THP 3	Ensure that existing mature trees, woodlands and hedgerows are, as far as practicable, preserved and incorporated into any new developments or where removal is unavoidable, compensatory planting of at least equal amounts of native trees and shrubs should be undertaken.
THP 4	Where trees and/or hedgerows along a public road are set back/removed in order to provide sightlines for a new access, a new hedge containing native species will be planted behind sight lines.

Chapter 4

Environment and Heritage

Policy for Sliabh Beagh Conservation Management

SBP 1

To implement the objectives of the Sliabh Beagh Conservation Management Plan.

Objective for Wetlands

WLO 1

To protect existing wetlands from destruction, infilling, fragmentation and degradation.

Policy for Wetlands

WLP 1

Development that would destroy, fragment and degrade wetlands will be resisted.

Chapter 4 Environment and Heritage

Designated Sites (Appendix 4)

- Special Protection Areas (SPAs) – Sliabh Beagh, Bragan
- Special Areas of Conservation (SACs) – Kilroosky Lough System, Clones
- Natural Heritage Areas (NHAs) – Eshbrack Bog, Emy Lough, Dromore Lakes, Creevy Lough, etc.

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.

Natura 2000 Sites County Monaghan



Chapter 4

Environment and Heritage

Requirement for Appropriate Assessment

- **SPAs and SACs make up a European network of sites known as the Natura 2000 network.**
- **They are protected in Irish legislation through the European Communities (Natural Habitats) Regulations 1997 and 2011.**
- **The Council is obliged to exercise its functions, including consent functions, in compliance with the requirements of the Birds and Habitats Directives and with the 2011 Regulations.**
- **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.**

Chapter 4

Environment and Heritage

Requirement for Appropriate Assessment

- **All development proposals screened by Planning Authority to determine if Appropriate Assessment necessary.**
- **Applicant will be asked to submit Natura Impact Statement if proposal is deemed likely have significant effect either individually or in combination with other plans or projects on a Natura 2000 site.**
- **Natura Impact Statement from a suitably qualified person**
- **Revised notice stating that Natura Impact Statement submitted with application**
- **Ten copies of documentation and one electronic copy**

Chapter 4

Environment and Heritage

Objective for Appropriate Assessment

AAO 1	Ensure that the Council in the performance of its functions takes account of the Habitats and Birds Directives.
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Policies for Appropriate Assessment

AAP 1	Ensure that all plans and projects in the County, not directly connected 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 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.

Chapter 4

Environment and Heritage

Objectives for Protection of Water

WPO 1	Protect and improve County Monaghan's water resources.
WPO 2	All first order streams containing areas of stony/gravel bed and higher order streams are considered vulnerable and require protection in terms of water quality and physical structure. Such streams shall be identified and or the connectivity to such streams shall be identified in the water protection plan referred to in Policy WPP 5. All discharges to such streams should be assessed with a view to minimisation of risk to waters.
WPO 3	Provide information on environmental issues, promote engagement between developers and regulators, promote sustainable development and encourage a high standard of environmental protection. The precautionary principle will be applied where a significant risk to the environment exists.
WPO 4	Protect rivers, streams and other water courses and maintain them in a state capable of providing and sustaining suitable habitats for flora and fauna, and where necessary designate riparian zone protection areas.
WPO 5	Achieve 'good status' in waterbodies and prevent deterioration of existing water quality status in all waterbodies in accordance with the Water Framework Directive.

Chapter 4

Environment and Heritage

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, Woodford 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 <i>Groundwater Protection Scheme for County Monaghan</i> (available at www.gsi.ie) and <i>Guidance on the Authorisation of Discharges to Groundwater</i> (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 and detailed site drainage plans with all planning applications. Maps of sensitive areas and waters and a Water Protection Plan Checklist (Appendix 13) 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) guidance document <i>Requirements for the Protection of Fishery Habitat During Construction and Development Works at River Sites</i> . The IFI should be consulted prior to the submission of any plans involving works close to waterways.

General Site and Water Body Details			
Planning Ref. No.		Applicant	
Townland		Water Supply Source	
X Co-ordinate ¹		Y Co-ordinate ¹	
WMU ²		RWB ²	
WB Status ²		Objective ²	
Groundwater Vulnerability ³		Aquifer Importance ³	
Proximity to nearest watercourse (culverted or open), wetland or lake (meters)			
Proposed Development Is the development entirely or part of one of the following? (tick)			
Domestic dwelling		Agricultural (cattle/dairy)	
Public Works		Agricultural (mushrooms)	
Housing		Agricultural (poultry)	
Institutional		Agricultural (piggery)	
Commercial/Retail		Other agricultural – specify below	
Mixed Use Development			
Waste Water Production and Treatment Method			
Domestic type waste waters			
Waste waters produced from any trade, food, preparation or business ⁴			
Wheel wash, vehicle wash, cooling waters			
Waste waters produced from quarrying etc ⁴			
Other waste waters ⁴			
Construction phase waste waters			
Frequently asked questions for septic tanks may assist in the “fit for purpose” assessment refer to http://www.monaghan.ie/en/services/environment/water/waterawareness/faqforseptic tanks/			
Fuel or Outdoor Material Storage for Non Domestic Developments			
Number of fuel storage tanks existing or proposed on site?			
Are fuel storage tanks bunded ⁵ ?			
Detail liquid / feedstuffs / organic / chemical / waste oil storage on outdoor sites			
Hard Surface and Open Yard Areas for Non Domestic Developments			
Footprint of proposed development including yard areas in m ²			
Is there potential for soiled yard areas from material, product waste or manure handling, fuel dispensing, silt and soil, yard washing etc.			
If yes, are silt trap(s), interceptor(s), soiled water tanks or other control measures shown on drainage plan?			
Has the use of SUDS (Sustainable Urban Drainage Systems – http://www.susdrain.org) been considered in the design of this development?			
Development History – All Developments			
Have previous pollution prevention planning conditions been complied with ⁶ ?			
Does existing development have an up to date (as constructed) site drainage plan?			
Is the existing/proposed development sewered or unsewered?			

If unsewered, is the existing wastewater treatment system fit for purpose? ⁷	
Has the storm water drainage system been examined and/or surveyed for misconnections? (Information leaflet available from Environment Section)	
Checklist of items to be included on Site Drainage Plan	
Location of lakes, watercourse, wells used for water supply, or karst features on or within 25m of domestic or 100m of non domestic development site	
Location of all drainage outfall points	
Foul water drainage system (in Red)	
Storm water drainage system (in Blue)	
Soiled yard area, soiled water drainage and management system, including silt traps, oil interceptor(s) and any SUDS facilities	
Location of waste water treatment facilities	
Location of fuel storage tank(s)	
Stream/Lake/Wetland/Riparian Corridors	
Footnotes and Useful Information	
¹ Projection in the Irish Grid	
² WMU, RWB, WB status. Objectives available on water maps at www.wfdireland.ie	
³ Available in the public mapping section at www.gsi.ie	
⁴ For information leaflets on Business Premises and Proper Use of Drains and information on discharge licensing see: http://www.monaghan.ie/contentv3/services/environment/formsguidesdocumentsdownlands/ http://www.monaghan.ie/contentv3/services/environemtn/water/waterawareness/leafletsandguidelines/	
⁵ Guidance: www.envirocentre.ie Best practice for Oil Storage (BPGCS05)	
⁶ Has certification of installation for previously granted wastewater treatment system been required and if so has it been submitted.	
⁷ Refer to EPA Guidance at: http://www.monaghan.ie/contentv3/services/environment/water/waterawareness/faqforseptictanks/ and http://www.monaghan.ie/contentv3/media/monaghanie/content/files/pdf/environment/Water_Pollution&DrainageSystems.pdf	
⁸ Refer to Water Body, Sensitive Waters and Sensitive Land Maps in Chapter 4 of the Monaghan County Development Plan 2013-2019	
Abbreviations	
WMU Water Management Unit	
RWB River Water Body	
WB Status Water Body Status	
IPPC Integrated Pollution Prevention Control Licence	
EIA Environmental Impact Assessment	
For Office Use: Sensitivity of Location	
Is the development located upstream of a high river quality site ⁸ ?	
Is the development located within a good status waterbody ⁸ ?	
Is the development located in the catchment of a water supply source ⁸ ?	
Is the development located within the Source Protection Zone (SPZ) of a groundwater supply source ⁸ ?	
Does the development require a discharge licence to surface or ground waters under the Water Pollution Acts?	
Risk to waters in relation to scale of development, previous planning/environmental history, IPPC or EIA aspects, site management and location in a sensitive area	

Chapter 4

Environment and Heritage

Policies for Protection of Water

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 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.
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 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.

Chapter 4

Environment and Heritage

Objectives for Green Infrastructure

GIO 1	Develop a Green Infrastructure Strategy within during the life-time of the Development Plan, ensuring the protection of County Monaghan's Natura 2000 sites is central to this strategy. This Strategy shall be prepared in full compliance with the requirements of Strategic Environmental Assessment (SEA) and Habitats Directives.
GIO 2	Seek a net gain in green infrastructure through the protection and enhancement of existing assets, through the provision of new green infrastructure where appropriate, and in consultation with stakeholders, as an integral part of the planning process.
GIO 3	Provide attractive and safe routes linking key green space sites, parks and open spaces, cultural and heritage assets as an integral part of infrastructure provision where feasible and appropriate.

Policy for Green Infrastructure

GIP 1	Resist development that would damage, degrade, fragment or prejudice the County's strategic green infrastructure network.
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Chapter 4

Environment and Heritage

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 the permission, if granted, should be subject.

Chapter 4

Environment and Heritage

Objectives for the Protection of Protected Structures

PSO 1	Protect and/or conserve, as appropriate, all structures included in the Record of Protected Structures set out in Appendix 5.
PSO 2	Review the Record of Protected Structures on an ongoing basis with a view to adding structures of special interest as appropriate, including the recommendations made by the National Inventory of Architectural Heritage County Survey.
PSO 3	Promote and improve the understanding of the architectural heritage of County Monaghan by encouraging public access to the Record of Protected Structures, and providing signage / information for the most significant structures and Architectural Conservation Areas.
PSO 4	Encourage the sympathetic and appropriate reuse, rehabilitation and retention of Protected Structures ensuring that they are conserved to a high standard, and the special interest, character and setting of the structures are preserved.

Policies for the Protection of Protected Structures

PSP 1	Planning permission for the demolition of any protected structure shall not be granted except in exceptional circumstances, in accordance with Section 57(10)(b) of the Planning and Development Act 2000.
PSP 2	Ensure that any development, modification, alteration or extension affecting a Protected Structure, its setting and/or any complex of adjoining buildings is sensitively designed and sited, is compatible with its character, and is appropriate in terms of the proposed scale, mass, height, density, layout, materials, impact on architectural or historic features, and its junction with the existing Protected Structure.
PSP 3	Prevent loss of architectural heritage, by requiring an owner of a protected structure to carry out works if the planning authority considers that the structure is, or may become, endangered.
PSP 4	Resist development which is likely to adversely affect the setting of, designed landscape features of, or designed views or vistas to or from a protected structure , where the setting is considered of importance.

Chapter 4

Environment and Heritage

Objectives for the Protection of Built Industrial Heritage

IHO 1	The Council aims to conserve the built fabric of the Ulster Canal, Great Northern Railway, historic mills and other industrial heritage structures throughout the county, and planning permission will be required for their removal or alteration.
IHO 2	The Council will ensure conservation of the built fabric of the Ulster Canal, Great Northern Railway, historic mills and other industrial heritage structures by use of appropriate techniques and materials when repair works are being undertaken.

Chapter 4

Environment and Heritage

Objectives for the Protection of Architectural Conservation Areas

CAO 1	Preserve and where possible enhance the character and appearance of Architectural Conservation Areas.
CAO 2	Protect the built heritage fabric of the county within the main urban areas and the larger rural centres through designation of appropriate Architectural Conservation Areas. It is proposed to designate Architectural Conservation Areas in the villages of Glaslough, Inniskeen, Rockcorry and Mullan during the life of this Plan.
CAO 3	To designate and prepare Architectural Conservation Areas in accordance with the requirements of the Department of the Environment, Heritage and Local Governments, Architectural Heritage Protection Guidelines for planning authorities and any subsequent version.
CAO 4	Establish, where appropriate, special planning controls for Architectural Conservation Areas if it is considered that all or part of an Architectural Conservation Area is of significant importance to the character of the town in which it is situated.

Policies for the Protection of Architectural Conservation Areas

CAP 1	Resist development that would adversely affect the character and appearance of Architectural Conservation Areas.
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Chapter 4

Environment and Heritage

Objectives for the Protection of Archaeological Heritage

AHO 1	Protect the monuments and places listed in Appendix 6 (and any additions by the National Monuments Service) to ensure that the importance of the setting of the monument or site, and its interrelationship with other archaeological sites is not materially injured, and that no development will impinge directly on any monument or site or on any associated archaeological material.
AHO 2	Co-operate with the Department of Arts, Heritage and the Gaeltacht and all other relevant bodies in providing maximum protection to any monument or place of archaeological importance not listed in Appendix 6 and discovered within the lifetime of this Plan.
AHO 3	Encourage the sensitive incorporation of significant archaeological finds into development schemes, where appropriate.

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.

Chapter 4

Environment and Heritage

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 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.

Chapter 4

Environment and Heritage

Policy for Noise Control

NCP 1	The planning authority will seek to protect the amenity of individuals, dwellings, businesses, community facilities and other existing development, when assessing proposals for development that are likely to generate significant levels of noise.
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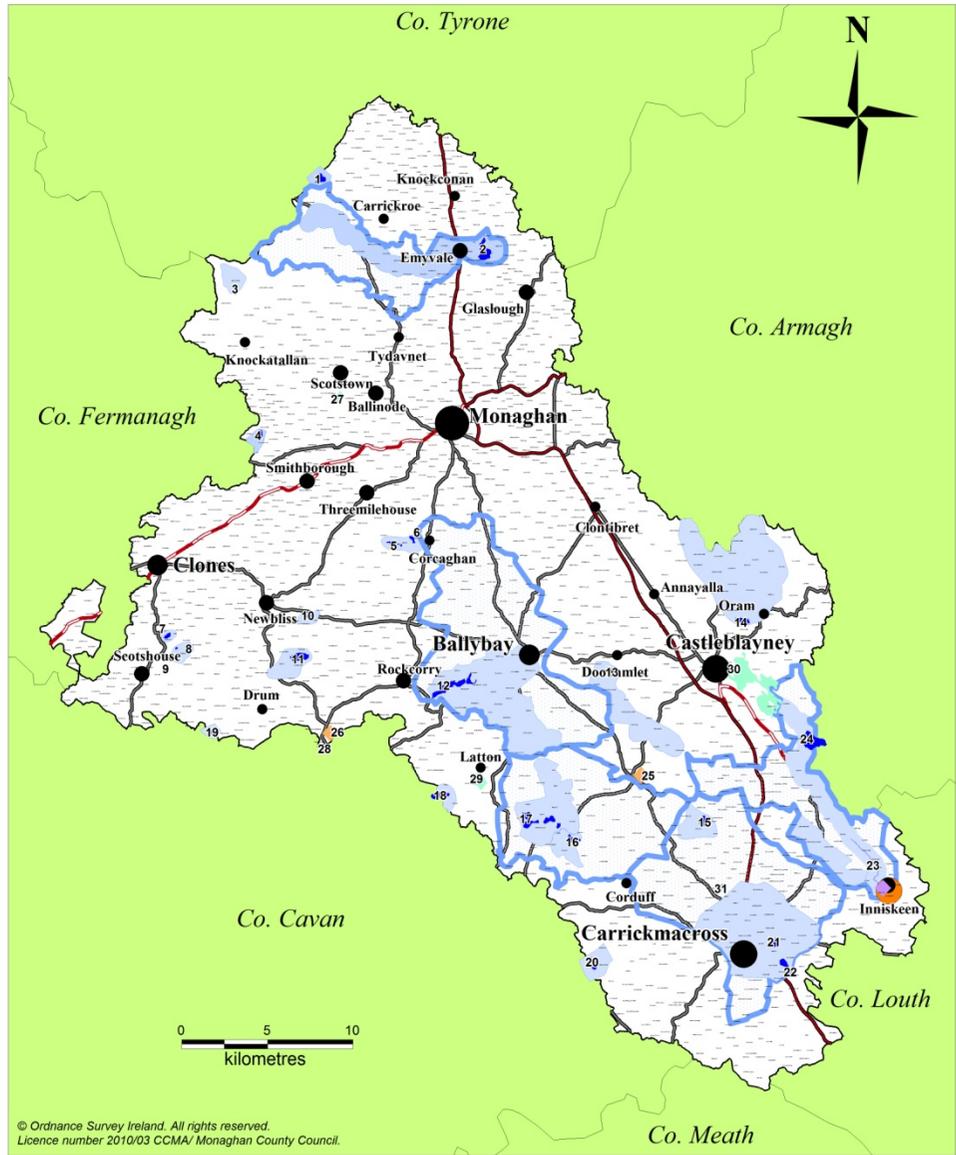
Objectives for Air Quality

AQO 1	Encourage a more energy efficient approach to the design and servicing of buildings for residential, commercial, industrial and other uses, including public buildings.
AQO 2	Promote the retention of trees, hedgerows and other vegetation, and encourage forestation and tree planting as a means of air purification and filtering.
AQO 3	Support the expansion and development of public transport systems and non motorised modes of transport to improve air quality.
AQO 4	To facilitate measures which seek to reduce emissions of greenhouse gases for example through the integration of land use and transportation.

Policies for Air Quality

AQP 1	In conjunction with the EPA, ensure that all existing and proposed developments are operated in a manner that does not permit them to contribute to any deterioration in air quality.
AQP 2	The planning authority shall seek to protect the amenity of individuals, dwellings, businesses, community facilities and other existing development, together with the safety of road users, when assessing proposals that have the potential to create light pollution/nuisance.

Map 4.1: Sensitive Surface Waters
Monaghan County Development Plan 2013-2019

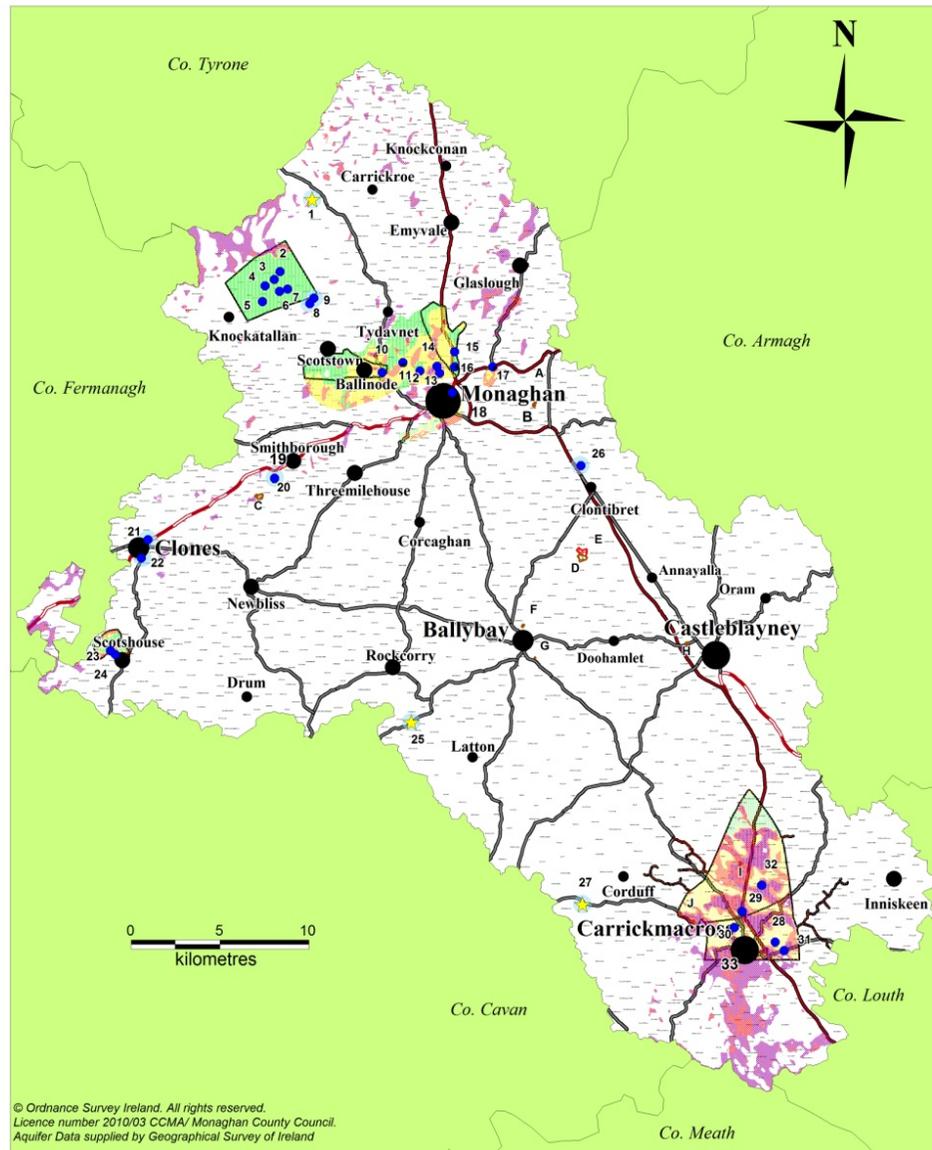


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 Public & Private Lake Sources	 Amenity/Bathing Areas
 Inner Catchment Areas	 River Water Supply Source
 Outer Catchment Areas	 Industrial Water Abstraction Points



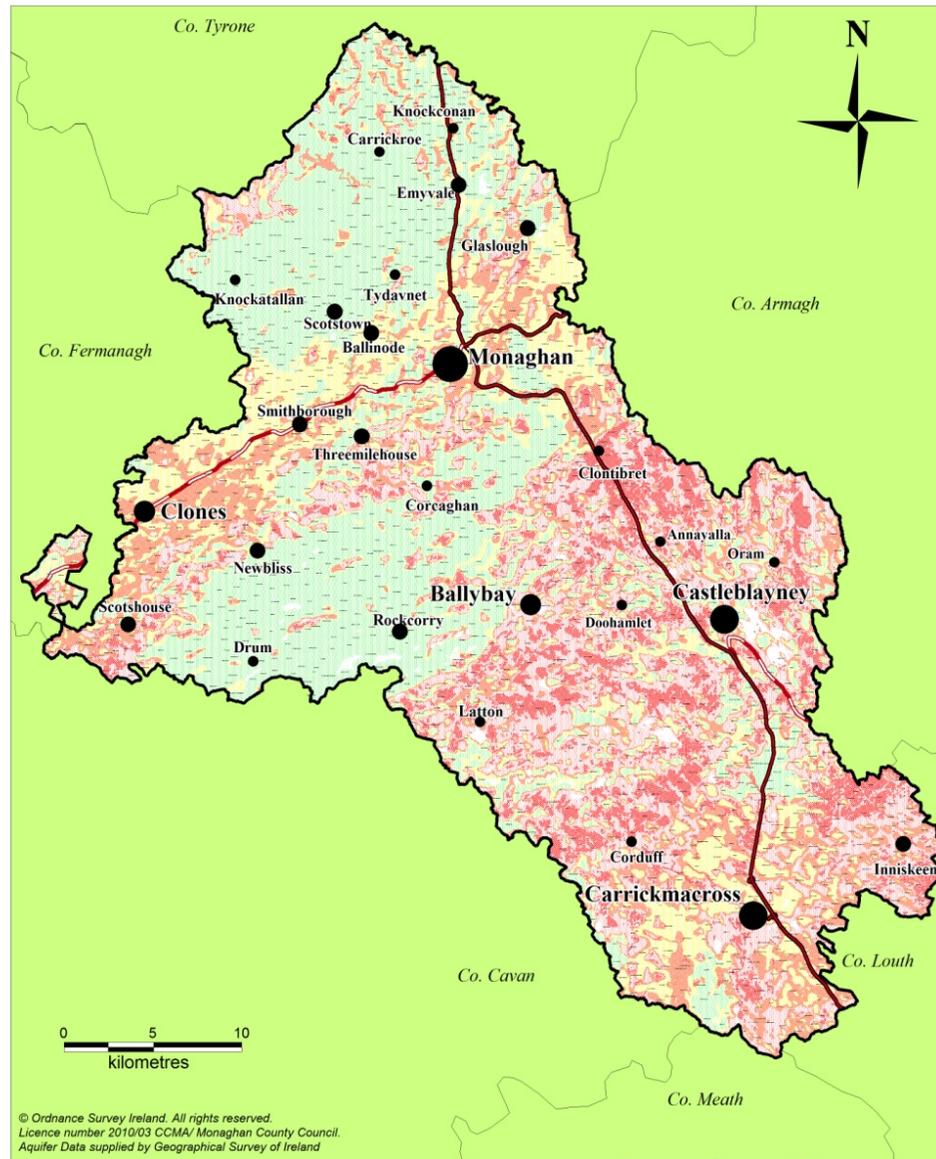
Map 4.2: Sensitive Ground Waters & Landfills
Monaghan County Development Plan 2013-2019



