

# **Ribbon Development, Exempt Development and Other Issues**

**Toirleach Gourley, Senior Executive Planner**

3<sup>rd</sup> December 2015

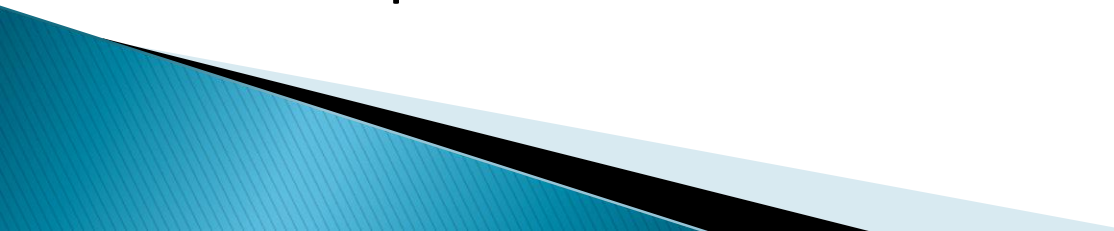


# Ribbon Development

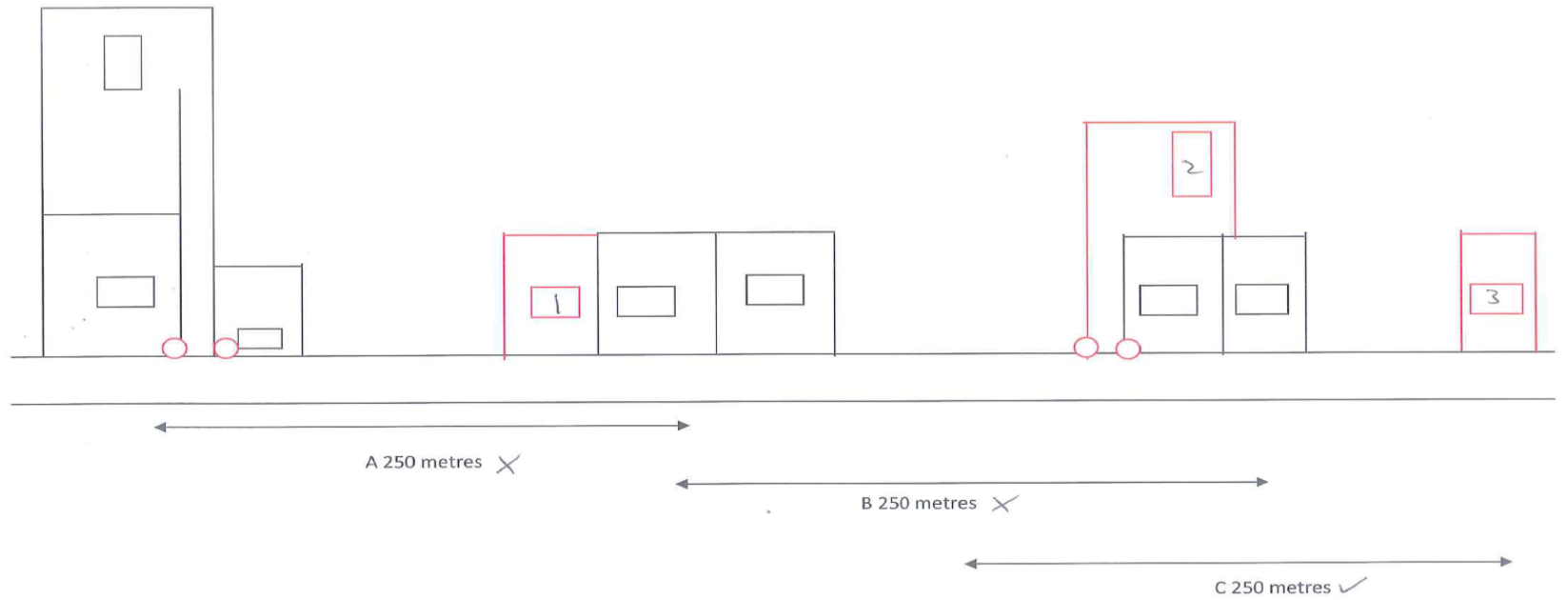
- Current policy on ribbon development framed by Government in Sustainable Rural Housing Guidelines for Planning Authorities 2005
- ▶ Referred to in Appendix 4 – “A high density of almost continuous road frontage type development, for example where 5 or more houses exist on any one side of a given 250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

# Ribbon Development

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

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

# Ribbon Development



# Ribbon Development

## **Monaghan County Development Plan 2013-19 Policies**

### **RDP 17**

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

# Ribbon Development

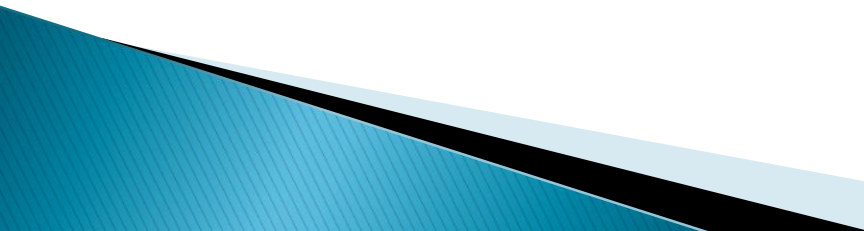
## Monaghan County Development Plan 2013-19 Policies

### RDP 18

A relaxation of ribbon development policy on regional and local roads will be considered where planning permission is sought on the grounds of meeting the housing needs of a landowner<sup>21</sup> or a member of his/her immediate family<sup>22</sup> where no other suitable site is available on the entire landholding.<sup>23</sup> The Planning Authority will apply an occupancy condition for a period of seven years in such cases.

# Ribbon Development

## Policy RDP 18

- <sup>21</sup> 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.
  - <sup>22</sup> For the purposes of this policy, immediate family is considered to be a sibling, son or daughter or adopted child of the landowner. Where the landowner's child(ren) have resided outside the state or N. Ireland for a minimum continuous period of 10 years, or where the landowner has no children, a niece/nephew maybe considered a landowner's family member.
  - <sup>23</sup> No other suitable site is available on the landholding – In assessing a planning application, the Planning Authority will consider all lands within the ownership of the applicant. A dwelling will only be granted where there are no alternatives available.
- 

# Ribbon Development

## Monaghan County Development Plan 2013-19 Policies

### RDP 19

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