★ Industrial/Commercial Water Supplies	▨ Outcrop/Shallow Rock	○ Source Protection Zone
● Ground Water Supply Sources	▨ Extreme Vulnerability overlying Regionally and Locally Important Acquirers	
▨ Planning Alert Zones (500m)	▨ High Acquirer Vulnerability	
▨ Closed Landfill Sites	▨ Moderate Acquirer Vulnerability	
▨ Active Landfill Sites	▨ Low Acquirer Vulnerability	



Map 4.3: County Monaghan Groundwater Vulnerability
Monaghan County Development Plan 2013-2019

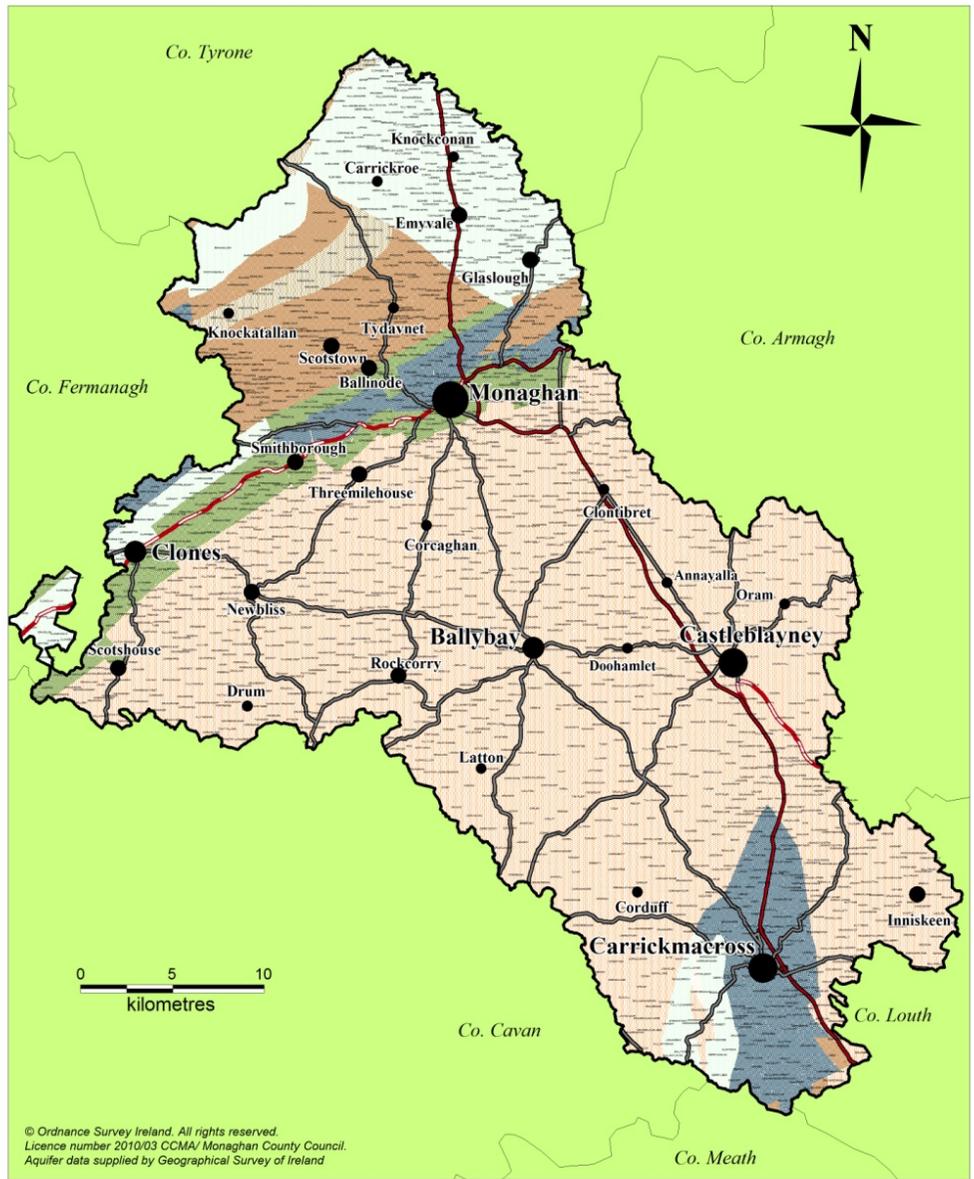


Outcrop/Shallow Rock	Moderate Vulnerability
Extreme Vulnerability	Low Vulnerability
High Vulnerability	Lake



Monaghan County Council

Map 4.4: Groundwater Protection Scheme Acquifer Map
Monaghan County Development Plan 2013-2019

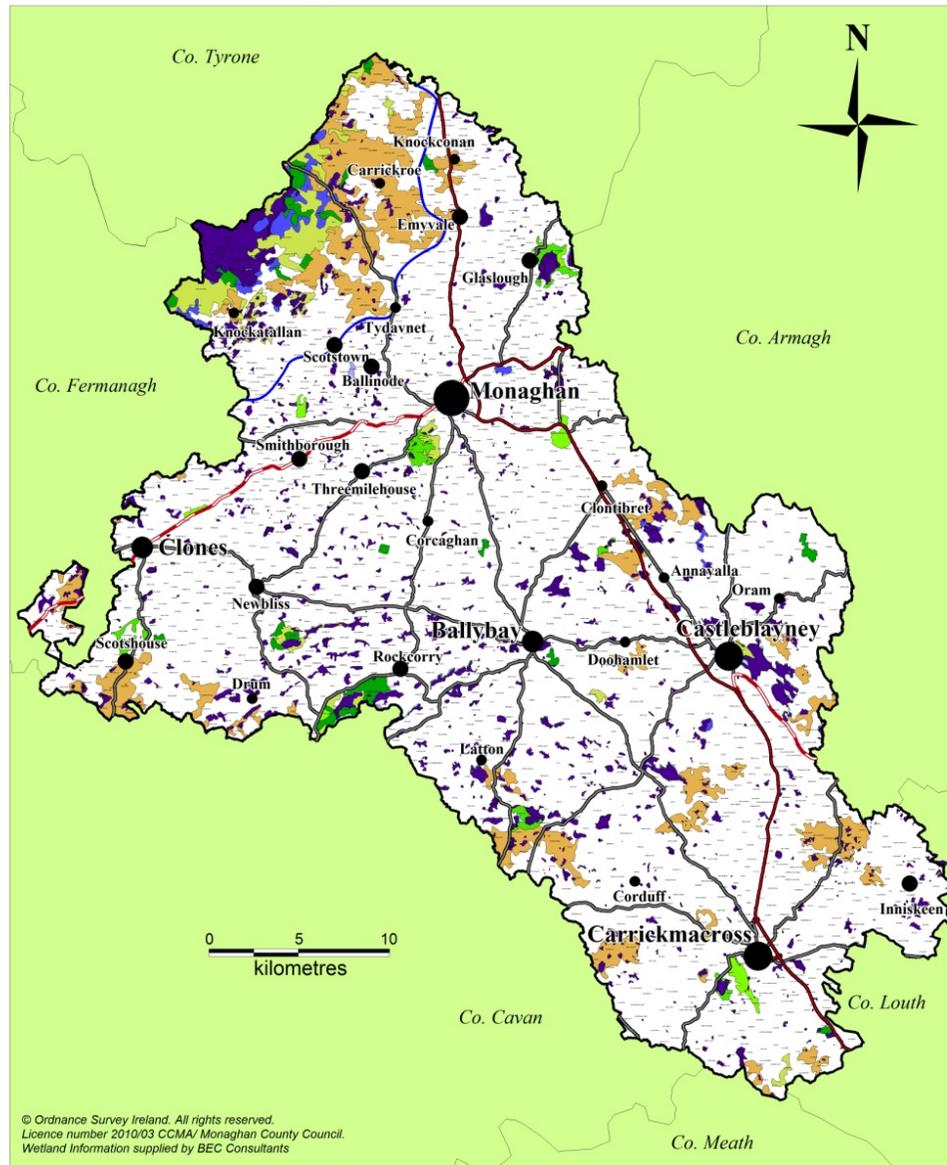


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 Aquifer data supplied by Geographical Survey of Ireland

	Regionally Important - Karst, good development potential		Locally Important - Moderately productive only in local zones
	Regionally Important - Fissured, good development potential		Poor Acquifer - Generally unproductive except for local zones
	Locally Important - Karstified Acquifer		Poor Acquifer - Generally unproductive
	Locally Important - Generally moderately productive		



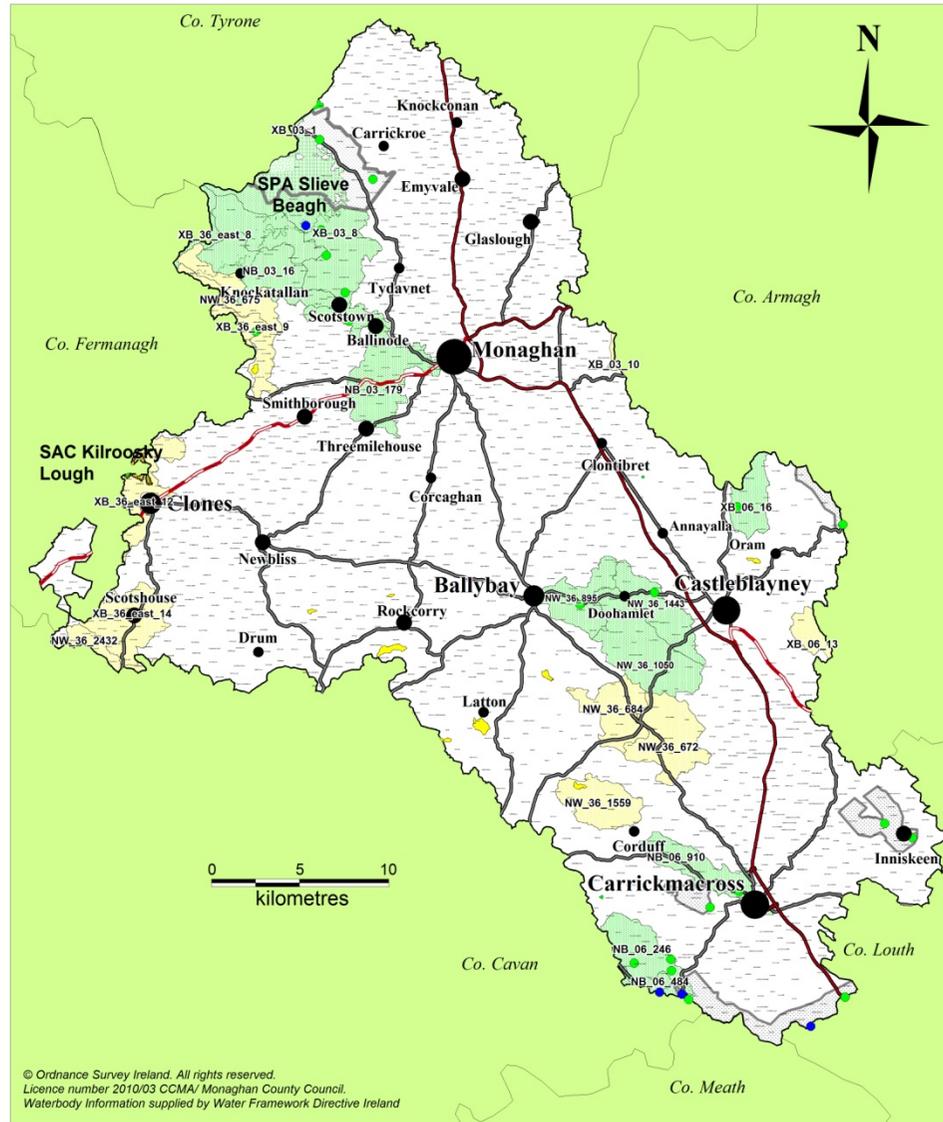
Map 4.5: Areas of Natural Vegetation, Wetlands and Wet Soils
Monaghan County Development Plan 2013-2019



	Coniferous Forests		Peat Bogs		Lands North West of blue line, likely high run off risk
	Land principally occupies by agriculture with significant areas of natural vegetation		Mixed Forests		
	Inland Marshes		Broad-leaved forests		
	Transitional woodland scrub		Wetlands		



Map 4.6: River Basin Management Plan Priority Areas Protect and Restore 2015 Monaghan County Development Plan 2013-2019

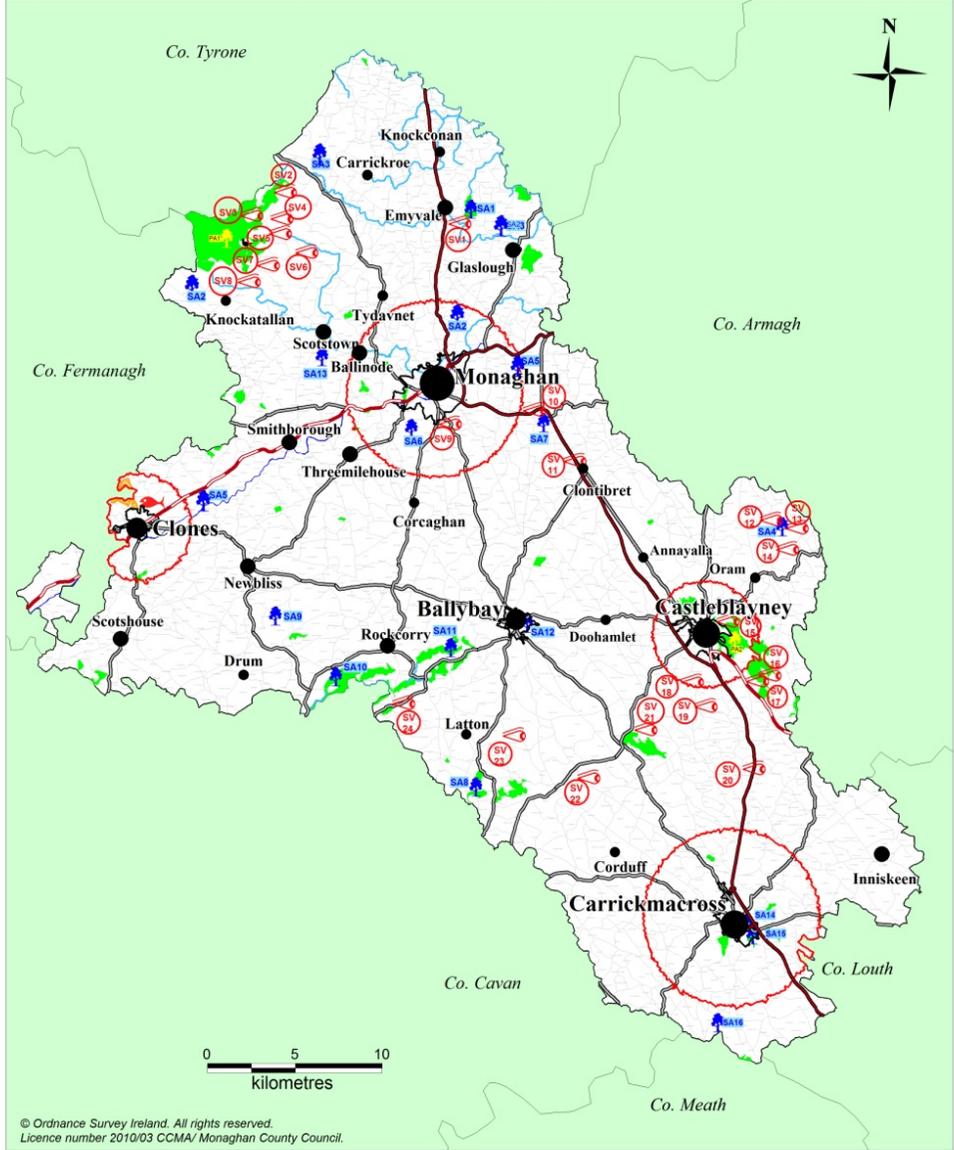


River Waterbody Status	Lake Status	River Quality Monitoring Site
Good	Good	High
Moderate	Moderate	Good
	Poor	Sensitive Catchment High/Good Sites



Map 4.7: County Monaghan Development Constraints

Monaghan County Development Plan 2013-2019



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National Primary Route	Special Area of Conservation (cSAC)
National Secondary Route	Special Protection Area (SPA)
Regional Roads	Proposed Natural Heritage Areas (pNHA)
Ulster Canal	Area of Primary Amenity Value
Areas Under Strong Urban Influence	Area of Secondary Amenity Value
Rivers	Towns/Villages
Development Limits	Views from Scenic Routes



Monaghan County Council

Chapter 5

Economic Activity

- **Section 5.1** **Introduction**
- **Section 5.2** **Employment Structure**
- **Section 5.3** **Affluence and Deprivation in County Monaghan**
- **Section 5.4** **Rural Revitalisation Initiatives**
- **Section 5.5** **Agriculture**
- **Section 5.6** **Forestry**
- **Section 5.7** **Climate Change, Energy and Renewable Resources**
- **Section 5.8** **Industry**
- **Section 5.9** **Extractive Industry**
- **Section 5.10** **Retailing**
- **Section 5.11** **Sustainable Tourism**

Chapter 5

Economic Activity

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.

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.

Chapter 5

Economic Activity

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 waters, 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.

Objectives for Climate Change

CCO 1	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.

Chapter 5

Economic Activity

Objectives for Energy and Renewable Resources

ERO 1	Ensure that all plans and projects relating to energy and renewable resources development are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
ERO 2	Promote and support an optimal mix of renewable energy generation within the county to assist in meeting the targets set out in the National Renewable Energy Action Plan.
ERO 3	Promote and encourage the use of renewable energy sources in appropriate locations, where this can be done in an environmentally sensitive manner.
ERO 4	Promote a 'plan-led' approach by identifying areas where there is significant wind energy potential, having regard to the Landscape Character Assessment for County Monaghan, through a landscape sensitivity analysis during the life of this Plan.
ERO 5	Promote the growth and use of renewable energy sources from vegetation/ biomass and support the implementation of the Bioenergy Action Plan for Ireland.
ERO 6	Encourage the sustainable development of micro renewable electrical generation technology such as wind turbines, photo voltaic cells, micro combined heat and power plants.

Chapter 5

Economic Activity

Objectives for Energy and Renewable Resources

ERO 7	Promote energy efficient buildings, using materials sourced from renewable resources, in support of the implementation of those aspects of the Building Energy Directive relative to development management.
ERO 8	Encourage efforts to reduce energy usage across all sectors in support of the implementation of the National Energy Efficiency Action Plan 2007-2020.
ERO 9	Encourage the provision of alternative fuels in all new service stations/petrol forecourts in County Monaghan to assist in meeting the targets set out in the National Renewable Energy Action Plan.
ERO 10	Facilitate electricity and gas infrastructure improvements/installations which will not result in adverse impacts on the natural or built heritage of the county.
ERO 11	Promote the extension of the gas network throughout the County.
ERO 12	Consider the identification of a strategic corridor in the county for major energy infrastructure.

Chapter 5

Economic Activity

Objectives for Industry

INO 1	Ensure that all plans and projects relating to industry are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
INO 2	Ensure that sufficient and suitable land is reserved for new enterprise development at key locations throughout the county.
INO 3	Promote new industrial development in other centres with existing infrastructural facilities, services, good communications, or where they can be provided at a reasonable cost.
INO 4	Encourage the growth and/or expansion of existing locally based small scale industry through the provision of suitably serviced sites.
INO 5	Co-operate with IDA Ireland, Enterprise Ireland, Forbairt, Forfás, Intertrade Ireland , the County Enterprise Board, community groups and other relevant bodies to ensure a co-ordinated approach to the provision of necessary infrastructure and services to support industrial development.
INO 6	Ensure that a high standard of design, layout and amenity is provided and maintained in all new industrial developments.
INO 7	Promote Lough Egish as a centre for industrial development.
INO 8	Support an expanded education and research sector in County Monaghan.
INO 9	Continue to support and facilitate cross-border co-operation and trade between County Monaghan and Northern Ireland.
INO 10	Ensure that suitably serviced sites are accommodated in appropriate locations.
INO 11	Promote the protection and conservation of the existing environment in industrial areas.

Chapter 5

Economic Activity

Objectives for Extractive Industry

EIO 1	Ensure that all plans and projects relating to extractive industry are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
EIO 2	Identify the location of all major mineral deposits in the county (with the assistance of the Geological Survey of Ireland) and safeguard these resources for future extraction.
EIO 3	Promote development involving the extraction of mineral reserves and their associated processes, where the Planning Authority is satisfied that they will be carried out in a sustainable manner without adversely impacting on the environment or on other land uses in the County.

Chapter 5

Economic Activity

Objectives for Retail Development

RTO 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.
RTO 2	To strengthen and protect the existing retail hierarchy of towns and villages within County Monaghan and to support the multi-purpose role of town centres as social, commercial and cultural attractions.
RTO 3	To improve accessibility to, and from, existing centres.
RTO 4	To promote excellence in urban design including a general upgrade in the built environment and shop facades.
RTO 5	To improve the variety, range and quality of retail outlets within town and village centres.
RTO 6	To encourage alternative uses for vacant or derelict buildings.
RTO 7	Establish effective management and promotion of the county towns.
RTO 8	Review the Retail Development Strategy for County Monaghan during the plan period 2013 – 2019.
RTO 9	Support the establishment of Shop Front Improvement Schemes to enhance the historic character and traditional street scene of the town(s) and create shop fronts which are more attractive for residents, visitors, shoppers and businesses.
RTO 10	Support the establishment of a Business Incentive Scheme to encourage the use of vacant premises in towns which will encourage diversity of retail opportunities within a designated area.

Chapter 5

Economic Activity

Objectives for Tourism

TMO 1	Ensure that all plans and projects relating to tourism are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
TMO 2	Continue to assist and support agencies involved in tourism development and promotion.
TMO 3	Encourage and support increased co-ordination, cohesion and linkages between the Council and Failte Ireland Midlands East.
TMO 4	Support the implementation of the Tourism & Amenities Actions as outlined in the Economic Strategy & Implementation Plan for Co Monaghan 2010 – 2014 and any subsequent strategy.
TMO 5	Optimise the current opportunities to develop rural tourism attractions/facilities provided by the National Rural Development Programme and EU funding programmes.
TMO 6	Drive the production of a 5–year action-led Tourism Development Plan for the county, led by Monaghan Tourism and based upon the County Enterprise Board Strategy’s tourism component. Focus tourism development efforts on developing a small number of key projects such as Lough Muckno Leisure Park, Ulster Canal, enhanced water sports.
TMO 7	Encourage clustering and packaging of products to increase linkages within and reduce leakage from, the local economy. e.g. linkages between accommodation providers and activity/attraction providers.
TMO 8	Capitalise on the natural resources of the area by working to protect and promote identified angling centres in the county, by facilitating the sustainable development of angling facilities at appropriate locations in the county, and by promoting the county as a centre of excellence for angling.

Chapter 5

Economic Activity

Objectives for Tourism

TMO 9	Encourage the improvement of access, signage/interpretation and tourist information facilities.
TMO 10	Establish Clones as a destination for cruisers upon completion of the reinstatement of the Ulster Canal.
TMO 11	Establish Lough Muckno as a major international venue for angling competitions & festivals.
TMO 12	Encourage the development of joint marketing activities with neighbouring counties, especially cross-border contacts.
TMO 13	Continue to actively promote Co Monaghan using both existing and newly developing technologies.
TMO 14	Encourage and support festivals as a method of attracting visitors.
TMO 15	Support the incubation of new tourism, recreation and activity businesses where gaps occur and within clusters/hubs.
TMO 16	Investigate and support best-practice environmental management including energy efficiency, waste management, procurement and recycling in accommodation providers and tourism enterprises in the County, through the use of accreditation and eco-labelling.
TMO 17	Promote County Monaghan and its angling centres, robustly and innovatively as 'catch and release' fisheries. Attention is drawn to the lakes, Lough Muckno, Lough Major, the Dromore River System, Lough Na Glack, Lisanisk Lake, Peters Lake and Rossmore Forest Park Lakes.
TMO 18	Evaluate public transport provision and where appropriate provide support for alternatives to the use of private cars to access visitor attractions.

Chapter 6

Infrastructure and Services

- **Section 6.1** Introduction
- **Section 6.2** Transportation
- **Section 6.3** Water and Waste Water Services
- **Section 6.4** Flooding
- **Section 6.5** Waste Management
- **Section 6.6** Telecommunications
- **Section 6.7** Prevention of Major Accidents
- **Section 6.8** Protective and Emergency Services

Chapter 6 Infrastructure and Services

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 <i>Smarter Travel</i>.
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 Siochana.
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.

Chapter 6

Infrastructure and Services

Objectives for Public Transportation

PTO 1	Ensure that all plans and projects relating public transportation initiatives are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
PTO 2	Promote the creation of new transport routes by public and private operators throughout the county.

Objectives for Roads Network

RNO 1	Ensure that all plans and projects relating to the development of the roads network in the county are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
RNO 2	Provide for the safe and efficient movement of vehicles and pedestrians within the county.
RNO 3	Protect emerging or preferred routes in relation to future road schemes and land requirements for future road upgrades.
RNO 4	Facilitate programmed improvements to the road network.
RNO 5	Maintain all roads within the county to the appropriate standards.
RNO 6	Improve junction standards where necessary and appropriate.
RNO 7	Provide for cycle lanes and footpaths along the roads network where appropriate.
RNO 8	Have regard to the National Roads Authority best practice guidelines in respect of the treatment of bats, badgers, otters, trees, hedgerows, scrub, wetlands, watercourses, architectural heritage, archaeological heritage and landscaping when carrying out works to the roads network.

Chapter 6

Infrastructure and Services

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	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.
NRO 7	Prohibit the intensification of use or creation of any new access onto the national 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.

Chapter 6

Infrastructure and Services

Objectives for Wastewater Treatment

WTO 1	Ensure that all plans and projects relating to the development of wastewater treatment facilities are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
WTO 2	Ensure waste water from all sources is collected, treated, purified and discharged to the natural environment, in a clean, non polluting manner, in accordance with EU legislation and to acceptable environmental standards.
WTO 3	Facilitate those properties serviced by poorly performing on site effluent disposal systems to connect to the public sewer, by extending the sewer to service these areas within the constraints of reasonable distance and funding availability.
WTO 4	Fulfil the obligations of the Discharge Licensing granted conditions issued by the EPA under the WWD Regulations 2007, in respect of every waste water treatment plant in the county.
WTO 5	Facilitate the development of towns and villages throughout the county, directly or in partnership with local development, by improving and extending wastewater infrastructure where determined necessary.
WTO 6	Complete the proposals outlined in the Water Services Investment Programme and Assessment of Needs Report 2010-2012, subject to funding. Where new or upgrades to waste water treatment plants are proposed, these shall fully comply with the Water Framework Directive and the Urban Waste Water Directive.
WTO 7	Manage receiving waters in accordance with the EU Water Framework Directive (WFD) to protect/enhance all waters (surface and ground), achieve "good status" for all waters by December 2015, and manage water bodies based on river basins (or catchments).
WTO 8	Promote the use of SUDS (sustainable urban drainage systems) in all new developments to arrest surplus storm water into temporary holding tanks prior to release to natural water course. All such storm water from car parks or other oil spillage onto hard standings, shall be partially treated through oil/petrol interceptor on site.
WTO 9	Promote the appropriate development and use of Integrated Constructed Wetlands within the County.
WTO 10	Dispose of sludges produced in the water and waste water process according to sludge disposal regulations and in an environmentally sustainable manner.

Chapter 6

Infrastructure and Services

Policies for Wastewater Treatment

WTP 1	Development proposing to connect to the public wastewater treatment systems shall be limited or restricted in those areas where capacity is insufficient to accommodate the demands of the development and where funding is unavailable to increase the capacity of the relevant facility.
WTP 2	<p>Development shall not normally be permitted within 100 metres of the boundary of any waste water treatment works, where that development is sensitive to smell nuisance and the amenity of it is likely to be detrimentally impacted on by the operation or expansion of the plant.</p> <p>Where the 100 metre cordon has already been compromised by existing or permitted smell sensitive development, the Planning Authority may look favourably on a new development which is similar to that which exists or is permitted, and where in its opinion, the amenity of the development will not be detrimentally impacted on by the plant.</p> <p>In exceptional circumstances, this figure may be reduced where it is proven to the satisfaction of the Planning Authority, through comprehensive smell nuisance modelling, carried out by a competent professional, that the amenity of the development will not be detrimentally impacted upon either at the time of the application or following expansion of the relevant works.</p>

Chapter 6

Infrastructure and Services

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.

Chapter 7

Development of Community Infrastructure

- ▶ **Section 7.1** **Introduction**
- ▶ **Section 7.2** **Arts and Culture**
- ▶ **Section 7.3** **Childcare Facilities**
- ▶ **Section 7.4** **Community Facilities, Sports, Recreation, Amenity and Open Space**
- ▶ **Section 7.5** **Cycling and Walking**
- ▶ **Section 7.6** **Traveller Accommodation**
- ▶ **Section 7.7** **Social Inclusion**
- ▶ **Section 7.8** **Disabled Accessibility**
- ▶ **Section 7.9** **Library Services**
- ▶ **Section 7.10** **Nursing Homes and Retirement Villages**
- ▶ **Section 7.11** **Schools and Education**

Chapter 7

Development of Community Infrastructure

Objectives for Community Infrastructure	
Appropriate Assessment	
CIO 1	Ensure that all plans and projects relating to community infrastructure are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
Arts and Culture	
CIO 2	Continue to support the arts activities and artists through their creative process in the county by co-operating with the Arts Council, community arts groups and other relevant local, national and international bodies.
CIO 3	Encourage cross border community cultural initiatives.
Community Facilities	
CIO 4	Ensure that all leisure and community facilities including crèches and play schools are located where there will be safe and easy access, with adequate car parking facilities, lighting and access and where they would not be detrimental to the privacy and amenity of any neighbouring residential properties.
CIO 5	Promote the use of existing buildings for community purposes particularly where the present use is redundant.
CIO 6	Promote the multiple use of school facilities for community purposes in so far as such uses are compatible with the primary purpose of the facilities.
Education	
CIO 7	Co-operate with education authorities in the siting of school facilities and ensure that locations are easily accessible from all parts of a school's catchment area.
CIO 8	Ensure that sufficient lands are available for educational infrastructure and a third level institution.

Chapter 7

Development of Community Infrastructure

Objectives for Childcare Facilities

CFO 1	Ensure that all plans and projects relating to the provision of childcare facilities are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
CFO 2	To encourage the provision of childcare facilities in appropriate locations, including residential areas, town centres, district and neighbourhood centre and in areas of employment. Such facilities will normally provide open space play areas, good accessibility and off street parking and will be subject to normal proper planning and development considerations.
CFO 3	Childcare facilities will be permitted in rural areas within 2 km of existing community/social facilities such as a community hall, school, sporting facilities etc, where a demand has been established and where no alternative is available locally, subject to good planning practice. Childcare facilities may also be permitted outside the 2 km radius where a local need has been clearly identified and is approved by the County Childcare Committee.

Chapter 7

Development of Community Infrastructure

Objectives for Recreation and Amenity	
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.
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.

Chapter 7

Development of Community Infrastructure

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.

Policies for Cycling and Walking

Any development providing jobs, shopping, leisure and or services, including education and community uses should take into account the needs of cyclists and pedestrians. Where appropriate, provision of the following will be required:	
CWP 1	Safe and convenient pedestrian and cycle access, and accessible pedestrian crossing policy developed under the Disability Act.
CWP 2	Safe, convenient and secure cycle parking and ancillary/associated facilities.
CWP 3	Safe and convenient pedestrian and cycle links to existing or programmed networks (including existing applications) where they adjoin the development site, using the accessible pedestrian crossing policy developed under the Disability Act.

Chapter 7 Development of Community Infrastructure

Objectives for Nursing Homes and Retirement Villages

NHO 1	Ensure that projects relating to the provision of nursing homes and nursing home/retirement villages are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
NHO 2	For reasons of sustainability, accessibility, social inclusion and availability of services, nursing homes and nursing home/retirement villages should be located within or adjacent to towns and villages.

Chapter 8

Strategic Objectives for Settlements

- ▶ **Section 8.1** **Introduction**
- ▶ **Section 8.2** **Strategy and Vision**
- ▶ **Section 8.3** **Land Use Zoning Objectives**
- ▶ **Section 8.4** **Development Management**
- ▶ **Section 8.5** **Population and Housing**
- ▶ **Section 8.6** **Town Centre**
- ▶ **Section 8.7** **Shop Fronts**
- ▶ **Section 8.8** **Retailing**
- ▶ **Section 8.9** **Industry, Enterprise and Employment**
- ▶ **Section 8.10** **Infrastructure and Services**
- ▶ **Section 8.11** **Natural and Built Heritage**
- ▶ **Section 8.12** **Recreation and Amenity**
- ▶ **Section 8.13** **Tourism**

Chapter 8

Strategic Objectives for Settlements

Strategic Objectives for the Hub Town of Monaghan

SSO 1	Develop the town and its immediate environs as a hub in accordance with the policies of the National Spatial Strategy and the Regional Planning Guidelines, with the aim of achieving a population of 9,000 by 2020, by co-operating with the region's gateway and adjoining development centres, and by servicing the county.
SSO 2	Develop the town's infrastructure, economic, employment and cultural base to support the anticipated population growth identified in the National Spatial Strategy and the Regional Planning Guidelines.
SSO 3	Protect and enhance the unique heritage, character and streetscape of the town.

Chapter 8

Strategic Objectives for Settlements

Strategic 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.

Chapter 8

Strategic Objectives for Settlements

Strategic Objectives for All Settlements within County Monaghan

SSO 14	Ensure that all plans and projects relating to the development of all settlements in are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
SSO 15	Designate development limits around urban areas in order to manage development in a sustainable manner and restrict urban and village sprawl and the possible merging of distinctive settlement areas.
SSO 16	Promote the development of all settlements, with an appropriate range of facilities and services including social infrastructure, retail units, commercial offices and local enterprise in accordance with the settlement hierarchy outlined in Chapter 3, Settlement/Core Strategy, Monaghan County Development Plan 2013-2019.
SSO 17	Promote sustainable compact development forms, including more comprehensive backlands development of the towns and villages, where appropriate and promote the efficient use of available public infrastructure and services.
SSO 18	Facilitate and/or provide the infrastructure and services necessary to accommodate anticipated population growth in each settlement.
SSO 19	Protect important landscape features within or on the edge of settlements by prohibiting development within designated Landscape Protection/Conservation (LPC) areas unless where it is proven to the satisfaction of the Planning Authority that the proposed development would not detrimentally impact on the amenity of the LPC areas or the wider setting or character of the settlements.
SSO 20	Maintain vibrant rural areas by encouraging the sustainable development in these settlements in accordance with the provisions of the DEHLG Sustainable Rural Housing Guidelines.
SSO 21	Ensure strong road connections between settlements and promote public transport strategies that could facilitate services in the lower tier settlements.
SSO 22	Encourage towns and villages to develop specialist niche activities or roles that could help distinguish them and thereby promote their development.
SSO 23	Ensure that new development within settlements shall be appropriate in terms of use, siting, scale, layout, design, materials and character.
SSO 24	Promote the refurbishment and regeneration of the centre of towns and villages.
SSO 25	Encourage appropriate development on infill sites, derelict sites, vacant plots, brownfield sites and backlands.

Chapter 8

Strategic Objectives for Settlements

Objectives for Urban Residential Developments	
UDO 1	Ensure that all plans and projects relating to urban residential developments are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
UDO 2	To promote the towns as residential centres and encourage the development of new residential accommodation on zoned housing lands.
UDO 3	To ensure there is sufficient zoned, serviceable land to meet the future housing needs of the towns as set out in the Chapter 3, Settlement/Core Strategy, Monaghan County Development Plan 2013-2019.
UDO 4	To provide directly or in partnership with the voluntary or private sector sufficient social and affordable housing to meet the needs of the area.
UDO 5	To encourage social integration and a mixture of tenures in all housing developments.
UDO 6	To encourage the refurbishment and reuse of derelict buildings and development on derelict lands and infill sites in the towns.
UDO 7	To comply with the Housing Strategy for County Monaghan 2013 and any subsequent amending strategy.
UDO 8	To require developers of residential lands along existing and proposed roads to provide and employ appropriate buffers to protect the residential amenity of proposed dwellings, and to protect the visual amenity of the setting of the town. The design, scale, form and detailing of the buffer shall be dependent on the likely impact of the road or the development on amenity.
UDO 9	Acquire sufficient lands to meet the needs of the Councils' Housing Construction Programmes.

Chapter 8

Strategic Objectives for Settlements

Objectives for Town Centres	
TCO 1	Ensure that all plans and projects relating to the development of town centres are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
TCO 2	Promote and develop the town centres as the principle location for retail, office, leisure, entertainment, cultural and service uses and encourage the refurbishment, renewal and re-use of existing buildings and derelict sites within it.
TCO 3	Protect the vitality and viability of town centres by promoting a diversity of uses, with a presumption in favour of development that would make a positive contribution to ensuring that the town centres continue to provide a focus for shopping.
TCO 4	Promote the vitality and viability of the town centres by prohibiting, except in exceptional circumstances, the location of town centre uses such as financial institutions, offices, etc outside the designated town centres.
TCO 5	Use statutory legislative powers to discourage and prevent dereliction and encourage regeneration and development in the town.
TCO 6	Ensure that sufficient parking is available for town centre uses.
TCO 7	Continue to provide public investment directly and in partnership with the voluntary or private sector, to support the vibrancy of the town.
TCO 8	Encourage the principle of 'living over the shop' within the town centres.
TCO 9	Encourage and facilitate the under grounding of utility cables in the town centres.
TCO 10	Continue to encourage and accommodate the regeneration of backlands in the towns, where appropriate, including the construction of new urban streets to provide access to inaccessible lands.

Chapter 8

Strategic Objectives for Settlements

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 DECLG <i>Retail Planning Guidelines for Planning Authorities</i> (and any subsequent guidelines).
SRO 4	Encourage the provision of a wider range of convenience and comparison goods and size of retail units in the town centres.
SRO 5	Extend the retail base of the towns.

Chapter 8 Strategic Objectives for Settlements

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.

Chapter 8 Strategic Objectives for Settlements

Objectives for Roads and Parking	
RPO 1	Ensure that all plans and projects relating to roads and parking are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
RPO 2	Construct new roads and improve the existing road network in, around and through the towns, to open up development lands and improve traffic safety.
RPO 3	Reduce traffic congestion and improve access and traffic flow throughout the towns.
RPO 4	Construct and maintain pedestrian and traffic safety measures, and implement traffic control measures, where required, throughout the towns.
RPO 5	Regulate and manage car-parking facilities throughout the towns in accordance with Chapter 15, Development Management Guidelines, Monaghan County Development Plan 2013–2019, and ensure that adequate off street car parking and servicing space is provided in all new developments.
RPO 6	Strengthen and reconstruct all deficient sections of road pavement and footpath, and provide additional pavements and footpaths in residential areas when resources become available.
RPO 7	Co-operate with developers in the provision of access points, roads, footpaths and services where it is deemed necessary.
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 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.

Chapter 8

Strategic Objectives for Settlements

Objectives for the Protection of Natural Heritage

SNO 1	Ensure that all plans and projects relating to the protection of natural heritage are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
SNO 2	Prohibit development that would detrimentally impact on the value or designation of areas of natural amenity in the towns.
SNO 3	Protect individual trees, groups of trees and woodland areas because of their nature conservation value or their contribution to amenity of the town, and require the retention of existing mature trees and hedgerows in all new developments, except in exceptional circumstances.
SNO 4	Prohibit development in Landscape Protection/Conservation Areas unless in exceptional circumstances, where it has been clearly proven to the Planning Authority that the works would not be contrary to the zoning objective as outlined in Section 8.3 in Chapter 8, Monaghan County Development Plan 2013-2019.
SNO 5	Have regard to nature conservation issues when considering proposals for development which may detrimentally impact on habitats, species, or features worthy of protection.

Chapter 8

Strategic Objectives for Settlements

Objectives for the Protection of Built Heritage	
SBO 1	Ensure that all plans and projects relating to built heritage are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
SBO 2	Protect and preserve the Protected Monuments and Structures located within the towns.
SBO 3	Protect existing Architectural Conservation Areas by ensuring that all developments within them comply with the policies laid out in Chapter 4 Environment and Heritage, Monaghan County Development Plan 2013–2019 and the DEHLG <i>Architectural Heritage Protection Guidelines</i> . In these areas repair and refurbishment of existing buildings will be favoured over demolition and new build.
SBO 4	To protect the architectural quality of the towns by investigating the potential of designating additional Architectural Conservation Area(s) (ACAs) in accordance with DEHLG <i>Architectural Heritage Protection Guidelines</i> , during the plan period.
SBO 5	Protect and conserve the streetscape character, architectural quality and heritage of the towns.
SBO 6	Encourage new developments to refurbish existing buildings and back lands to eliminate dereliction and reinforce the town centre where possible.
SBO 7	Ensure that new developments enhance, respect and compliment the form and scale of the existing town streetscape and architecture.
SBO 8	Preserve features which contribute to the townscape and character of the town, (eg. archways facades, stonework, iron railings, etc.)

Chapter 8

Strategic Objectives for Settlements

Objectives for Recreation and Amenity	
REO 1	Ensure that all plans and projects relating to recreation, amenity and open space are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
REO 2	Prohibit development on zoned recreation/open space lands unless where it is clearly demonstrated that it is of compatible amenity value and that there will be no adverse effect on the environment.
REO 3	Provide sufficient recreation/open space and amenity areas within the towns for their populations and prevent the loss of existing or private open space unless alternative facilities are provided in a suitable location elsewhere.
REO 4	Support the development of social, recreational, sporting and community facilities in appropriate locations.
REO 5	Co-operate with relevant educational authorities in developing additional facilities in the towns with the view of improving the availability of education.
REO 6	Maintain existing rights of way and investigate the creation of additional public rights of way either, by agreement or by use of compulsory powers.
REO 7	Recreational facilities such as a Cinema or Bowling Alley shall be located within the town centre. Alternative out of town centre sites shall only be considered acceptable where it is clearly demonstrated to the satisfaction of the Planning Authority that there are no town centres or edge of centre sites that are suitable, viable or available. (Sequential approach).

Chapter 8

Strategic Objectives for Settlements

Objectives for Tourism

STO 1	Ensure that all plans and projects relating to tourism development are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
STO 2	Promote and facilitate the development of County Monaghan as a tourism centre in co-operation with the public and private sector.
STO 3	Accommodate sustainable tourism related projects related to natural assets of the towns.
STO 4	Encourage and accommodate the reopening of the Ulster Canal.
STO 5	Promote and develop improved cross border networks to encourage tourism and business to operate in both Northern Ireland and the Republic of Ireland.
STO 6	Develop facilities to provide accessible tourist information throughout the towns and their environs within the plan period.
STO 7	Develop a website to provide local information to a wide audience.
STO 8	Improve information boards throughout the towns and their environs.

Chapter 9

Monaghan Town Development Plan

- ▶ **Section 9.1** **Introduction**
- ▶ **Section 9.2** **Strategy and Vision**
- ▶ **Section 9.3** **Land Use Planning**
- ▶ **Section 9.4** **Population and Housing**
- ▶ **Section 9.5** **Town Centre**
- ▶ **Section 9.6** **Retailing**
- ▶ **Section 9.7** **Industry, Enterprise and Employment**
- ▶ **Section 9.8** **Infrastructure and Services**
- ▶ **Section 9.9** **Natural and Built Heritage**
- ▶ **Section 9.10** **Recreation and Amenity**
- ▶ **Section 9.11** **Tourism**

Chapter 9

Monaghan Town Development Plan

Objectives for Town Centre

MNO 1	Ensure that all plans and projects relating to Monaghan Town Centre are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
MNO 2	Carry out environmental improvement schemes at Church Square, Dawson Street, Park Street, Glaslough Street, Dublin Street, Hill Street, and Mill Street
MNO 3	Ensure that all development proposals in the vicinity of Dublin Street/Roosky have regard to the Local Area Action Plan for lands to the North East of Dublin Street.

Objective for Retailing

MNO 4	Ensure that all plans and projects relating to retail development within are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
MNO 5	Extend the town's retail base in accordance with the town's designation as a hub town under the National Spatial Strategy, the Retail Planning Guidelines and the County Monaghan Retail Strategy.

Chapter 9

Monaghan Town Development Plan

Objectives for Industry, Enterprise and Employment

MNO 6	Ensure that all plans and projects relating to industry and employment development within are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
MNO 7	Promote Monaghan as the key industrial and employment centre of the county in line with its role as designated in the National Spatial Strategy.

Objectives for Natural and Built Heritage

MNO 8	Ensure that all plans and projects relating to natural and built heritage within are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
MNO 9	To protect natural amenities such as Peter's Lake, Rossmore Park, and Wright's Wood from intrusive development that would detrimentally impact on them or their designation.
MNO 10	To protect and enhance the character of the Architectural Conservation Areas within the town.

Chapter 9

Monaghan Town Development Plan

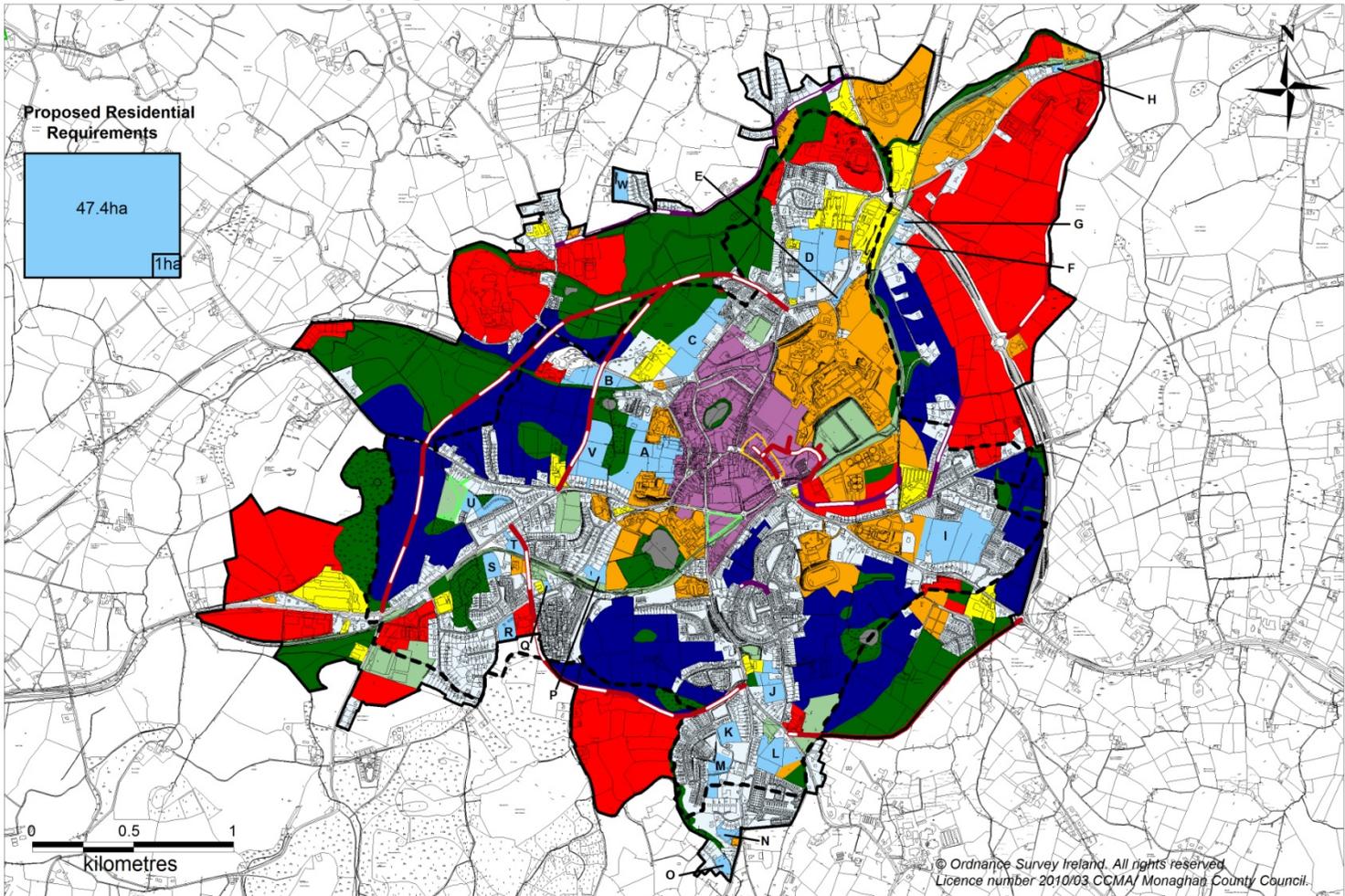
Objectives for Recreation and Amenity

MNO 11	Ensure that all plans and projects relating to recreation and amenity development within Monaghan Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
MNO 12	Ensure Peter's Lake and its environs are a key amenity area both for urban dwellers and the general public.
MNO 13	To provide sufficient open space and amenity areas within and adjacent to the town.

Objectives for Tourism

MNO 14	Ensure that all plans and projects relating to tourism development within are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
MNO 15	Encourage and accommodate the reopening of the Ulster Canal and provide for the construction of a marina on the lands identified as TC1 on Map MDP2.

Monaghan Town (Map MDP1)



Proposed Residential Requirements 47.4ha

Proposed Residential Lands

- A: 6.13
- B: 2.41
- C: 4.49
- D: 5.90
- E: 0.38
- F: 0.24
- G: 0.23
- H: 0.17
- I: 7.06
- J: 1.81
- K: 1.03
- L: 2.66
- M: 1.55
- N: 0.64
- O: 0.52
- P: 0.75
- Q: 0.15
- R: 0.94
- S: 0.87
- T: 0.67
- U: 1.58
- V: 3.99
- W: 1.20

Total: 45.37

+ 5% of Town Centre Total Area (5% of 42.18) = 2.11

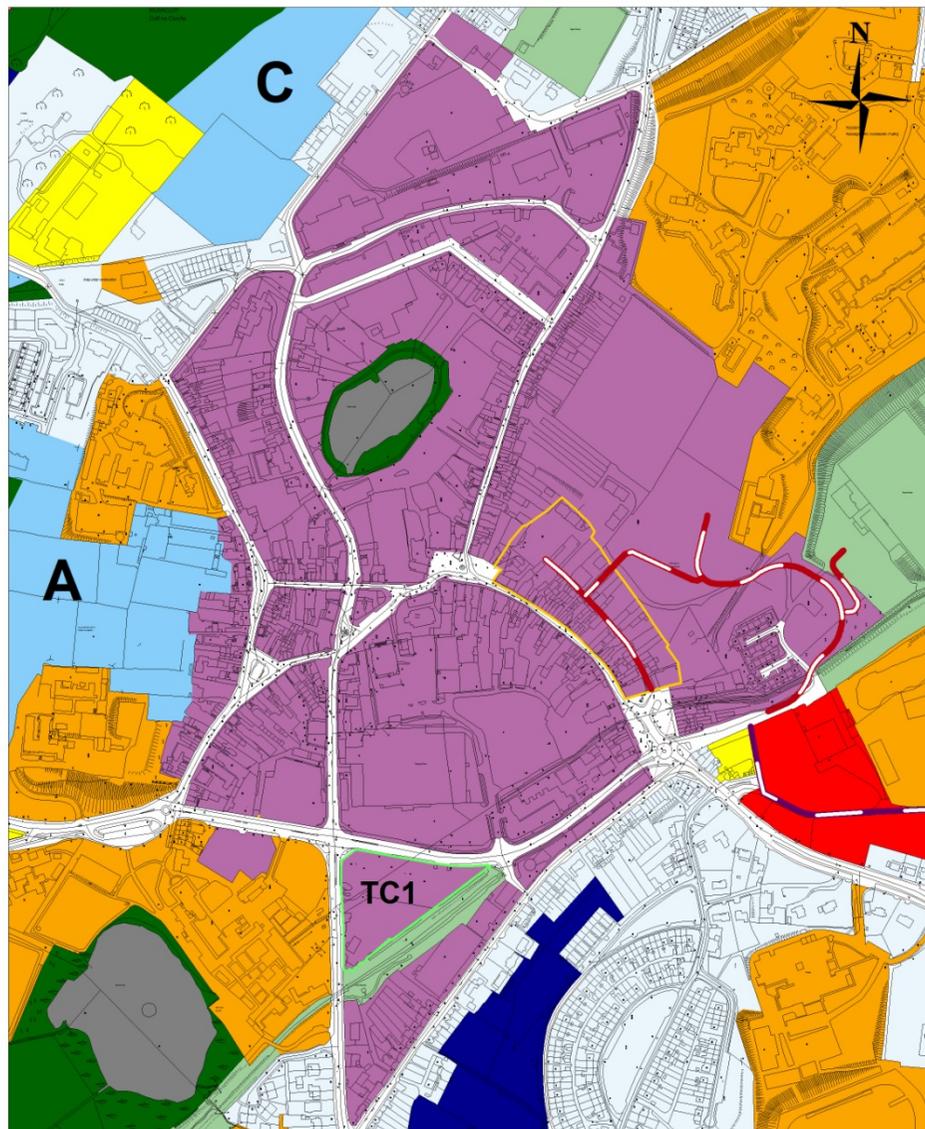
Overall Total 47.48ha

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Existing Residential	Community Services/Facilities	Industry/Enterprise/Employment	New Road Proposals
Proposed Residential	Recreation/Amenity	Lakes	Proposed Road Upgrades
Strategic Residential Reserve	Landscape Protection/Conservation	Flood Risk Areas	Town Council Boundary
Existing Commercial	Town Centre	Local Area Action Plan	Settlement Envelope



Monaghan Town Centre (Map MDP2) Monaghan County Development Plan 2013-2019



For Legend - See Map MDP1

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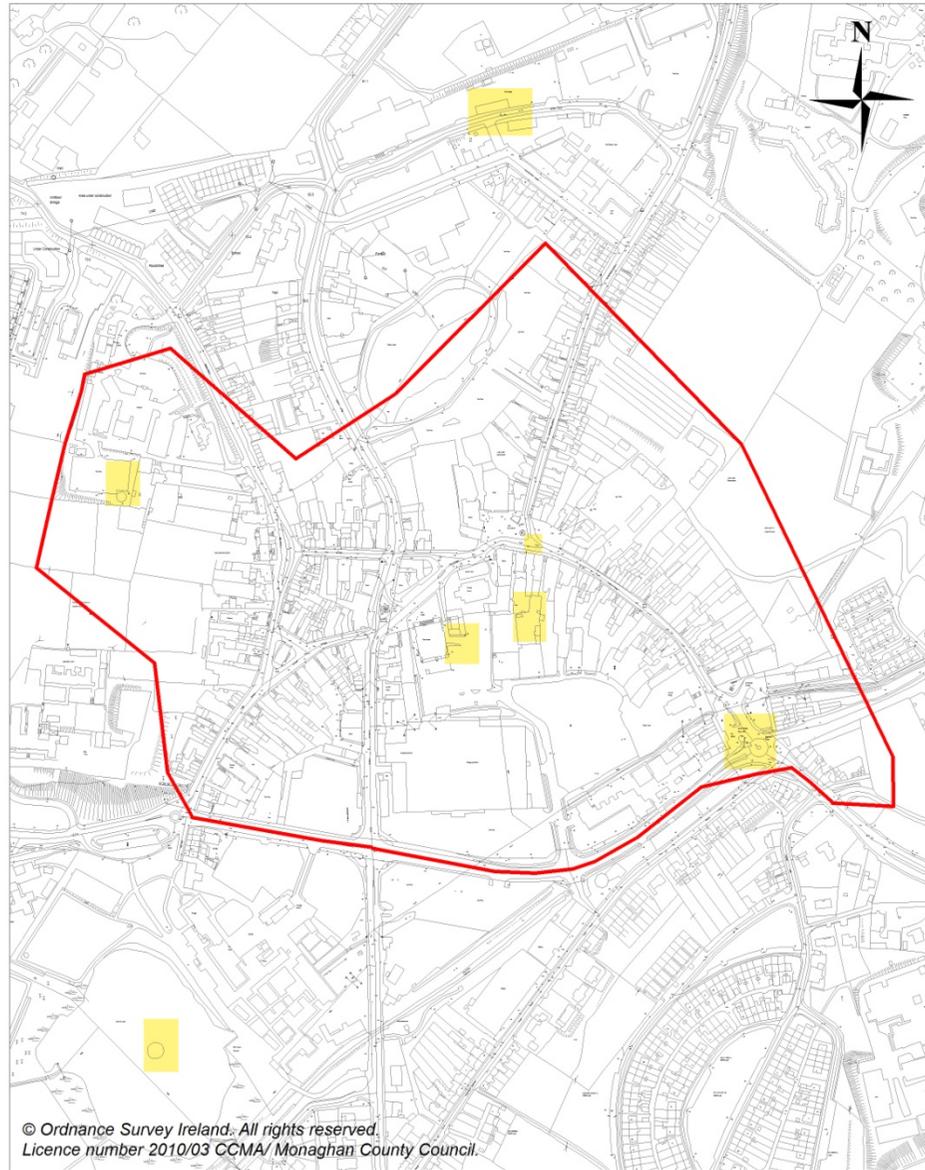
Monaghan
Town Council



Monaghan County
Council

Monaghan Town Area of Archaeological Importance (Map MDP3)

Monaghan County Development Plan 2013-2019



Zone of Archaeological Importance



Approximate Location of Sites of Archaeological Importance



Monaghan
Town Council



Monaghan County
Council

Chapter 10

Carrickmacross Town Development Plan

- ▶ **Section 10.1** **Introduction**
- ▶ **Section 10.2** **Strategy and Vision**
- ▶ **Section 10.3** **Land Use Planning**
- ▶ **Section 10.4** **Natural and Built Heritage**
- ▶ **Section 10.5** **Town Centre**
- ▶ **Section 10.6** **Retailing**
- ▶ **Section 10.7** **Population and Housing**
- ▶ **Section 10.8** **Industry, Enterprise and Employment**
- ▶ **Section 10.9** **Infrastructure and Services**
- ▶ **Section 10.10** **Recreation and Amenity**
- ▶ **Section 10.11** **Tourism**

Chapter 10

Carrickmacross Town Development Plan

Objectives for the Protection of Natural and Built Heritage

CKO 1	Ensure that all plans and projects relating to natural and built heritage within Carrickmacross Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
CKO 2	Protect and conserve the Proules River and Lough Naglack and its environs from inappropriate development.
CKO 3	Prohibit development within the environs of Lough Naglack, unless in exceptional circumstances, where it has been proven to the satisfaction of the Planning Authority that the integrity of the Lough and its surrounding landscape will not be threatened.

Objectives for Town Centre

CKO 4	Ensure that all plans and projects relating to town centre development within are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
CKO 5	Prepare and implement Local Area Action Plans (LAAP) for lands identified on map CKDP1, between Main Street and Mullinary Street and lands between Chapel Lane and O'Neill Street.
CKO 6	Carry out environmental improvement schemes O'Neill Street and Farney Street.
CKO 7	Support the existing town centre use along Main Street while developing an expanded town centre on the Convent Lands.

Chapter 10

Carrickmacross Town Development Plan

Objectives for Residential Development

CKO 8	Ensure that all plans and projects relating to residential development within are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
CKO 9	Require developers of residential lands along the by-pass to provide and employ appropriate buffers to protect the residential amenity of proposed dwellings, and to protect the visual amenity of the setting of the town. The design, scale, form and detailing of the buffer shall be dependant on the likely impact of the road or the development on amenity.
CKO 10	Acquire sufficient lands to meet the needs of the Council's Housing Construction Programme.

Objectives for Industry, Enterprise and Employment

CKO 11	Ensure that all plans and projects relating to industry, enterprise and employment within are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
CKO 12	Promote Carrickmacross as the key industrial centre in the south of the County.

Chapter 10

Carrickmacross Town Development Plan

Objectives for Recreation and Amenity

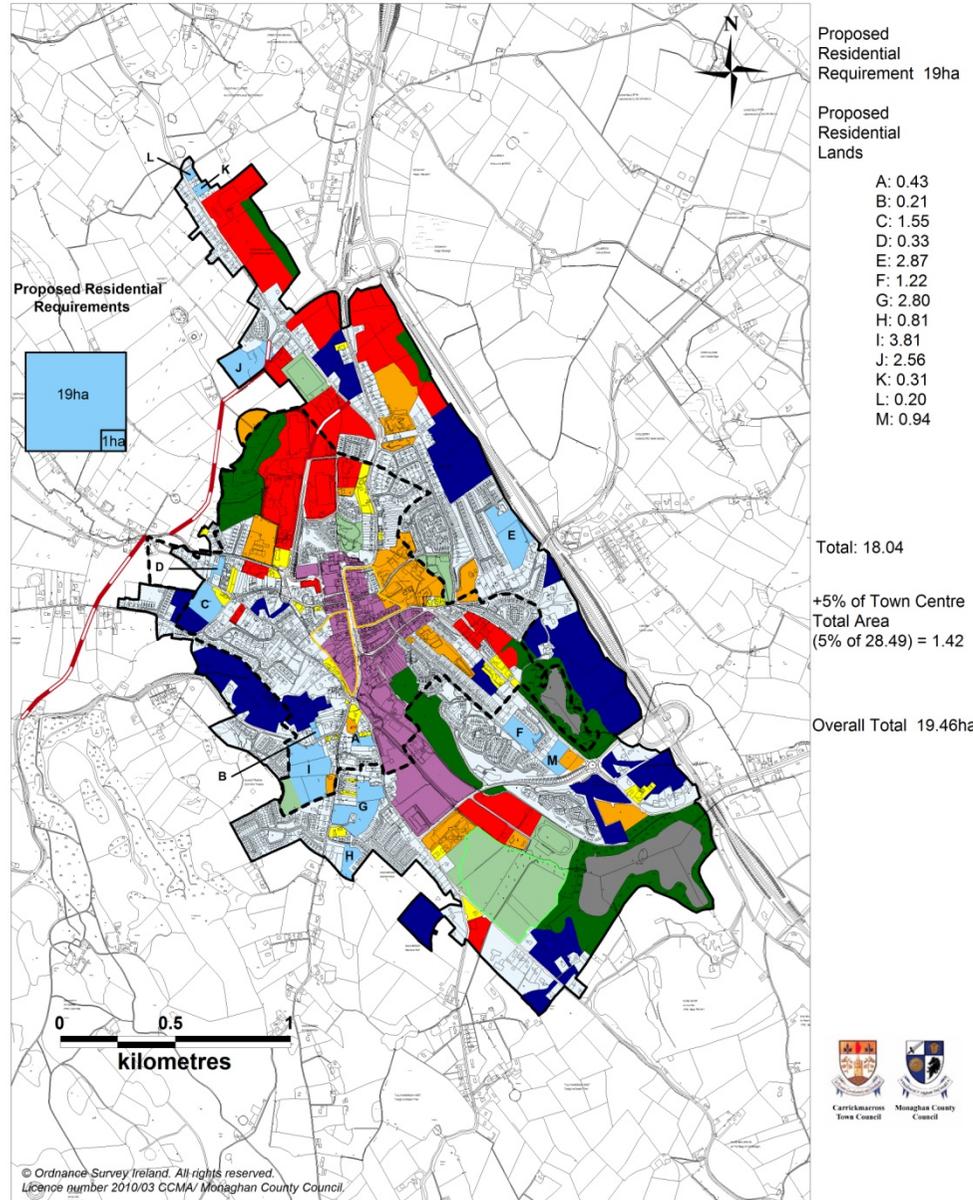
CKO 13	Ensure that all plans and projects relating to recreation, amenity and open space within are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
CKO 14	Develop lands at the Ardee Road as the primary location for active recreational development in the town.
CKO 15	Develop and expand the town park at Lisanisk Lake.
CKO 16	Protect Bath Avenue from intrusive development.

Objectives for Tourism

CKO 17	Ensure that all plans and projects relating to tourism development within are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
CKO 18	Promote and facilitate the development of Carrickmacross as a tourism centre in co operation with the public and private sector.
CKO 19	Accommodate sustainable tourism related projects in and around Lough Naglack which are compatible with objective CKO 3 of the Carrickmacross Town Development Plan 2013-2019.

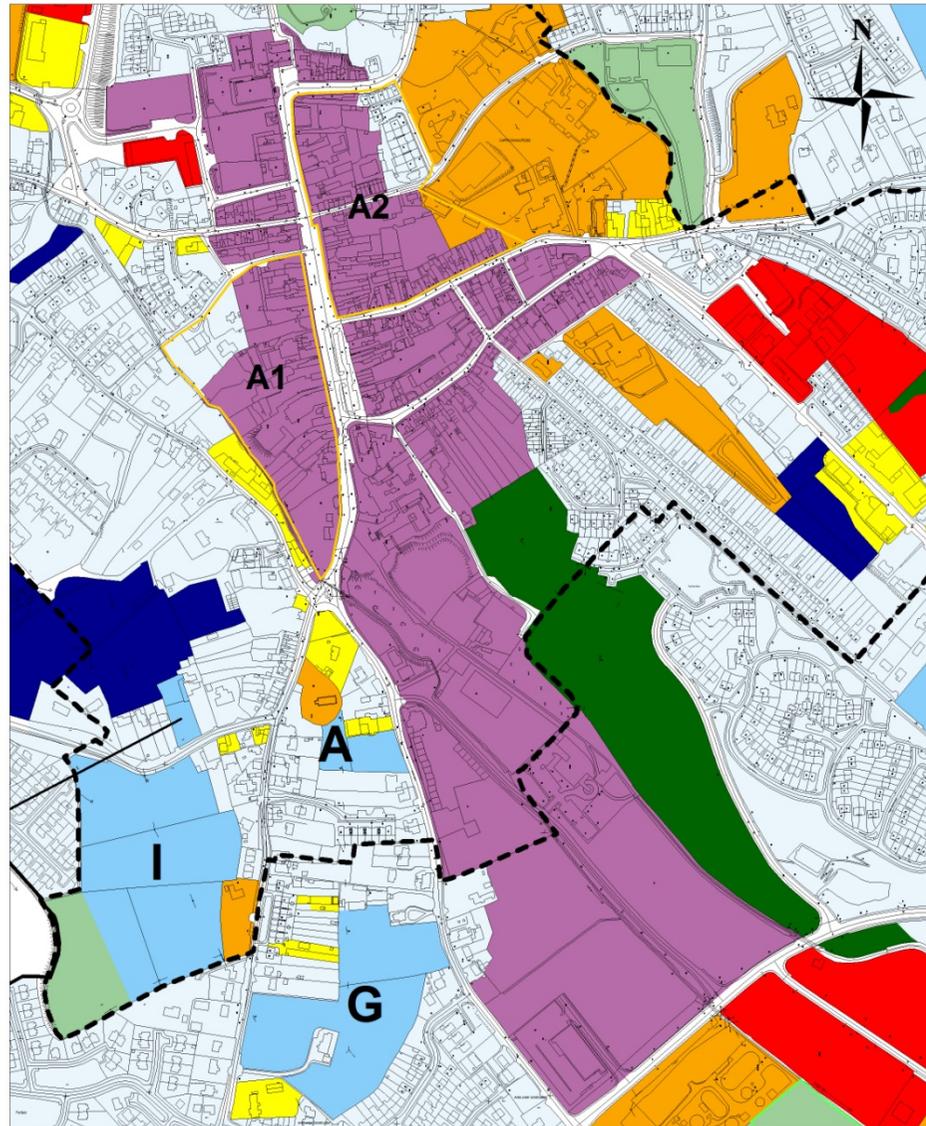
Carrickmacross Town (Map CKDP1)

Monaghan County Development Plan 2013-2019



Existing Residential	Recreation/Amenity	New Road Proposals
Proposed Residential	Town Centre	Town Council Boundary
Strategic Residential Reserve	Landscape Protection/Conservation	Settlement Envelope
Existing Commercial	Industry/Enterprise/Employment	Flood Risk Areas
Community Services/Facilities	Lakes	Local Area Action Plan

Carrickmacross Town Centre (Map CKDP2) Monaghan County Development Plan 2013-2019



For Legend - See Map CKDP1

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Chapter 11

Castleblayney Town Development Plan

- ▶ **Section 11.1** Introduction
- ▶ **Section 11.2** Strategy and Vision
- ▶ **Section 11.3** Land Use Planning
- ▶ **Section 11.4** Natural and Built Heritage
- ▶ **Section 11.5** Town Centre
- ▶ **Section 11.6** Retailing
- ▶ **Section 11.7** Population and Housing
- ▶ **Section 11.8** Industry, Enterprise and Employment
- ▶ **Section 11.9** Infrastructure and Services
- ▶ **Section 11.10** Recreation and Amenity
- ▶ **Section 11.11** Tourism

Chapter 11

Castleblayney Town Development Plan

Objectives for the Protection of Natural and Built Heritage

CBO 1	Ensure that all plans and projects relating to natural and built heritage within are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
CBO 2	Encourage and facilitate the restoration and refurbishment of the Courthouse during the plan period.
CBO 3	Prohibit development within the environs of Lough Muckno, unless in exceptional circumstances, where it has been proven to the satisfaction of the Planning Authority that the integrity of the Lough and its surrounding landscape will not be threatened.
CBO 4	Protect and conserve the River Fane and Gas Lake and its environs from inappropriate development.

Objectives for Industry, Enterprise and Employment

CBO 5	Ensure that all plans and projects relating to industry within are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
CBO 6	Promote Castleblayney as a key industrial centre and encourage the provision of hi-tech industries.

Chapter 11

Castleblayney Town Development Plan

Objectives for Roads

CBO 7	Ensure that all plans and projects relating to roads infrastructure within are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
CBO 8	A 15 metre corridor should be maintained between the zoned lands and the fence line either side of the Castleblayney by pass to protect the road for any future upgrade works.

Objectives for Recreation and Amenity

CBO 9	Ensure that all plans and projects relating to recreation, amenity and open space within Castleblayney Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
CBO 10	Develop a town park at Drumillard within the life of the plan.

Chapter 11

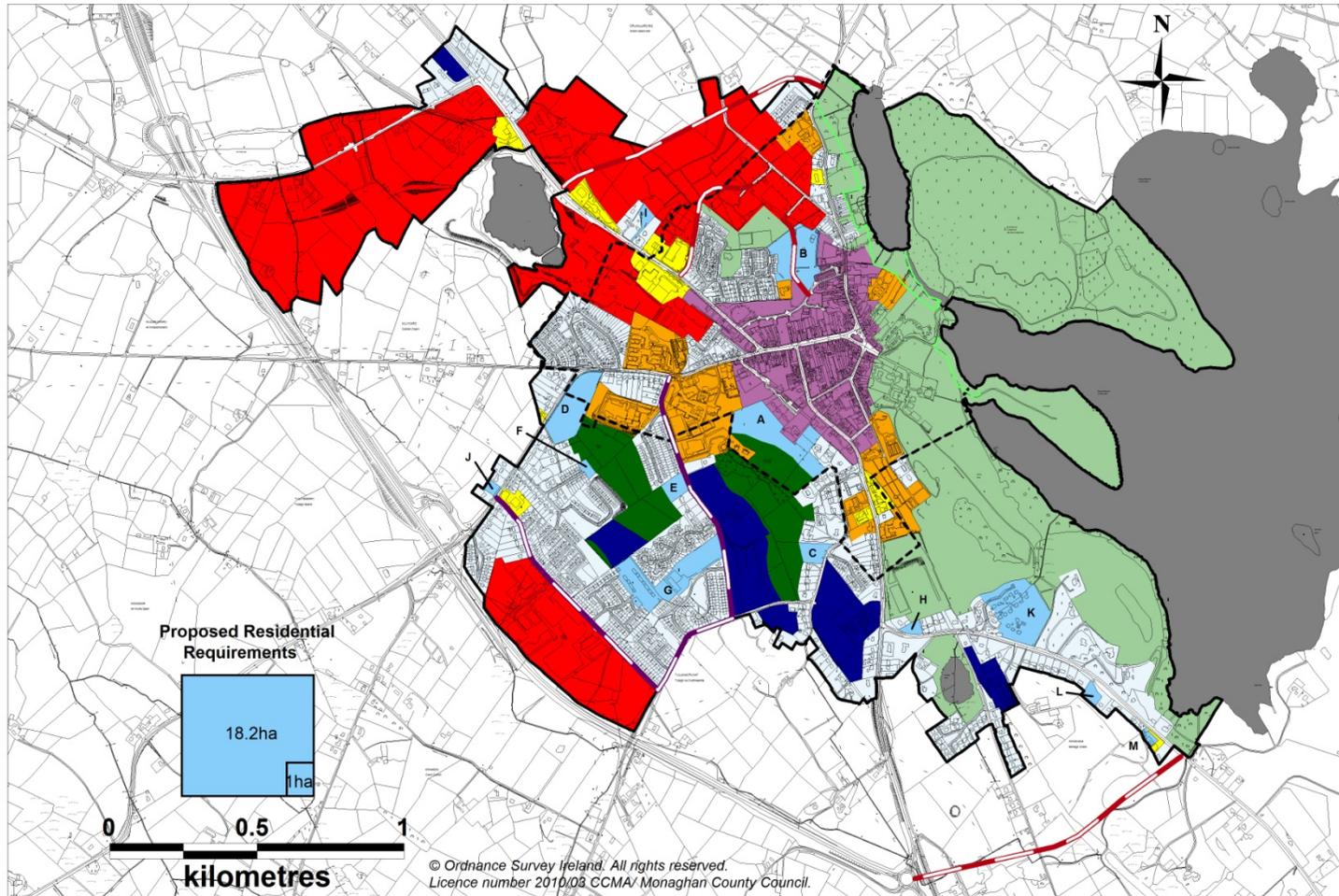
Castleblayney Town Development Plan

Objectives for Tourism

CBO 11	Ensure that all plans and projects relating to tourism development within are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
CBO 12	Promote Lough Muckno and its environs as the premier tourist attraction in the town.
CBO 13	Accommodate sustainable tourism related projects in and around Lough Muckno which are compatible with Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.

Castleblayney Town (Map CYDP1)

Monaghan County Development Plan 2013-2019



Proposed Residential Requirements 18.2ha

Proposed Residential Lands

- A: 3.01
- B: 2.59
- C: 0.57
- D: 2.39
- E: 0.52
- F: 0.19
- G: 3.41
- H: 0.25
- I: 0.29
- J: 0.18
- K: 3.31
- L: 0.32
- M: 0.18

Total: 17.21

+ 5% of Town Centre Total Area (5% of 22.51) = 1.13

Overall Total 18.34ha



Castleblayney Town Council

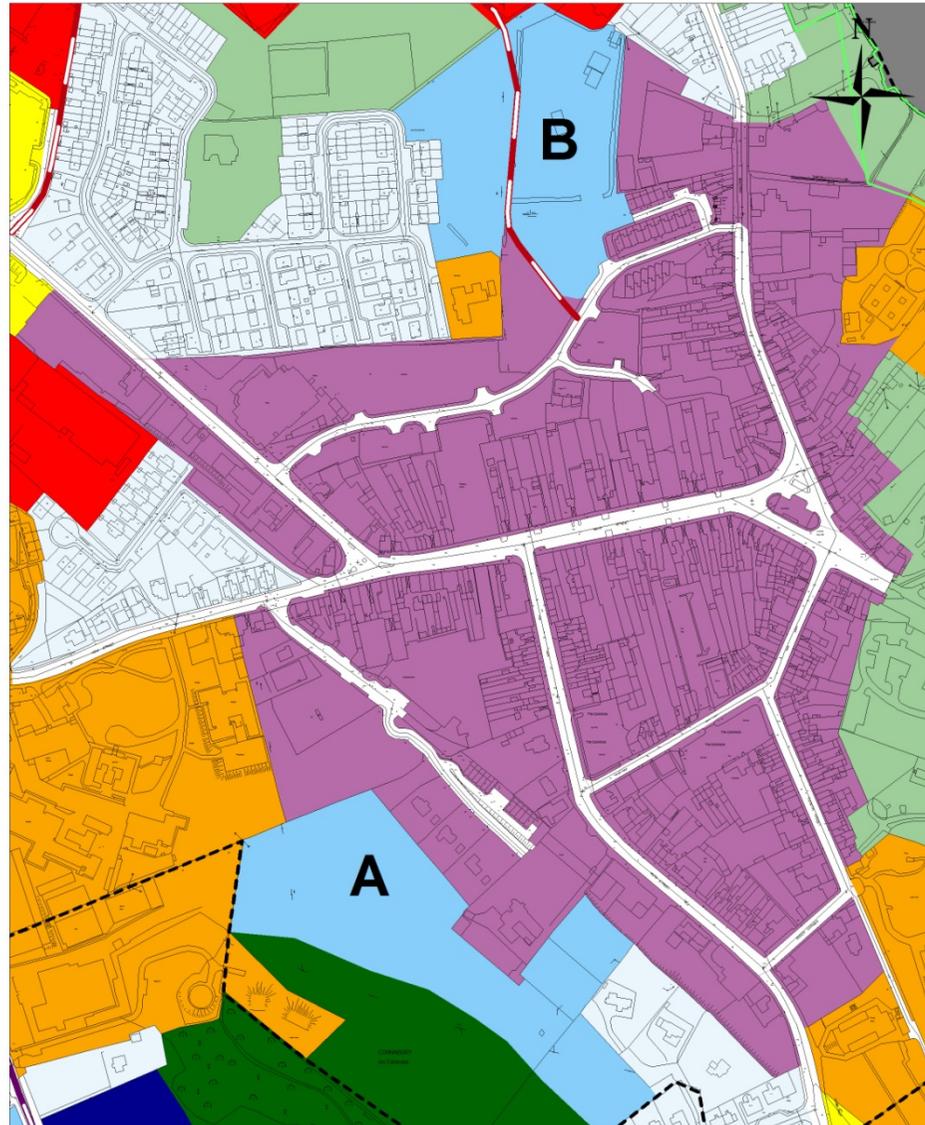


Monaghan County Council

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Existing Residential	Community Services/Facilities	Industry/Enterprise/Employment	New Road Proposals
Proposed Residential	Recreation/Amenity	Lakes	Proposed Road Upgrades
Strategic Residential Reserve	Landscape Protection/Conservation	Flood Risk Areas	Town Council Boundary
Existing Commercial	Town Centre		Settlement Envelope

**Castleblayney Town Centre (Map CYDP2)
Monaghan County Development Plan 2013-2019**



For Legend - See Map CYDP1

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Castleblayney
Town Council



Monaghan County
Council

Chapter 12

Clones Town Development Plan

- ▶ **Section 12.1** **Introduction**
- ▶ **Section 12.2** **Strategy and Vision**
- ▶ **Section 12.3** **Land Use Planning**
- ▶ **Section 12.4** **Natural and Built Heritage**
- ▶ **Section 12.5** **Town Centre**
- ▶ **Section 12.6** **Retailing**
- ▶ **Section 12.7** **Population and Housing**
- ▶ **Section 12.8** **Industry, Enterprise and Employment**
- ▶ **Section 12.9** **Infrastructure and Services**
- ▶ **Section 12.10** **Recreation and Amenity**
- ▶ **Section 12.11** **Tourism**

Chapter 12

Clones Town Development Plan

Objectives for the Protection of Natural and Built Heritage

CLO 1	Ensure that all plans and projects relating to natural and built heritage within are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
CLO 2	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 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.
CLO 3	Protect and preserve the Protected Monuments and Structures located within the Town Council area, particularly Clones Fort, the Round Tower and Abbey, and the High Cross on the Diamond, in accordance with the Council's statutory duties.
CLO 4	Protect and conserve the streetscape character, architectural quality, and heritage of the Diamond, MacCurtain Street, Cara Street and Fermanagh Street.
CLO 5	Encourage new developments which refurbish existing buildings and back lands in order to eliminate dereliction and reinforce the town centre. In particular the Council will encourage infill development and refurbishment of Fermanagh Street, '98 Avenue, O'Duffy Terrace and Annalore Street.

Chapter 12

Clones Town Development Plan

Objectives for Town Centre

CLO 6	Ensure that all plans and projects relating to town centre development within are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
CLO 7	Regenerate the town centre as a residential, retail and services centre, with particular emphasis on Fermanagh Street and the Diamond and encourage the refurbishment, renewal and re-use of existing buildings and derelict sites.
CLO 8	Allow for the provision and expansion of a central multi purpose health centre in the town centre as a priority to meet the needs of the community.

Objectives for Industry, Enterprise and Employment

CLO 9	Ensure that all plans and projects relating to industry, enterprise 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.

Chapter 12

Clones Town Development Plan

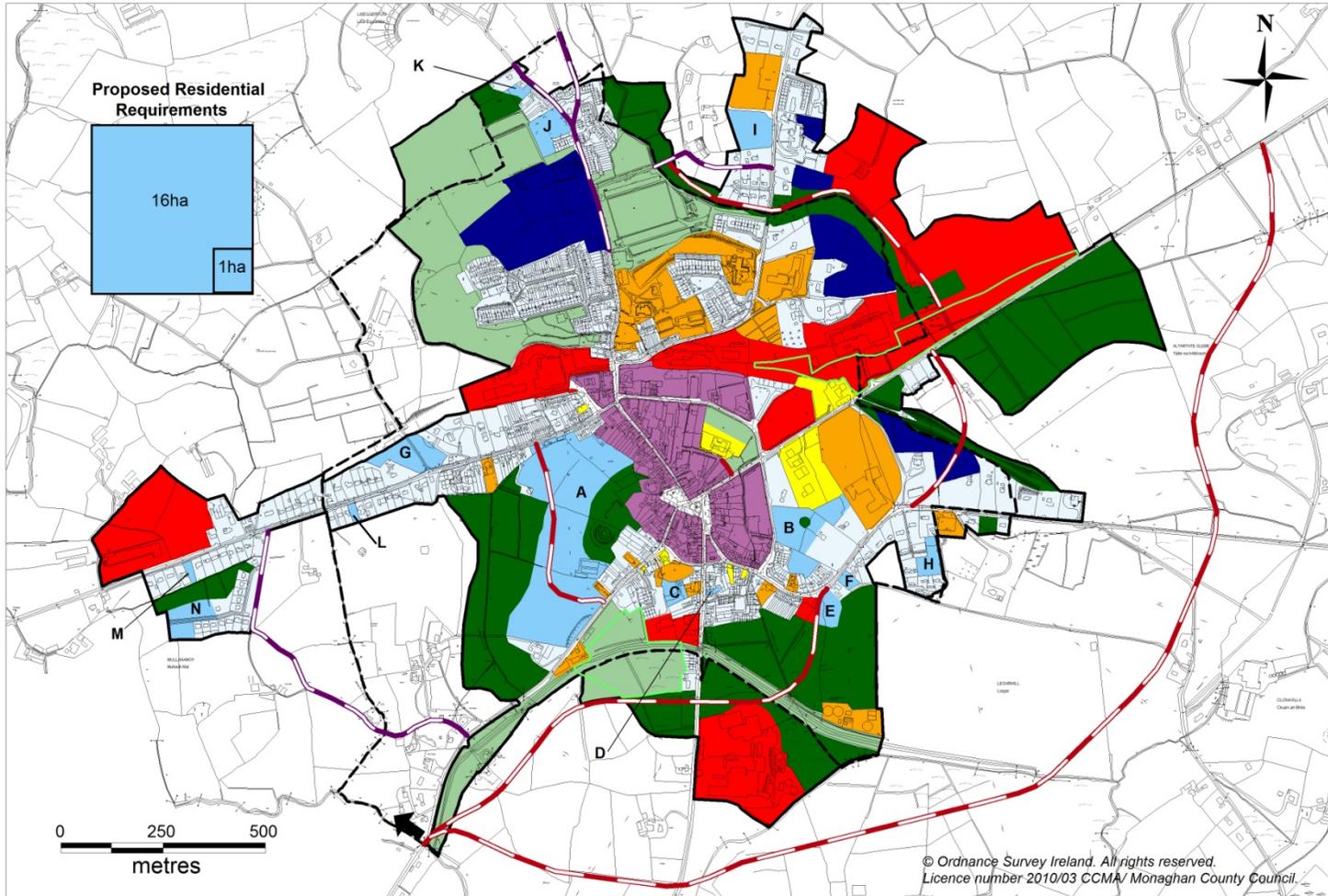
Objective for Recreation and Amenity

CLO 11	Ensure that all plans and projects relating to recreation, amenity and open space 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 12	Develop a linear park along the route of the Ulster Canal.
CLO 13	Redevelop and upgrade the remainder of Barry McGuigan Park and the Town Park.

Objectives for Tourism

CLO 14	Ensure that all plans and projects relating to tourism within are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
CLO 15	Encourage and accommodate the reopening of the and the provision of a marina at an appropriate location within the town as it provides a vehicle for regeneration.
CLO 16	Encourage the provision of a hotel and other tourism accommodation on appropriate zoned lands in Clones.
CLO 17	Upgrade and develop angling facilities in Clones and the Erne East Area in co-operation with Inland Fisheries Ireland and other relevant water bodies.
CLO 18	Develop a new image for the town through promoting its heritage assets such as the Round Tower, High Cross, the Ulster Canal and its sporting tradition as the home of Ulster GAA.

Clones Town (Map CDP1)



Proposed Residential Requirements 16ha
 Proposed Residential Lands

- A: 8.46
- B: 1.67
- C: 0.29
- D: 0.05
- E: 0.42
- F: 0.14
- G: 1.01
- H: 0.42
- I: 0.86
- J: 0.69
- K: 0.13
- L: 0.09
- M: 0.10
- N: 0.76

Total: 15.09
 + 5% of Town Centre Total Area (5% of 12.94) = 0.65
 Overall Total 15.74ha



Clones Town Council

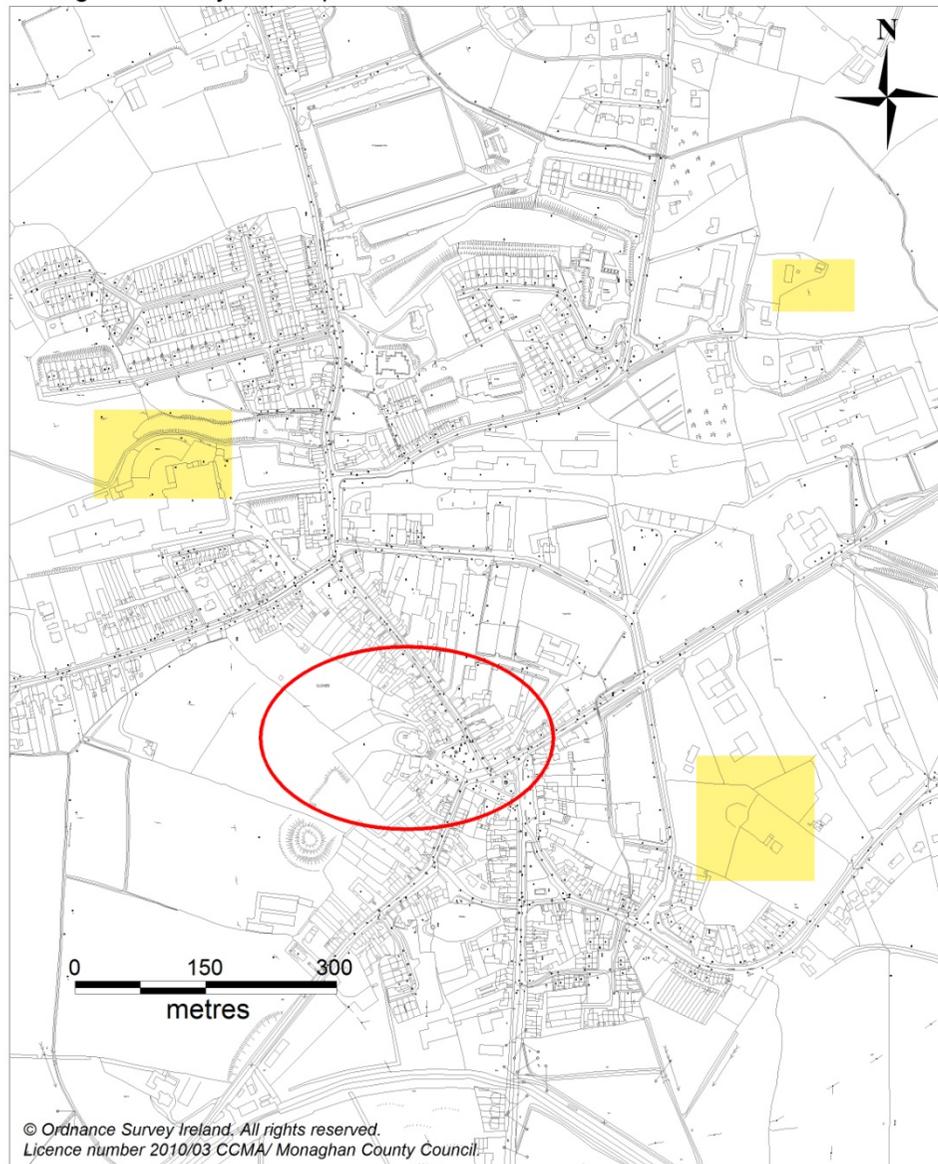
Monaghan County Council

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Existing Residential	Community Services/Facilities	Industry/Enterprise/Employment	New Road Proposals
Proposed Residential	Recreation/Amenity	Settlement Envelope	Proposed Road Upgrades
Strategic Residential Reserve	Landscape Protection/Conservation	Flood Risk Areas	Proposed Road Route
Existing Commercial	Town Centre	Town Council Boundary	

Clones Town Area of Archaeological Importance (Map CDP2)

Monaghan County Development Plan 2013-2019



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Zone of Archaeological Importance



Approximate Location of Sites of Archaeological Importance



Clones
Town Council



Monaghan County
Council

Chapter 13

Ballybay Town Development Plan

- ▶ **Section 13.1** **Introduction**
- ▶ **Section 13.2** **Strategy and Vision**
- ▶ **Section 13.3** **Land Use Planning**
- ▶ **Section 13.4** **Natural and Built Heritage**
- ▶ **Section 13.5** **Town Centre**
- ▶ **Section 13.6** **Retailing**
- ▶ **Section 13.7** **Population and Housing**
- ▶ **Section 13.8** **Industry, Enterprise and Employment**
- ▶ **Section 13.9** **Infrastructure and Services**
- ▶ **Section 13.10** **Recreation and Amenity**
- ▶ **Section 13.11** **Tourism**

Chapter 13

Ballybay Town Development Plan

Objectives for the Protection of Natural and Built Heritage

BBO 1	Ensure that all plans and projects relating to natural and built heritage within Ballybay Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
BBO 2	Protect and conserve the streetscape character, and heritage of the town with particular emphasis on the Square and Main Street.
BBO 3	Encourage the restoration of Ballybay Courthouse during the Plan period 2013-2019.
BBO 4	Protect Lough Major and the Dromore River System and their environs by prohibiting development within their environs, unless in exceptional circumstances, where it has been proven to the satisfaction of the Planning Authority that the integrity of the Lough and System, and its surrounding landscape will not be threatened.

Objectives for Town Centre

BBO 5	Ensure that all plans and projects relating to town centre development within Ballybay Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
BBO 6	Regenerate the town centre as a residential, retail and services centre and encourage the refurbishment, renewal and re-use of existing buildings and derelict sites.

Chapter 13

Ballybay Town Development Plan

Objectives for Recreation and Amenity

BBO 7	Ensure that all plans and projects relating to recreation, amenity and open space within Ballybay Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
BBO 8	Support the development of social, recreational, sporting and community facilities in Ballybay in appropriate locations.
BBO 9	Maintain existing rights of way and investigate the creation of additional public rights of way either, by agreement or by use of compulsory powers to create and enhance walkways around the town, with particular emphasis on the lands around Lough Major.
BBO 10	Develop and enhance the town park in Ballybay during the plan period.

Chapter 13

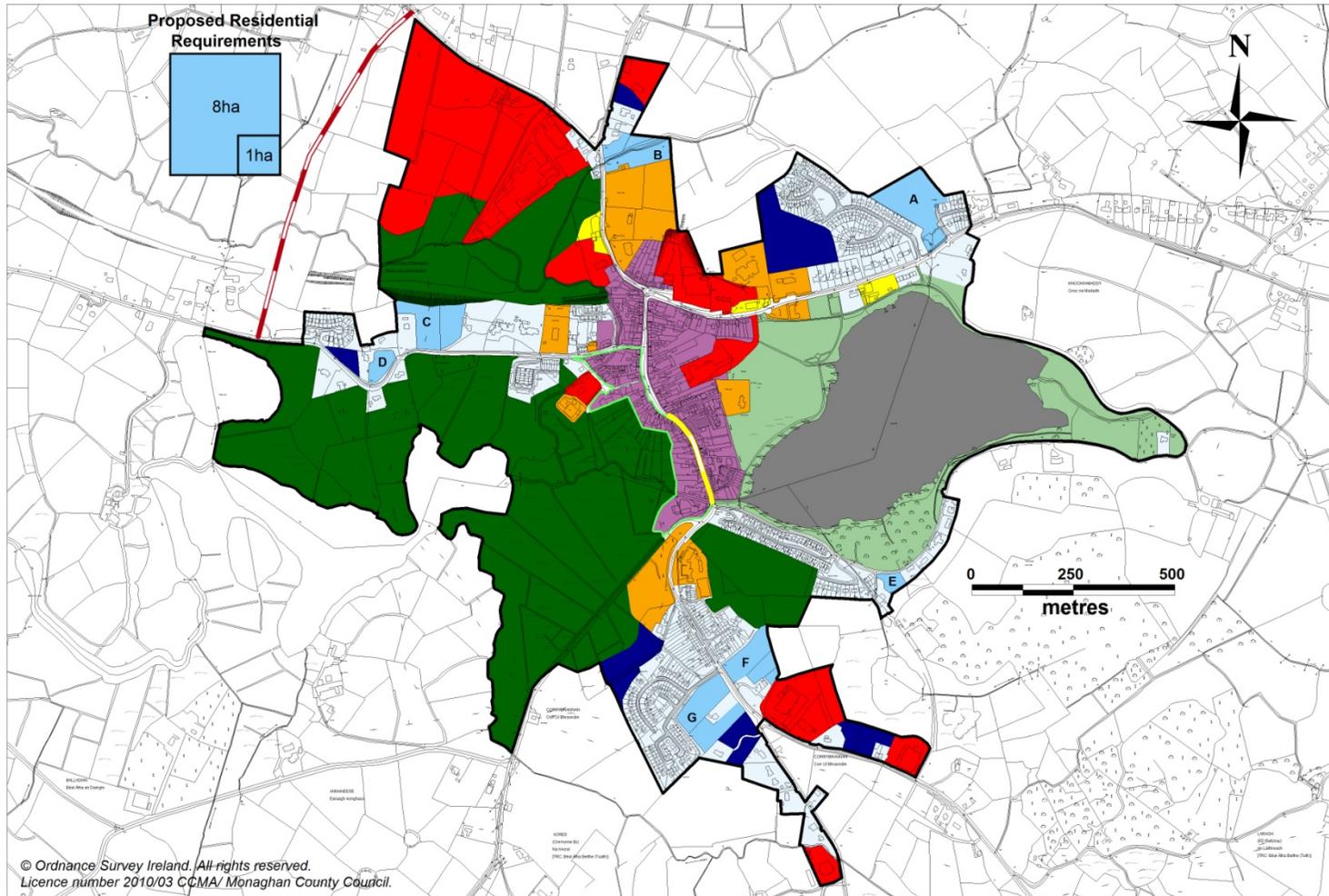
Ballybay Town Development Plan

Objectives for Tourism

BBO 11	Ensure that all plans and projects relating to tourism within Ballybay Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
BBO 12	Promote Lough Major and the Dromore River System as the premier tourist attractions in the area.
BBO 13	Accommodate sustainable tourism related projects in and around Lough Major and the Dromore River System which are compatible with objectives and policies for the protection of natural heritage set out in Chapter 4, Environment and Heritage of the Monaghan County Development Plan 2013-2019.
BBO 14	Upgrade and develop angling facilities in Ballybay in co-operation with Inland Fisheries Ireland and all other relevant water bodies.
BBO 15	Develop a new image for the town through promoting its heritage assets such as Lough Major and the new heritage centre located along the Dromore River.

Ballybay Town (Map BBDP1)

Monaghan County Development Plan 2013-2019



Proposed Residential Requirements 8ha

Proposed Residential Lands

- A: 1.79
- B: 1.13
- C: 1.32
- D: 0.35
- E: 0.24
- F: 1.12
- G: 1.47

Total: 7.42

+ 5% of Town Centre Total Area
(5% of 12.36) = 0.62

Overall Total 8.04ha



Monaghan County Council



Ballybay

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- | | | | |
|-------------------------------|-----------------------------------|--------------------------------|----------------------------------|
| Existing Residential | Community Services/Facilities | Industry/Enterprise/Employment | New Road Proposals |
| Proposed Residential | Recreation/Amenity | Lakes | Environmental Improvement Scheme |
| Strategic Residential Reserve | Landscape Protection/Conservation | Flood Risk Areas | Development Limits |
| Existing Commercial | Town Centre | | |

Chapter 14

Village Development Plans

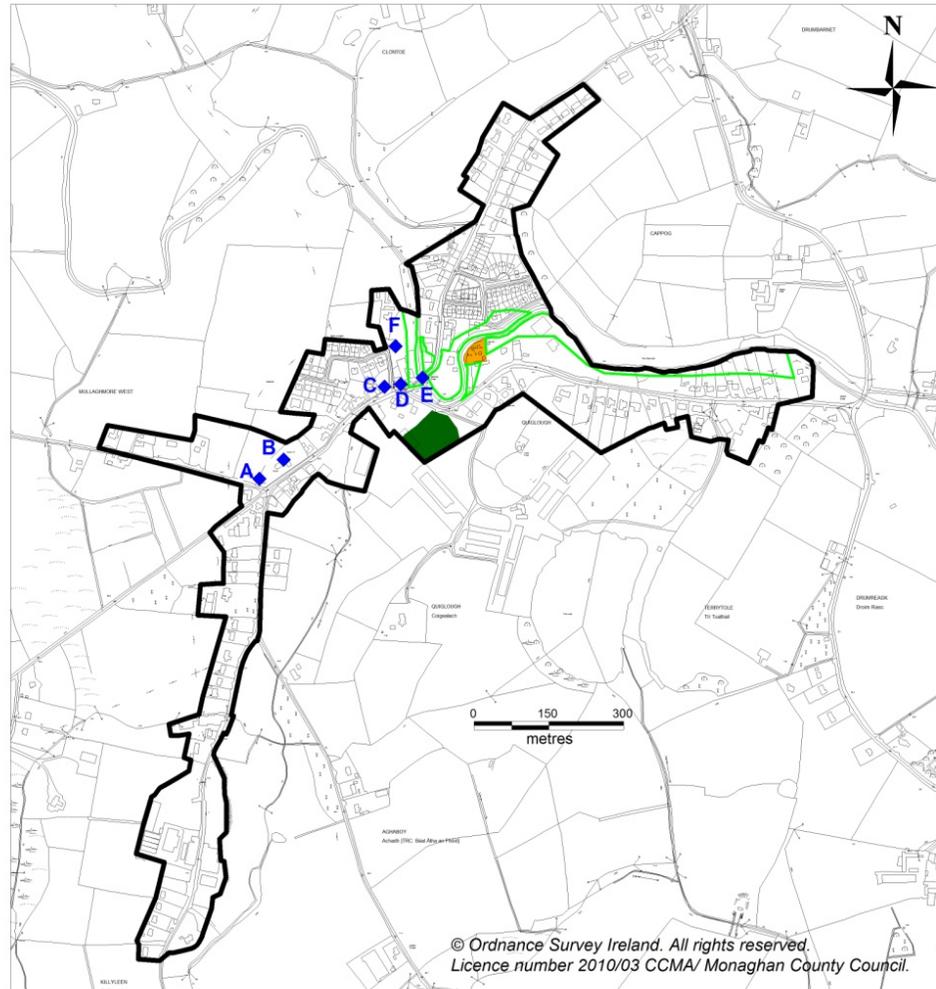
- ▶ **Section 14.1 – Introduction**

- ▶ **Section 14.2 – 10 Tier 4 Settlements** - Ballinode, Emyvale, Glaslough, Inniskeen, Newbliss, Rockcorry, Scotshouse, Scotstown, Smithborough, Threemilehouse
 - **Defined envelope but only Landscape Protection/Conservation and Recreation/Amenity zoning**

- ▶ **Section 14.3 – 14 Tier 5 Settlements** - Annyalla, Carrickroe, Clontibret No. 1 & 2, Corcaghan, Corduff, Doohamlet, Drum, Knockatallon, Knockconan, Latton, Lisdoonan, Oram, Tydavnet
 - **No defined envelope or land use zoning**
 - **Sequential development of lands from centre**

Ballinode

Monaghan County Development Plan 2013-2019



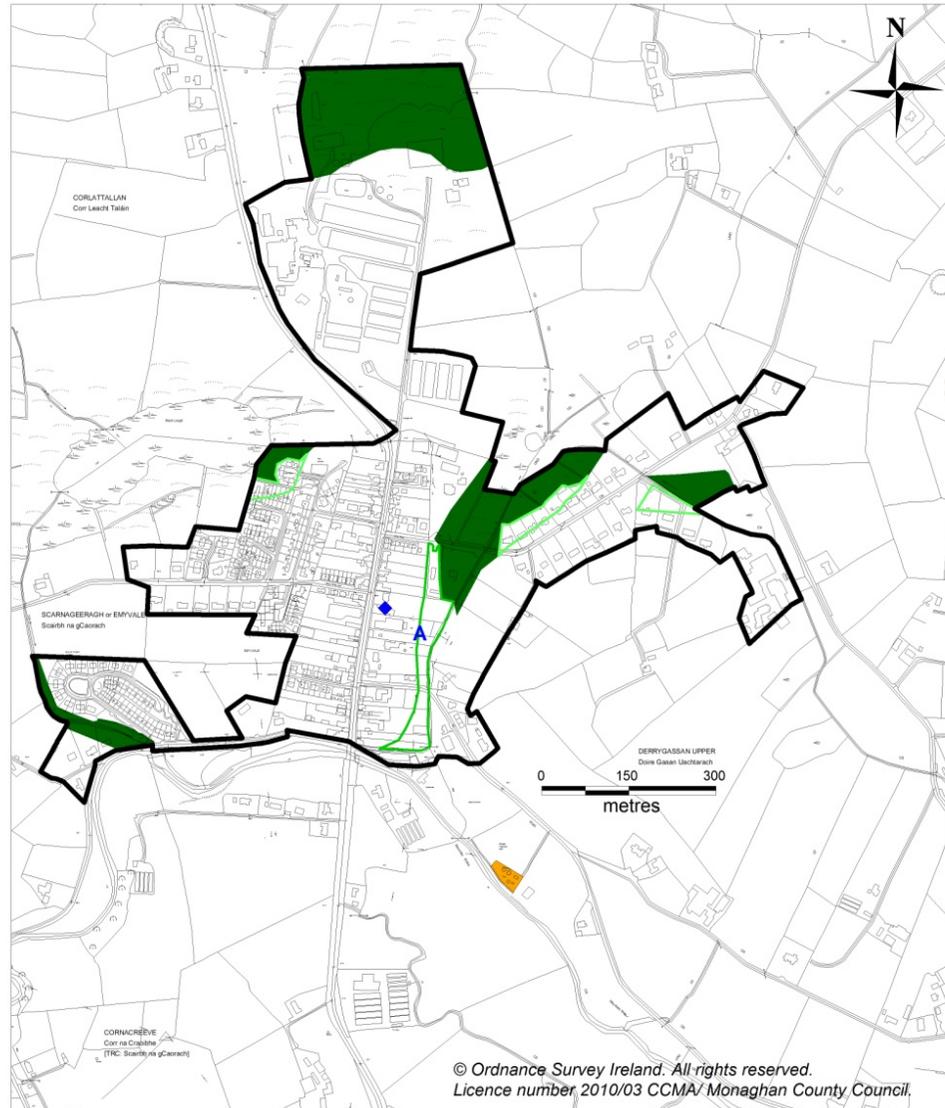
	Settlement Envelope		Protected Structure/Curtilage
	Sewerage Treatment Works		Landscape Protection/Conservation
			Flood Risk Area

Development Constraints - BALLINODE

- (A) Mitchell Mausoleum (Protected Structure)
- (B) St. Davnet's Church (Protected Structure)
- (C) Water Pump (Protected Structure)
- (D) Row of Single Storey Houses in the centre of the village (Protected Structure)
- (E) Ballinode Bridge (Protected Structure)
- (F) Burke's Mill (Protected Structure)

Emyvale

Monaghan County Development Plan 2013-2019

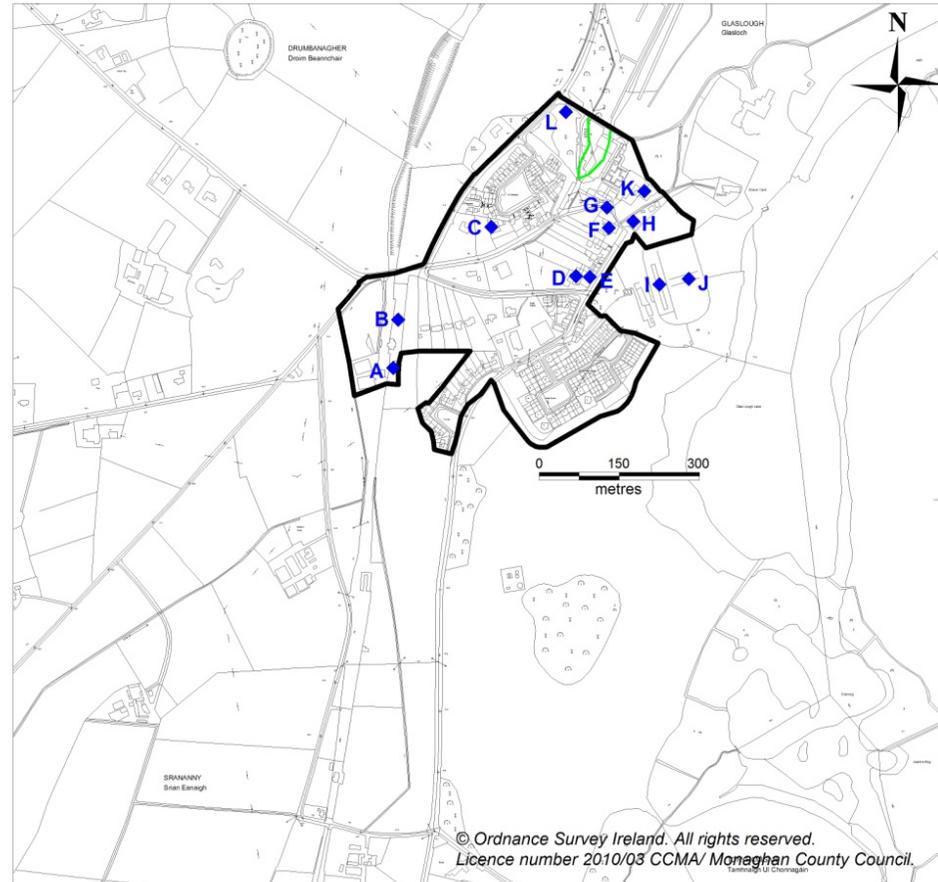


- Settlement Envelope
- Sewerage Treatment Works
- ◆ Protected Structure/ Curtilage
- Landscape Protection/Conservation
- Flood Risk Area

Development Constraints - EMYVALE
(A) Magee Meats (Protected Structure)

Glaslough

Monaghan County Development Plan 2013-2019



— Settlement Envelope



Protected Structure/Curtilage



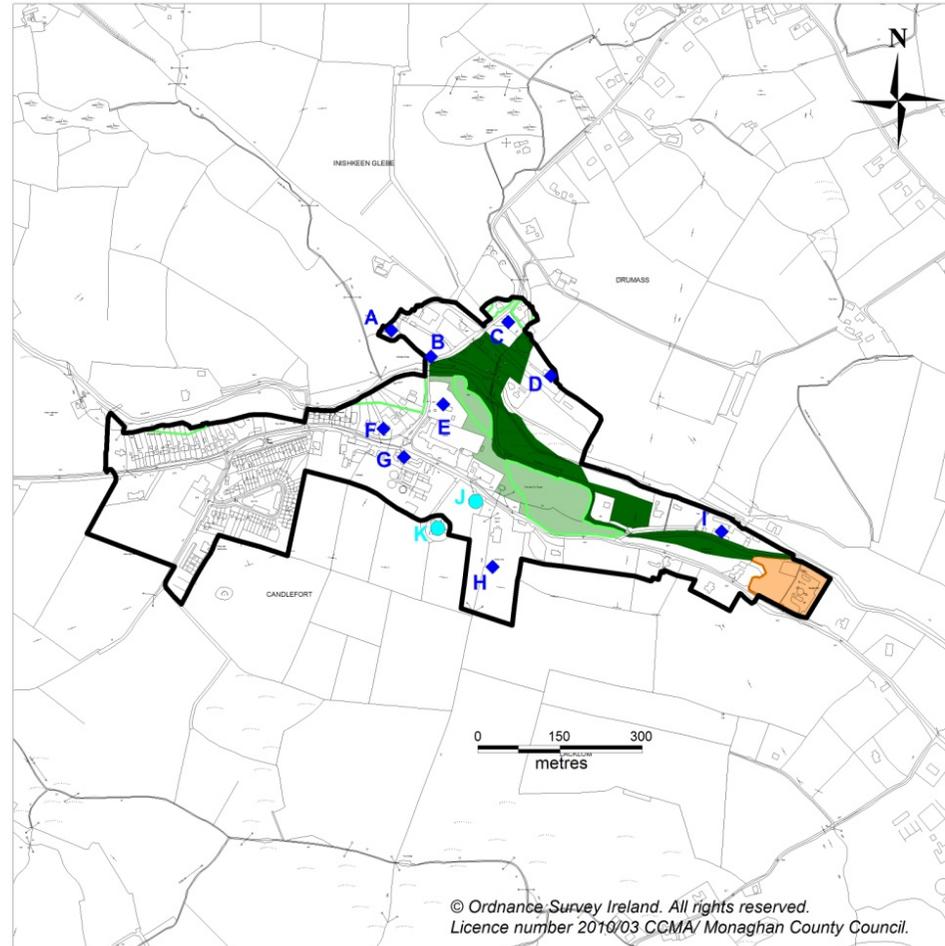
Flood Risk Area

Development Constraints - GLASLOUGH

- (A) The Station, former railway station entrance and avenue (Protected Structure)
- (B) The Station, former railway station house (Protected Structure)
- (C) The Firs (Protected Structure)
- (D) The Coach House (Protected Structure)
- (E) Wrights Shop (Protected Structure)
- (F) Pillar House Hotel (Protected Structure)
- (G) Trinity House (Protected Structure)
- (H) Main Street Lodge, Castle Leslie (Protected Structure)
- (I) Garden Gate, Castle Leslie (Protected Structure)
- (J) Castle Leslie Walled Garden (Protected Structure)
- (K) Greystone House, Castle Leslie (Protected Structure)
- (L) West Lodge, Castle Leslie (Protected Structure)

Inniskeen

Monaghan County Development Plan 2013-2019



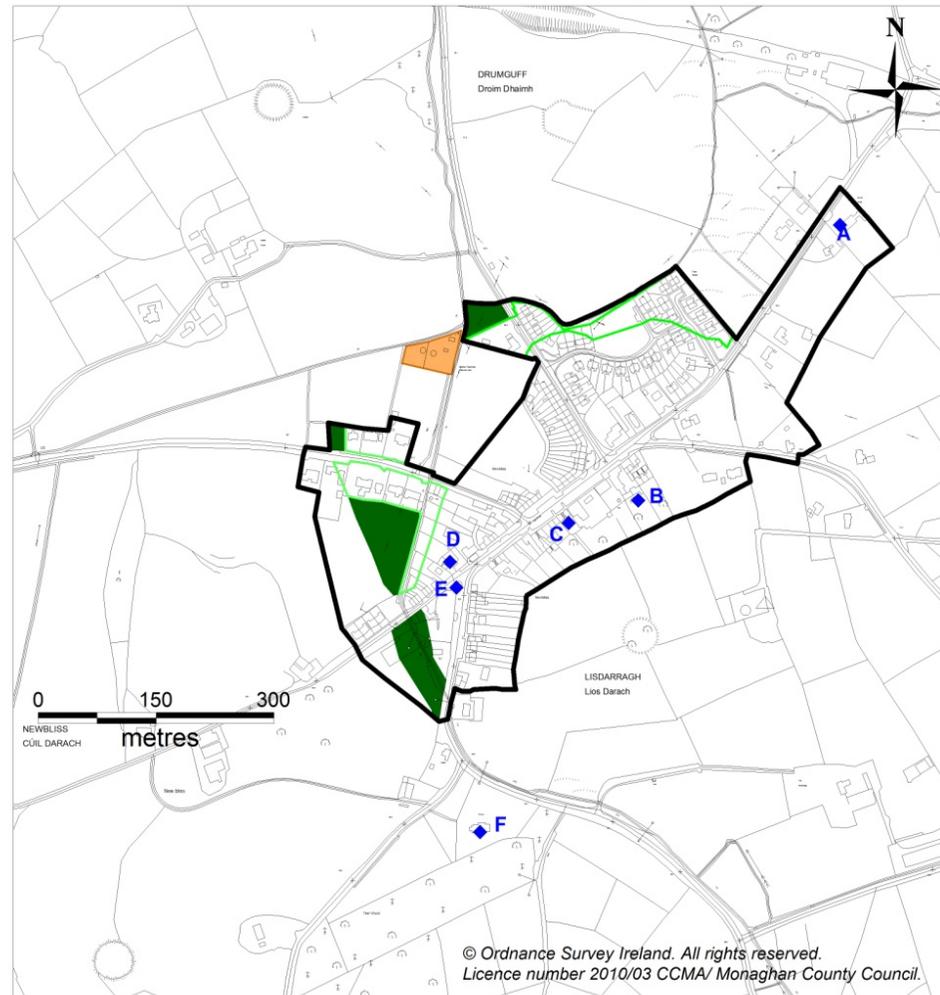
	Settlement Envelope		Sewerage Treatment Works
	Protected Structure/Curtilage		Recreation/Amenity
	Protected Monument		Landscape Protection/Conservation
			Flood Risk Area

Development Constraints - INNISKEEN

- | | |
|--|--|
| (A) Glebe House (Protected Structure) | (G) Daniel McNello's and Co. (Protected Structure) |
| (B) Inniskeen Bridge (Protected Structure) | (H) St. Mary's Catholic Church (Protected Structure) |
| (C) Former Constabulary Barracks (Protected Structure) | (I) O'Rourke's Mill (Protected Structure) |
| (D) Old Railway Station (Protected Structure) | (J) A Pound (Protected Monument) |
| (E) Church of Ireland (Protected Structure) | (K) A Souterrain (Protected Monument) |
| (F) MacMahn Wayside Cross (Protected Structure) | |

Newbliss

Monaghan County Development Plan 2013-2019



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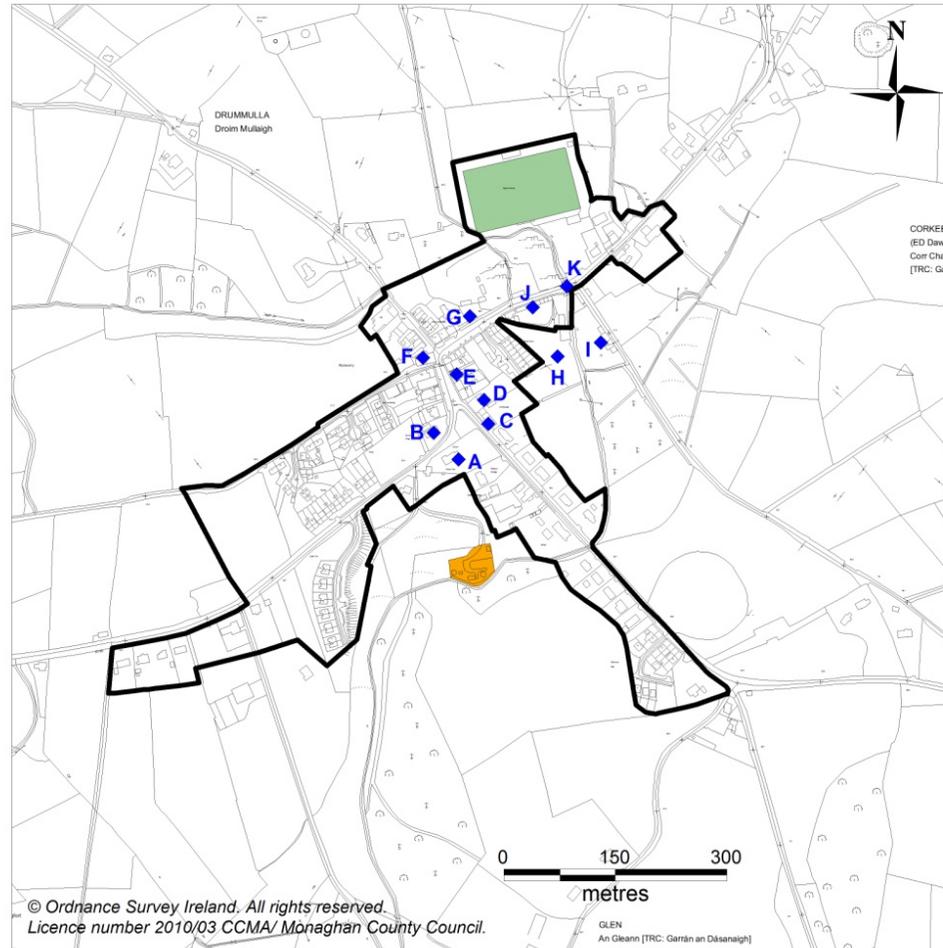
	Proposed Development Limit		Flood Risk Area
	Sewerage Treatment Works		Protected Structure/Structure
	Landscape Protection/Conservation		

Development Constraints - NEWBLISS

- (A) Newbliss Presbyterian Church (Protected Structure) and its grounds
- (B) The Inn, Main Street, Newbliss (Protected Structure)
- (C) The Market House (Protected Structure)
- (D) County Council Offices (Protected Structure)
- (E) Water Pump (Protected Structure)
- (F) The Church of Ireland (Protected Structure) and its immediate surroundings

Rockcorry

Monaghan County Development Plan 2013-2019



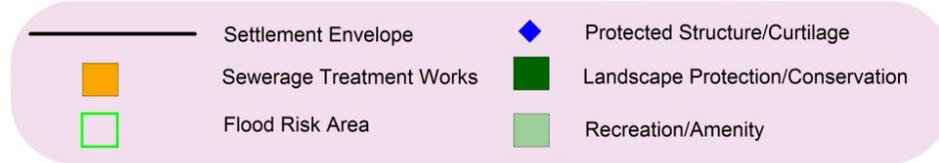
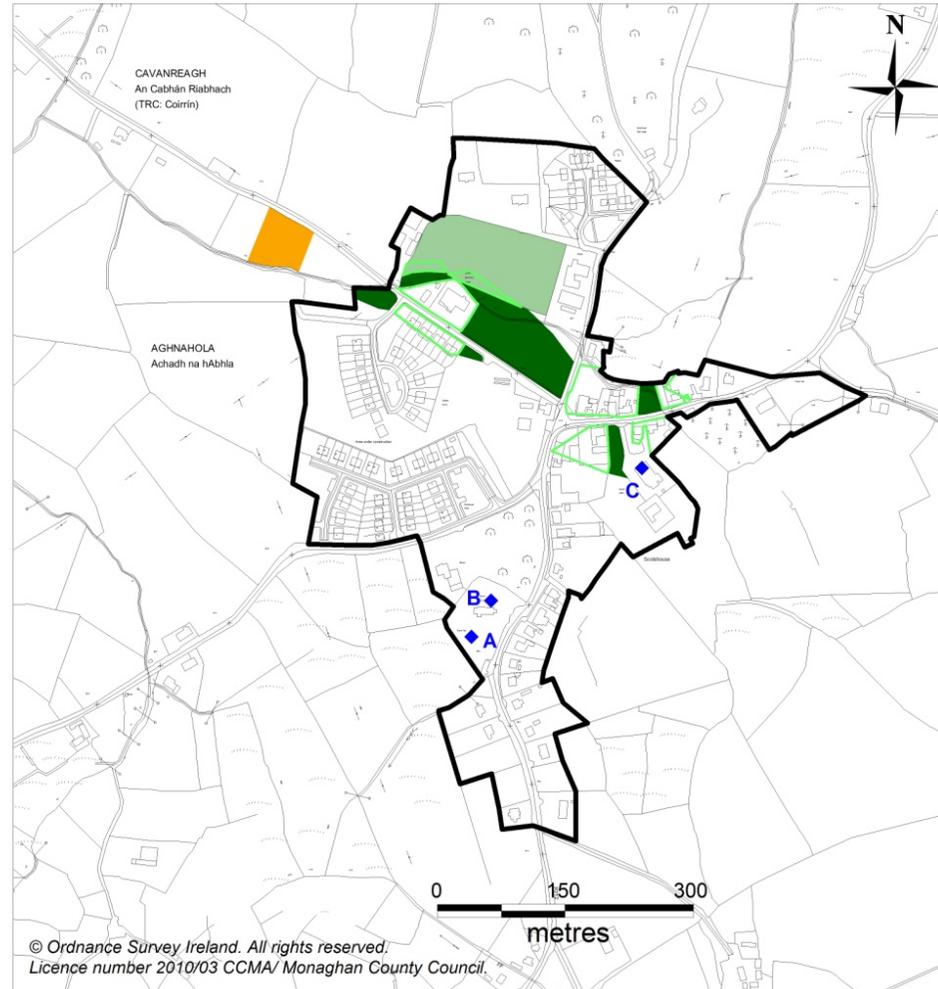
	Settlement Envelope		Sewerage Treatment Works
	Recreation/Amenity		Protected Structure/Curtilage

Development Constraints - ROCKCORY

- (A) St. James Church of Ireland (Protected Structure)
- (B) Rockcorry Presbyterian Church (Protected Structure)
- (C) The Griffith Almshouses (Protected Structure)
- (D) Former Constabulary Barracks (Protected Structure)
- (E) M.J. Linden (Protected Structure)
- (F) Fr. Campbell, Market House (Protected Structure)
- (G) The Hall (Protected Structure)
- (H) Rockcorry Mill Chimney Stack (Protected Structure)
- (I) Rockcorry Mill (Protected Structure)
- (J) The Pots, mill-workers cottages (Protected Structure)
- (K) Rockcorry Bridge (Protected Structure)

Scotshouse

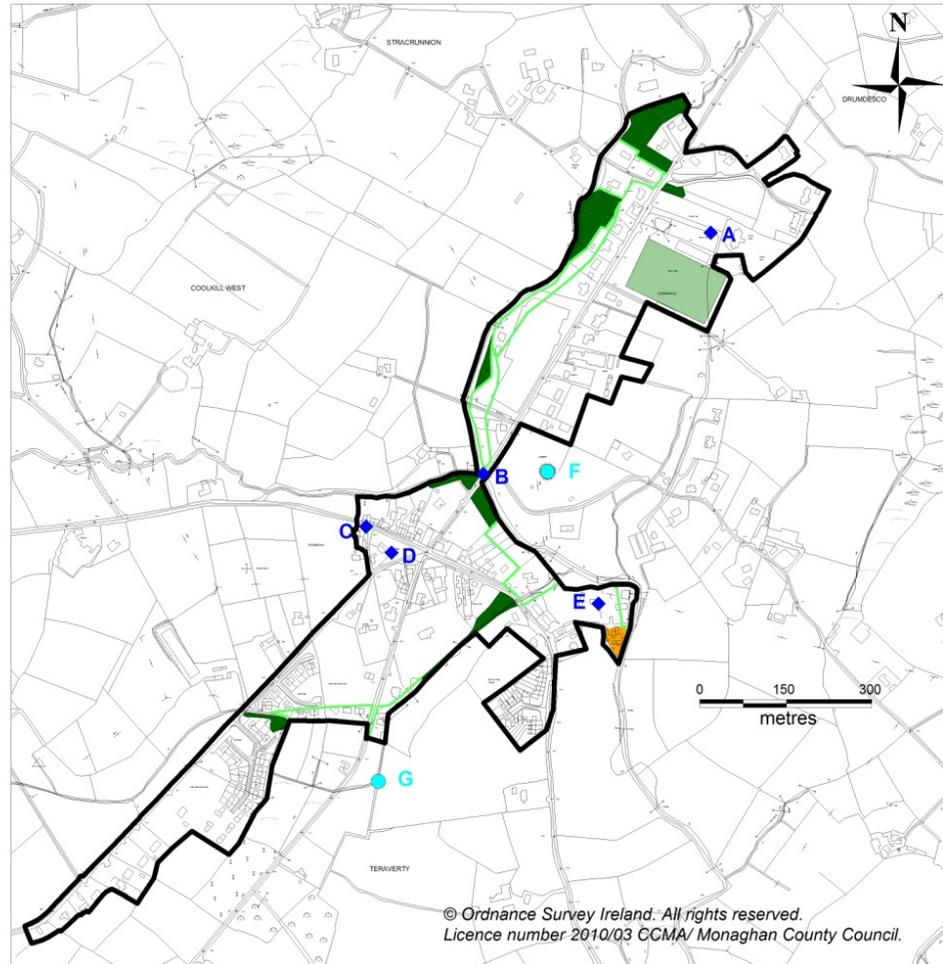
Monaghan County
Development Plan 2013-2019



Development Constraints - SCOTSHOUSE
(A) St. Andrews Graveyard, Currin (Protected Structure)
(B) St. Andrews Church, Currin (Protected Structure)
(C) Church of the Immaculate Conception (Protected Structure)

Scotstown

Monaghan County Development Plan 2013-2019



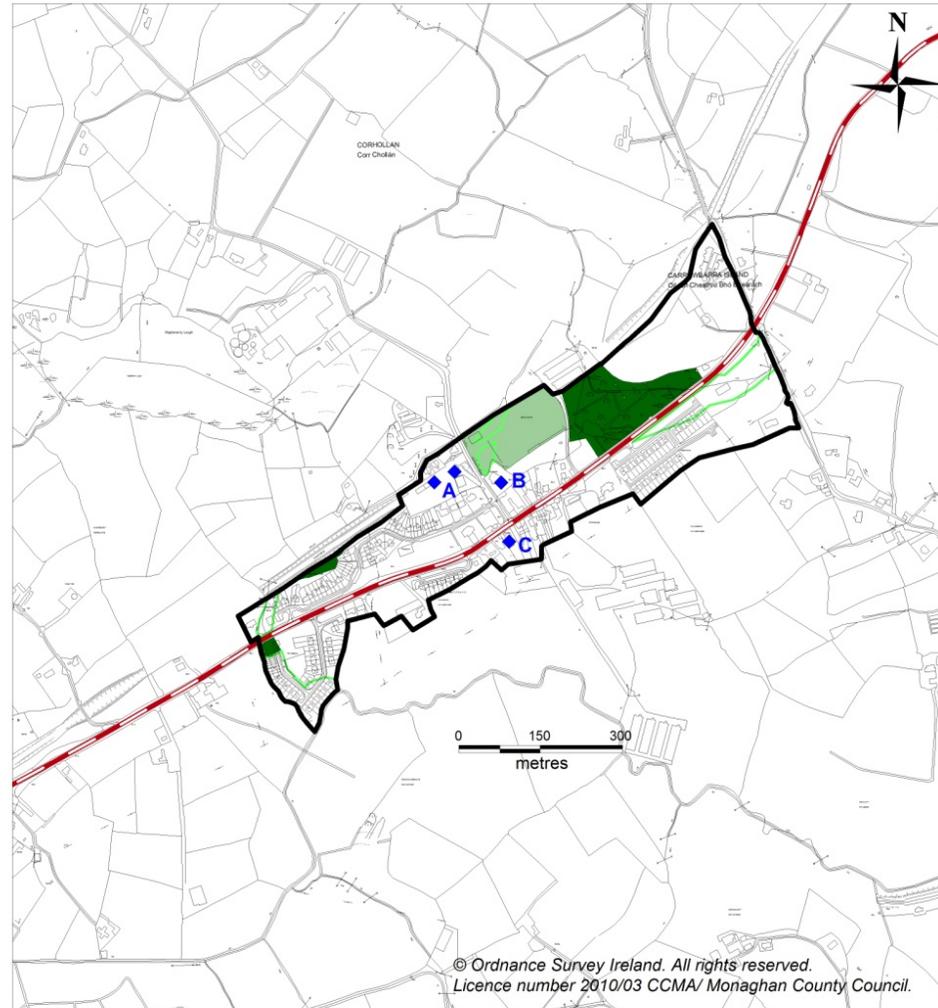
	Settlement Envelope		Sewerage Treatment Works
	Protected Structure/Curtilage		Recreation/Amenity
	Protected Monument		Landscape Protection/Conservation
			Flood Risk Area

Development Constraints - SCOTSTOWN

- (A) St. Mary's Roman Catholic Church, Urbleshanny (Protected Structure)
- (B) Scotstown Bridge (Protected Structure)
- (C) McCague's Shop (Protected Structure)
- (D) Fair Green & Water Pump (Protected Structure)
- (E) Carroll's Corn Mill (Protected Structure)
- (F) A Ringfort (Protected Monument)
- (G) An Earthwork Site (Protected Monument)

Smithborough

Monaghan County
Development Plan 2013-2019



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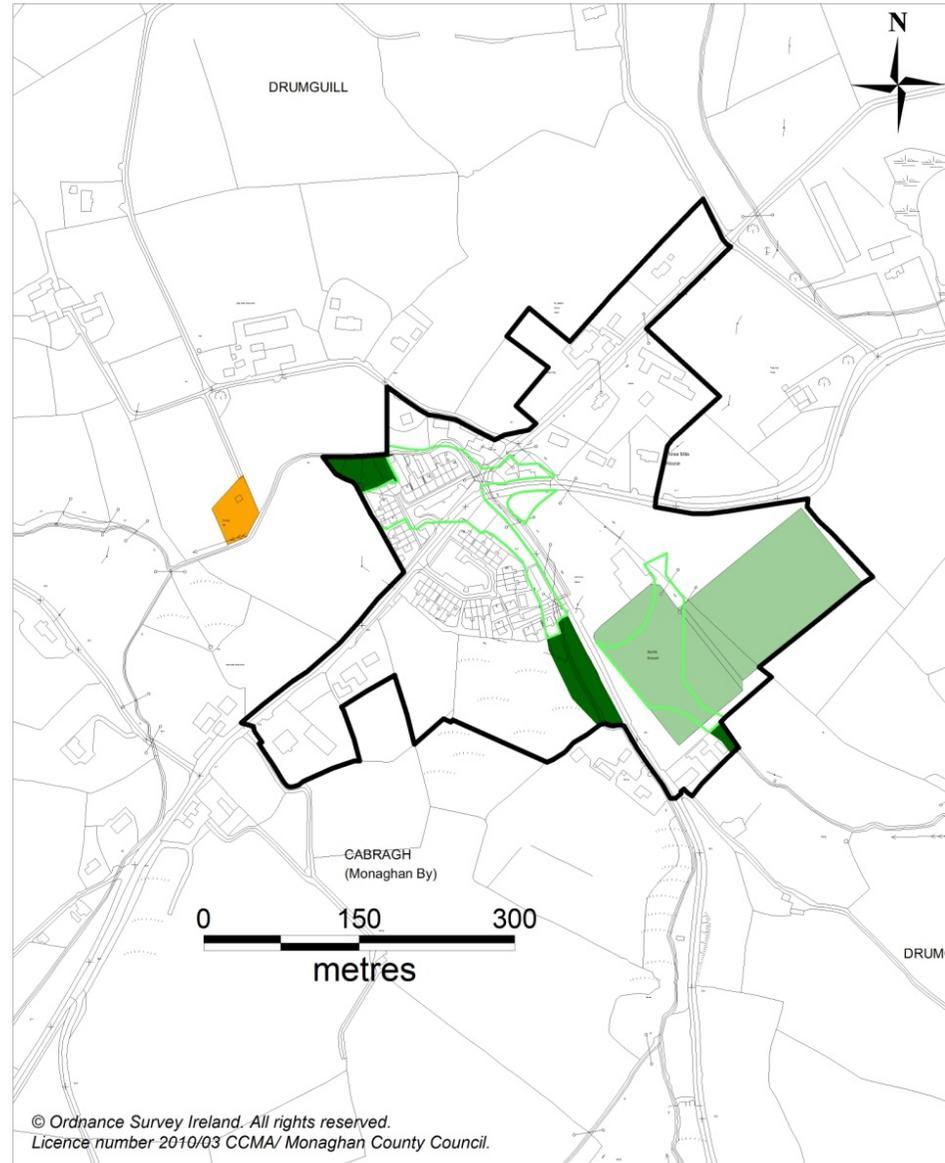
	Proposed Development Limit		Protected Structure/Curtilage
	National Secondary Route		Recreation/Amenity
	Flood Risk Area		Landscape Protection/Conservation

Development Constraints - SMITHBOROUGH

- (A) Railway Station (Protected Structure)
- (B) Smithborough Presbyterian Church (Protected Structure)
- (C) Garda Síochána Station (Protected Structure)

Threemilehouse

Monaghan County
Development Plan 2013-2019



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Chapter 15

Development Management Guidelines

- ▶ **Section 15.1** **Development in Towns and Villages**
- ▶ **Section 15.2** **Advertising, Signage and External Lighting**
- ▶ **Section 15.3** **Housing Developments**
- ▶ **Section 15.4** **Rural Housing**
- ▶ **Section 15.5** **Ribbon Development and Infill**
- ▶ **Section 15.6** **Landscaping**
- ▶ **Section 15.7** **Rural Accesses**
- ▶ **Section 15.8** **Effluent Treatment**
- ▶ **Section 15.9** **Mobile Homes**
- ▶ **Section 15.10** **Alterations to Dwellings**

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- ▶ **Section 15.11 Residential Amenity**
- ▶ **Section 15.12 Agricultural, Horticultural and Forestry Development**
- ▶ **Section 15.13 Commercial Development in the Countryside**
- ▶ **Section 15.14 Renewable Energy Developments**
- ▶ **Section 15.15 Telecommunications**
- ▶ **Section 15.16 Electricity and Gas Infrastructure**
- ▶ **Section 15.17 Industry**
- ▶ **Section 15.18 Extractive Industries**
- ▶ **Section 15.19 Retail**
- ▶ **Section 15.20 Tourism**

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- ▶ **Section 15.21** **Development onto National Routes**
- ▶ **Section 15.22** **Parking Requirements**
- ▶ **Section 15.23** **Road Access Standards**
- ▶ **Section 15.24** **Traffic and Transport Assessments**
- ▶ **Section 15.25** **Road Safety Audits**
- ▶ **Section 15.26** **Pedestrian Footpaths**

Chapter 15

Development Management Guidelines

Policies for New Development in Towns & Villages

TVP 1	All projects relating to new development within the towns and villages of County Monaghan shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
TVP 2	The proposed use of any new development should be compatible with the site's location and adjoining uses. An initial assessment should consequently be carried out to establish the principal uses in the surrounding area, the appropriateness of a diversity of uses, and the desirability of introducing a proposed development which may alter the balance of uses.
TVP 3	New development should provide high standards of amenity both in terms of the environment which the development creates, and in terms of the effect it has on neighbouring properties. New development should enhance the amenity of towns and villages.
TVP 4	The appearance of new buildings can play a major part in the overall character and quality of an area. Design also shapes the image of a settlement and is consequently extremely important. There is no simple definition of what constitutes good design. A new building should however respond to sites characteristics and that of its immediate area, and make a positive contribution to the urban environment.
TVP 5	New development on the edges on towns and villages which mars the distinction between the open countryside and the built up edge of the settlement shall be restricted.
TVP 6	Insensitive development which disrupts the scale and rhythm of the streetscape/townscape will be discouraged. Development should reflect existing plot widths and heights. Replacement of existing two or three storey buildings by a single storey building will generally not be permitted.
TVP 7	New development should maintain the established building line and should minimise visual and physical disruption of the streetscape. In this context the development of filling stations with forecourts and canopies will be discouraged where these require the set back of the established building line.

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Development Management Guidelines

Policies for New Development in Towns & Villages

TVP 8	The majority of roofs should pitch back from the street. Ridge heights may vary and can introduce variety. The use of blue black roof tiles or slates is desirable in villages and towns, especially in Architectural Conservation Areas.
TVP 9	Window patterns should have a vertical emphasis and respect the traditional proportions of a building. Existing door and window openings should be retained where possible on original facades. New development should avoid the use of long blank surfaces and long horizontal runs of shop fascias. Elevational modelling should be used to achieve traditional window proportions and appearance of narrow plot width. Attention should be given to the quality of detailing at pedestrian level.
TVP 10	The Council recommends the use of materials of a similar texture or colour as traditional materials. Use of inappropriate materials in an unrestrained manner can detract from the quality of an area. Existing stone facades should be retained. Plastering of stone facades is not acceptable and would constitute a material alteration of the character of the building. Replacement windows should be of similar style, design and material as the original windows.
TVP 11	Development on the top of drumlins or on elevated or exposed lands shall be restricted to protect locally important views and landmarks.
TVP 12	All new development in towns and villages should be satisfactorily serviced.
TVP 13	Contemporary designs will be encouraged where they make a positive contribution to the setting of a town or village.
TVP 14	Where necessary, applications for development should be accompanied by landscaping proposals as detailed in policy LSP4 in Chapter 15, Monaghan County Development Plan 2013-2019.
TVP 15	Promote the protection and conservation of the existing habitats within Towns and Villages.

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Development Management Guidelines

Policies for Shop Fronts

SFP 1	Where possible, all traditional shop fronts should be retained to protect the character of a settlement.
SFP 2	Traditional shop fronts within Architectural Conservation Areas must be retained and reinstated.
SFP 3	Replacement shop fronts in Architectural Conservation Areas should be designed and detailed so that the ground floor relates satisfactorily to the elevational design of the upper parts of the building.
SFP 4	The design of a new shop front should not detract from the character of the rest of the building. A sympathetic well-designed modern proposal will usually be preferable to an ill-proportioned imitation of a traditional shop front.
SFP 5	Advertising and signage on all shop fronts will comply with policies ASP 1 – ASP 9 in Chapter 15, Monaghan County Development Plan 2013-2019.
SFP 6	Internally illuminated plastic fascia will be discouraged. External illuminated lighting may be permitted where this will not detrimentally impact on the amenity of the building or streetscape.
SFP 7	Where deemed necessary by the planning authority, roller shutters should be perforated, in a colour to compliment the façade, and contained within the shop front and behind the fascia.
SFP 8	External steel roller shutters will not be permitted.
SFP 9	Canopies will only be permitted where they will not adversely affect protected structures, Architectural Conservation Areas or the character of the streetscape.

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.
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.

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Development Management Guidelines

Policies for Advertising, Signage and External Lighting

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.

Chapter 15

Development Management Guidelines

Policies for Housing Developments

HDP 1	All projects relating to the provision of housing developments within County Monaghan shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
HDP 2	All planning applications for housing developments shall have regard to the standards set out in the DEHLG publication <i>Sustainable Residential Developments in Urban Areas – Guidelines for Planning Authorities</i> (May 2009), the DEHLG publication <i>Urban Design Manual – A Best Practice</i> (May 2009) and the DEHLG publication <i>Sustainable Urban Housing: Design Standards for New Apartments</i> (September 2007).
HDP 3	All housing developments shall be constructed in accordance with DEHLG <i>Recommendations for Site Development Works for Housing Areas</i> (1998), <i>Monaghan County Council Water Services Technical Guidance Document (2008)</i> (or other such publications as specified by Monaghan Local Authorities), and the <i>National Roads Authority Specification for Road Works</i> (March 2000).
HDP 4	All planning applications for housing developments shall comply with the Roads and Access Standards set out in Chapter 15, Development Management Guidelines, Monaghan County Development Plan 2013-2019.

Chapter 15

Development Management Guidelines

Policies for Housing Developments

In addition to the requirements of the DEHLG publications *Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities, Urban Design Manual - A Best Practice, and Sustainable Urban Housing: Design Standards for New Apartments* all proposals for residential development shall;

HDP 5	Respect the character of the surrounding area and the amenities of neighbouring properties.
HDP 6	Reflect the best local traditions in terms of design, form, mass and finishes.
HDP 7	Provide appropriate recreational facilities such as open spaces, formal play areas, playing pitches, all weather surfaces, changing facilities, etc. The nature and scale of recreational provision should be reflective of the scale of the residential development proposed and should comply with table 15.1 in Chapter 15 of the Monaghan County Development Plan 2013-2019.

Number of Dwelling Units	10% open space	15% open space	Formal play area	Playing pitch	Recreational changing facilities
Brownfield	✓				
0 – 40	✓	✓			
40 – 150	✓	✓	✓		
150 - 200	✓	✓	✓	✓	
> 200	✓	✓	✓	✓	✓

Table 15.1

Chapter 15

Development Management Guidelines

Policies for Housing Developments

HDP 8	Provide appropriately designed crèche facilities in all developments of approximately 75 No units or more (the crèche shall be provided in accordance with the requirements of the DEHLG Childcare Facilities Guidelines for Planning Authorities, 2001). Where a developer is proposing a development of less than 75 No units, and where he/she is, has previously, or proposes in the future to carry (an)other separate development(s) in the vicinity, the Planning Authority shall determine the need for a crèche based on the total number of units in all of the developments combined. This shall also apply where the developer is working in concert with others.
HDP 9	Ensure adequate provision of local neighbourhood facilities.
HDP 10	Retain existing natural features such as trees and hedgerows, as part of the development, unless where the applicant demonstrates that it is in the interests of public health and safety to remove them, or provides compelling evidence that their removal is in the interests of providing a better quality residential environment.
HDP 11	Incorporate a network of safe and convenient pedestrian and cycle routes which links the housing to open spaces and communal facilities within the development, and where reasonably possible, those located outside the site boundaries.
HDP 12	Be designed to deter crime and promote personal safety.
HDP 13	Be satisfactorily serviced. Services shall be located underground and in easily accessible locations for future maintenance. Public lighting shall be provided by the developer in accordance with the specifications of the Monaghan Local Authorities Taking in Charge Procedures (2010) at the time of commencement of the development.
HDP 14	Make adequate and appropriately sited provision for the parking and turning of vehicles, including utility vehicles and fire tenders.
HDP 15	All planning applications for housing developments should be accompanied by landscaping proposals as detailed in policy LSP 4 in Chapter 15, Monaghan County Development Plan 2013-2019.
HDP 16	Development that would result in the loss of existing open space provision within residential areas will only be permitted where: <ul style="list-style-type: none"> - The open space can be enhanced through the redevelopment of a small part of the site - Alternative provision of equivalent benefit is made elsewhere - There would be an overall community gain from the development and the particular loss of open space will have no significant unacceptable affect on local open space provision or the amenity and character of the area.

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Development Management Guidelines

Objectives for Rural Housing Design

RDO 1	It is an objective of the Council to ensure that all plans and projects relating to rural housing design are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
RDO 2	It is an objective of the Council to prepare and implement a Design Guide for Rural Housing in County Monaghan.

Policies for Rural Housing Standards

RDP 1	All projects relating to the rural housing within County Monaghan shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
RDP 2	The site and/or location of the dwelling within the site should be selected to maximise the benefits of shelter and sunshine.
RDP 3	The building should relate to the landscape rather than the sky. Visually prominent locations such as hilltops, and elevated exposed sites should therefore be avoided.
RDP 4	The building should not break any ridgeline or shore line.
RDP 5	The site should use clearly identifiable and established boundaries, such as trees, buildings, slopes or other natural features, which separate the site from the surrounding countryside, and offer a suitable degree of enclosure.
RDP 6	Development should follow the contours of the site and should sit naturally into it. The building should integrate into rather than be imposed on the landscape, extensive excavation and/or removal of natural vegetation should therefore be avoided.
RDP 7	In the case of a replacement dwelling, the new dwelling shall be located within the curtilage of the dwelling to be replaced, except where it is demonstrated to the satisfaction of the planning authority that siting of the replacement dwelling outside the curtilage is necessary for amenity, heritage, landscape or access reasons.

Chapter 15

Development Management Guidelines

Policies for Rural Housing Standards

RDP 8	The size, scale and mass of the building should reflect the traditional form of buildings in the area. Large monolithic designs sit uneasily in the rural landscape and should be avoided. In the case of a replacement dwelling, the new dwelling should not have a visual impact significantly greater than the dwelling to be replaced.
RDP 9	Simple forms look best in the landscape and should be employed. Alien or urban features such as non linear plan forms and mansard roofs, should be avoided.
RDP 10	Fenestration should have a vertical emphasis. Where it is proposed to employ large horizontal windows, picture windows or patio doors, these should be located on elevations not visible from the public domain.
RDP 11	"Off the peg" catalogue house designs that take no cognisance of specific site conditions or regional characteristics, are difficult to integrate sensitively into the landscape, generally appear alien in the countryside, and thus should be avoided.
RDP 12	Materials used should relate to those of adjoining development and other buildings visually linked to the development. The use of combinations of materials, excessive ornamentation, or non traditional materials should be avoided. Where mixed finishes are proposed, a maximum of two different finishes will be acceptable.
RDP 13	The Planning Authority will encourage the use of environmentally friendly materials, produced from renewable resources. Concrete, stone, plaster and timber from renewable forests are acceptable and sustainable.
RDP 14	Garages should be located behind the building line of the proposed dwelling, and should be reflective of it in terms of design and finishes. The scale of the garage should reflect its proposed use. Where the proposed garage is in excess of 80 square metres, the onus will be placed on the applicant to justify what reasonable domestic use would necessitate the size of the garage proposed. Car ports which are visible from the public domain will not be permitted.
RDP 15	The Council will resist the intensive development of dwellings in unserviced areas where they would detrimentally alter the rural character of the area.

Chapter 15

Development Management Guidelines

Policies for Rural Housing Standards

RDP 16	<p>A residential unit(s) shall not be permitted within 100 metres of an agricultural building(s),¹⁹ except where the owner and occupier of the agricultural building(s) has provided written consent to the Planning Authority to the construction of the residential unit(s) within 100 metres of his/her agricultural building(s). In such cases the written consent shall be signed by both parties and witnessed by a solicitor or other similar person.</p> <p>It should be noted that where planning permission is granted for a residential unit within 100 metres of an agricultural building(s) under the above and is located outside the defined settlement limits, a condition restricting occupancy to the applicant, members of their immediate family²⁰ and their heirs shall be attached to any grant of permission.</p> <p>Where the agricultural use of the building(s) has been clearly abandoned, the above policy shall not apply. There will be a presumption by the Planning Authority that the use of an agricultural building(s) has not been abandoned unless proven contrary. It should be noted that the onus to prove that the agricultural use has been abandoned shall rest with the applicant.</p>
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¹⁹ For the purposes of this policy an agricultural building is considered to be a building used, or last used and likely to be used in the future for agricultural purposes. An agricultural building includes buildings used for the keeping of cattle, pigs, poultry, sheep, mushrooms and any slurry or agricultural waste facility.

²⁰ For the purposes of this policy, immediate family shall be as defined in policy RHP2 in Chapter 3 of this plan.

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Development Management 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 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.
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.
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.

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 may be 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.

Chapter 15

Development Management Guidelines

Policies for Landscaping

LSP 1	Existing trees and hedgerows soften the visual impact of any new development, give shelter and maturity to the site, and should be retained. Development proposals which necessitate the removal of extensive amounts of trees and hedgerows will be resisted.
LSP 2	Proposed planting should use native, fast growing species such as ash, oak, hazel, blackthorn, holly, etc in preference to imported species such as Leylandii and Castlewellan Gold.
LSP 3	Careful consideration should be given to roadside boundary treatments and access. The disruption of existing boundary features should be avoided. Trees, hedgerows, stone walls and earthen embankments are an attractive part of the rural scene and should be retained. Where these have to be removed to provide the required sight distance, they should be reinstated behind the sight lines. The removal of excessive amounts of roadside vegetation should be avoided. Transplanting of existing trees and hedgerows should be employed where appropriate.
LSP 4	All planning applications for development should be accompanied by detailed proposals for site works and landscaping. These details should as a minimum include the following information; the number, species, location, height at planting, height at maturity, age to maturity and an implementation timescale for all proposed planting; a survey of all existing vegetation on site indicating their species, height and condition, together with detailed information on the number of plants to be removed/lopped/topped, etc.
LSP 5	The use of inappropriate or ornate boundary treatments, gates and piers which incorporate concrete balustrades, brickwork, blockwork, or other unsympathetic materials should be avoided.

Chapter 15

Development Management Guidelines

Policies for Rural Accesses

RAP 1	Access should be taken from existing lanes where practical.
RAP 2	New accesses should be positioned to minimise loss of hedgerow/trees.
RAP 3	New access lanes/roads should run alongside existing hedgerows/boundaries and should follow the natural contours of the site. Sweeping driveways should be avoided.

Chapter 15

Development Management Guidelines

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 in Chapter 15 of the Monaghan County Development Plan 2013-2019 , 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 manufacturer's 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".

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Development Management Guidelines

Policies for Mobile Homes

TAP 1	All projects relating to the provision of mobile homes shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
TAP 2	Planning permission will only be granted for temporary accommodation up to a maximum period of five years where a permanent dwelling is being constructed on the site, or to facilitate site specific and compelling special domestic or personal circumstances, and where genuine hardship would result if planning permission for the temporary accommodation were refused.
TAP 3	Proposals for temporary accommodation shall make use of a permitted or existing access and should comply with the requirements of Policies RDP 2–6, RDP 8–12, RDP 17–20, LSP1–5, RAP 1–3, and ETP 1–5 in Chapter 15 of the Monaghan County Development Plan 2013-2019.

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Development Management Guidelines

Policies for Alterations to Dwellings

ADP 1	All projects for renovations and extensions to existing dwellings shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
ADP 2	All new works should reflect the character, form, materials and design of the existing dwelling.
ADP 3	Extensions should normally be subordinate in size to the existing dwelling and be located to rear or side.
ADP 4	Extensions should not overshadow or overlook neighbouring properties or result in over development of the site.
ADP 5	House extensions to provide accommodation for elderly or dependant relatives should be attached to the existing property via an internal link.
ADP 6	Proposals for garages domestic stores and car ports for existing dwellings shall comply with Policy RDP14.

Policy for Residential Amenity

AMP 1	Development which has an overbearing or dominant visual impact on residential properties in the vicinity of the development shall be resisted.
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Chapter 15

Development Management Guidelines

Policies for Agricultural, Horticultural and Forestry Developments

AFP 1	All projects relating to agriculture, horticulture and forestry developments shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
AFP 2	<p>Give favourable consideration to agricultural, horticultural and forestry development where the development:-</p> <ul style="list-style-type: none"> i. Is necessary for the running of the enterprise. ii. Is appropriate in terms of scale, location, design and nature. iii. Does not seriously impact on the visual amenity of the area or on the natural or man made environment. iv. Is located within or adjacent to existing farm buildings, unless where the applicant has clearly demonstrated that the building must be located elsewhere for essential operational or other reasons. v. Is sited so to as to benefit from any screening provided by topography or existing landscaping. vi. Is not located within 100 metres of any residential property not located on the holding, unless with the express written consent of the owner of that property. vii. Will not result in an unacceptable loss of residential amenity by reason of noise, smell, pollution, general disturbance, etc. viii. Will not result in a traffic hazard. ix. Will not result in a pollution threat to sources of potable water, water courses, aquifers or ground water.
AFP 3	Facilitate the process of farm diversification and intensification by giving favourable consideration to appropriate new and existing, rural based farm enterprises.

Chapter 15

Development Management Guidelines

Policies for Agricultural, Horticultural and Forestry Developments

AFP 4	Facilitate, where appropriate, specialist farming practices, e.g. Poultry rearing, mushroom growing, stud farms, etc.
AFP 5	Support farm-based tourism such as on-farm visitor accommodation and supplementary activities including health farms, heritage and natural trails, eco/green tourism, open/pet farms and horse/pony trekking.
AFP 6	Facilitate afforestation in appropriate locations, in co-operation with the Forest Service and Coillte, and in accordance with the principles of Sustainable Forest Management and code of best practice.
AFP 7	Resist afforestation which would detrimentally impact on landscapes of importance or would otherwise be detrimental to matters of acknowledged public importance, including the use of public rights of way.
AFP 8	Resist excessive afforestation that would negatively impact on the rural environment.
AFP 9	Ensure agricultural developments dispose of agricultural waste in a safe, efficient and sustainable manner having regard to the environment and in full compliance with the Good Agricultural Practices for the Protection of Waters Regulations (S.I 101 of 2009).
AFP 10	Applications for forestry related development within or adjacent to Sliabh Beagh SPA will only be permitted where it is demonstrated to the satisfaction of the planning authority, that the development will not have any adverse impacts upon 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.

Chapter 15

Development Management Guidelines

Policies for Commercial Development in the Countryside

CDP 1	All projects for commercial developments in the countryside shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
CDP 2	<p>Proposals for commercial developments such as offices, retail, and services will not normally be permitted in the countryside outside settlements, except where it has been demonstrated to the satisfaction of the planning authority that it is necessary that the development be located in the countryside. Development proposals shall meet all the following criteria:-</p> <ul style="list-style-type: none"> • It would not generate traffic of a type or amount inappropriate for rural roads, or require improvements which would damage the character of rural roads in the area. • It provides adequate access, car parking and manoeuvring areas. • It respects the scale and nature of activity in the locality. • It will not harm the character or appearance of the countryside. • It makes use of existing buildings or proposes buildings of good design which blend into the landscape through its design, siting, landscaping and use of materials.
CDP 3	New buildings for commercial developments in the countryside should comply with the requirements of Policies RDP 3-6, RDP 12-13, LSP 1-5, RAP 1-3, ETP 1-5 and with access, servicing and parking requirements as set out in Chapter 15, Development Management Guidelines, Monaghan County Development Plan 2013-2019.
CDP 4	Permission shall normally be granted for the expansion of existing commercial uses where the development complies with the criteria laid out in policies CDP 2 and CDP 3 in Chapter 15 of the Monaghan County Development Plan 2013-2019.

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Development Management Guidelines

Policies for Renewable Energy Developments

REP 1	All projects for renewable energy development shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
REP 2	Facilitate wind energy development having regard to relevant legislation and guidance set out in the DEHLG's <i>Wind Energy Development Guidelines</i> , 2006 or any guidance which supersedes it.
REP 3	Proposals for wind turbines or wind farms 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 National Parks Wildlife Service guidance on Hen Harrier survey methods and carried out by a suitably qualified person during the appropriate survey season.
REP 4	Facilitate the sustainable development of renewable electricity generation technology such as combined heat and power plants, photo voltaic cells, and hydroelectricity in appropriate locations, where this can be done in an environmentally sensitive manner.

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Development Management Guidelines

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 Information and Communications Technology (ICT) infrastructure throughout the County.
TEP 4	Balance the benefits of telecommunications masts against associated dis-amenities, 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 <i>Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities</i> (1996) or any such guidelines which supersede it.

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Development Management Guidelines

Policies for Telecommunications

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.

Chapter 15

Development Management Guidelines

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.

Chapter 15

Development Management Guidelines

Policies for Industry

INP 1	All projects for industrial development shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
INP 2	Industrial development should generally be located in or adjacent to settlements where infrastructure has been provided and in line with the principles of sustainable development.
INP 3	<p>Permission shall normally be granted for new industrial uses or the expansion of existing industrial uses within settlements where the development complies with the following criteria:-</p> <ul style="list-style-type: none"> • It is of a high specification and is compatible with the character of the surrounding area and adjacent land uses, especially housing. • It provides adequate access, car parking and manoeuvring areas. • It respects the scale and nature of activity in the locality. • It will not harm the character or setting of the settlement, or the amenity of local residents. • Provision is made, where appropriate, for external storage which is adequately screened from the public road/domain and adjoining residential properties. • The proposal must deal satisfactorily with all emissions, including effluent, noise, odour, light, etc.
INP 4	<p>Permission will be granted for small scale indigenous industrial development in the rural area outside settlements, where there are no alternative sites within the boundaries of a nearby settlement or an established employment area, which are available, and which can be reasonably and practically developed. In addition to meeting the criteria set out in Policy INP3 in Chapter 15 of the Monaghan County Development Plan 2013-2019, rural industrial development proposals shall meet all the following criteria.</p> <ul style="list-style-type: none"> • It proposes buildings of good design which blend into the landscape through its design, siting, landscaping and use of materials. • It would not generate traffic of a type or amount inappropriate for rural roads or require improvements which would damage the character of rural roads in the area. • It will not harm the character or appearance of the countryside.

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Development Management Guidelines

Policies for Industry

INP 5	Facilitate the expansion and development of existing rural based industrial and manufacturing businesses subject to the criteria set out in Policy INP3 in Chapter 15 of the Monaghan County Development Plan 2013-2019. Such development should not unduly impact on the residential amenity of existing properties.
INP 6	To protect the continued operation and intensification of established industry in rural areas outside the town boundaries from the encroachment of incompatible uses such as new residential developments, which may prejudice the on-going operation and viability of these industries.
INP 7	Industrial development shall not generally be permitted in areas of Primary or Secondary Amenity, Special Protection Areas, Special Areas of Conservation, in Natural Heritage Areas , in Architectural Conservation Areas, or on or near Protected Structures or Monuments.
INP 8	Industrial development which seriously impacts on the visual amenity of the area or on the natural or man made environment shall be resisted.
INP 9	Proposals for industrial development adjacent to incompatible uses such as housing may be permitted where a 10–20 metre wide landscape buffer, which may include screening and or acoustic barriers, is provided between the industrial development and the incompatible uses. The nature, scale and form of the buffer will vary, but will be dependant on the likely impacts that the industrial development may have on adjoining use.
INP 10	All buildings should be of a scale, design and finish appropriate to its location, and should comply with the requirements of Policies RDP 3-6, RDP 8, RDP 12, RDP 13, LSP 1-5, ETP 1-5 and the access requirements as set out in Chapter 15, Development Management Guidelines of the Monaghan County Development Plan 2013-2019.

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Development Management Guidelines

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

Policies for Extractive Industry

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.
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.

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Development Management Guidelines

Policies for Retail Development

RTP 1	All projects for retail developments shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
RTP 2	Comply with the provisions of the Retail Development Strategy for County Monaghan 2003, and any subsequent retail strategy, when assessing proposals for retail developments.
RTP 3	To maintain and consolidate existing retail cores by strictly enforcing the 'sequential approach' test to proposed retail development.
RTP 4	To ensure that the location of new retail developments within the County, including supermarkets, petrol filling stations and fuel depots, is appropriate and sustainable.
RTP 5	To ensure the scale and type of retail provision is appropriate for different levels of the retail hierarchy.
RTP 6	To require retail development proposals within towns and villages to make a positive contribution to the general townscape.

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Development Management Guidelines

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 locations ²⁴ 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.

²⁴ The applicant shall be required to satisfy the planning authority that the location of the development is essential to the nature and purpose of the proposed development.

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Development Management Guidelines

Policies for National Roads

The Council will prohibit the creation of a new access or the intensification of use of an existing access onto a national road in the general speed limit area, except in the following circumstances;

NRP1	Where a new dwelling is proposed for a farmer ²⁵ working on a farm, or by a member of his/her immediate family, and where there are no alternative sites on the farm reasonably accessible from a minor road.
NRP 2	Where a new dwelling is proposed to replace an existing dwelling which was in use or last used as a dwelling house; has not been changed to a dwelling house from another use without planning permission; has not been vacant for a period in excess of 10 years prior to the date of submission of a planning application; shall exhibit the essential characteristics of a dwelling house and be reasonably intact. The new dwelling shall be accessed via the existing access which served the dwelling to be replaced, unless where its relocation would remove a traffic hazard.
NRP 3	Where a residence is required to facilitate site specific and compelling special domestic or personal circumstances, and where genuine hardship would result if planning permission were refused. In these circumstances the onus will be placed on the applicant to justify why other temporary solutions such as a mobile home, an extension to existing property or conversion of an existing out building within the curtilage cannot be considered . Planning permission will only be granted for a permanent structure, such as a dwelling, where the compelling circumstances are likely to be long term (i.e. in excess of 7 years).

²⁵ A farmer is considered to be an individual working on a farm where he/she derives a minimum of 50% of their income from farming on the farm, or are employed for a minimum of 50% of their working time on the farm.

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Development Management Guidelines

Policies for National Roads

NRP 4	Where a new dwelling is required to serve the site specific essential needs of an existing rural based agricultural, commercial or industrial enterprise where access cannot be obtained from a minor road. The onus will be placed on the applicant to clearly demonstrate the site specific need which makes it essential for a dwelling to be located at the existing enterprise. In these circumstances the dwelling should be located adjacent/within the perimeter of the existing premises.
NRP 5	Where the development proposed is of an industrial or commercial nature, is tied to a fixed resource, and is of significant economic benefit to the county or state, and where access cannot be obtained from a minor road.
NRP 6	Where a new access is proposed to eliminate an existing traffic hazard through the replacement of an existing sub standard access, and where there is no additional development proposed.
NRP 7	Limited extensions to an existing authorised use.
NRP 8	The Council will severely restrict the creation of new accesses or the intensification of use of an existing access in speed transition zones onto national roads between the 50 km/hr and 60 km/hr limits.
NRP 9	Where development is proposed in close proximity to existing or planned national roads, the applicant will be required to address potential negative impacts arising from national roads such as noise, air, and light pollution through mitigating impacts such as appropriate design of buildings, landscaping features and site layout.

Chapter 15

Development Management Guidelines

Policies for Parking

PKP 1	New developments shall provide adequate provision within the site for servicing of the proposal and for the parking and manoeuvring of vehicles associated with it. New development proposals shall include parking and servicing arrangements in accordance with the minimum parking standards as set out in Table 15.2, Chapter 15, Development Management Guidelines, Monaghan County Development Plan 2013-2019.
PKP 2	Where developments incorporate more than one land use that are functioning simultaneously (e.g. a public house with a restaurant) the combined figures applicable to both will apply. Conversely where a mixed use development is proposed where it can be reasonably shown that the different uses operate at different times, the Council may apply flexibility in the calculation of the parking requirement.
PKP 3	Where the applicant cannot provide dedicated parking spaces, or can only provide the required number in part, the Council may accept a financial contribution in respect of the shortfall in the number of spaces. This will however, be at the discretion of the Council, and is likely only to apply to town centre locations where the Council has provided, or intends to provide additional public car parking spaces.
PKP 4	Where in-curtilage parking is proposed in residential developments on driveways, which by virtue of their length can accommodate two or more cars parked end to end, no more than two of these spaces shall be counted towards the parking requirement.
PKP 5	In residential developments, garages shall only be counted towards parking provision where they are large enough to accommodate both cars and an area for general storage. Alternatively, an area for general storage may be provided elsewhere within the curtilage of the dwelling.

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Development Management Guidelines

Policies for Parking

PKP 6	In exceptional circumstances, the Council may at their discretion accept a reduced parking requirement, where the applicant has clearly demonstrated that this would not impact on traffic safety, and where it is considered to be in the interests of the proper planning and sustainable development of the area.
PKP 7	Parking provision shall be located within or immediately adjacent to the site of the proposed development.
PKP 8	Planting and landscaping of all car parks shall be required.
PKP 9	In addition to the requirements of Table 15.2 in Chapter 15, Development Management Guidelines, Monaghan County Development Plan 2013-2019, all developments shall provide 1 no. additional parking space for people with disabilities, for every 25 no. spaces provided (in all instances this requirement should be rounded up). Each disabled space shall have minimum dimensions of 5.0 x 3.5 metres.
PKP 10	Where a retail/commercial or other development is proposed which requires the development of car parking facilities, provision will also be made for the secure parking of bicycles.

Chapter 16

Housing Strategy

Sets out County Monaghan's Housing Strategy for the period 2013-2019.

Prepared under Part V of the Planning and Development Act 2000 - 2010 in the context of the new core strategy requirement for development plans.

Specific focus of the Housing Strategy is now placed on the future means of social housing facilitation.

- ▶ **Section 16.1 Introduction**
- ▶ **Section 16.2 Social and Affordable Housing**
- ▶ **Section 16.3 Meeting Needs**
- ▶ **Section 16.4 Review Procedure**
- ▶ **Section 16.5 Objectives and Policies**

Appendices

- ▶ **Appendix 1** **Areas of Primary & Secondary Amenity**
- ▶ **Appendix 2** **Views from Scenic Routes**
- ▶ **Appendix 3** **Trees of Special Amenity Value**
- ▶ **Appendix 4** **NHAs, SAC & SPA**
- ▶ **Appendix 5** **Record of Protected Structures**
- ▶ **Appendix 6** **Record of Protected Monuments**
- ▶ **Appendix 7** **Developments that may impact on Water Quality**
- ▶ **Appendix 8** **Access Details**
- ▶ **Appendix 9** **Traffic & Transport Assessment**
- ▶ **Appendix 10** **Road Safety Audit**
- ▶ **Appendix 11** **Parking Layout Details**
- ▶ **Appendix 12** **Rural Housing Application Form**
- ▶ **Appendix 13** **Water Protection Plan Checklist**

Appendices

- ▶ **Appendix MN 1** **Record of Protected Structures (MNTC)**
- ▶ **Appendix MN 2** **Architectural Conservation Areas (MNTC)**
- ▶ **Appendix MN 3** **Conservation of Important Trees and Woodlands (MNTC)**

- ▶ **Appendix CK 1** **Record of Protected Structures (CKTC)**
- ▶ **Appendix CK 2** **Architectural Conservation Areas (CKTC)**
- ▶ **Appendix CK 3** **Conservation of Important Trees and Woodlands (CKTC)**

- ▶ **Appendix CY 1** **Record of Protected Structures (CYTC)**

- ▶ **Appendix C 1** **Record of Protected Structures (CTC)**
- ▶ **Appendix C 2** **Architectural Conservation Areas (CTC)**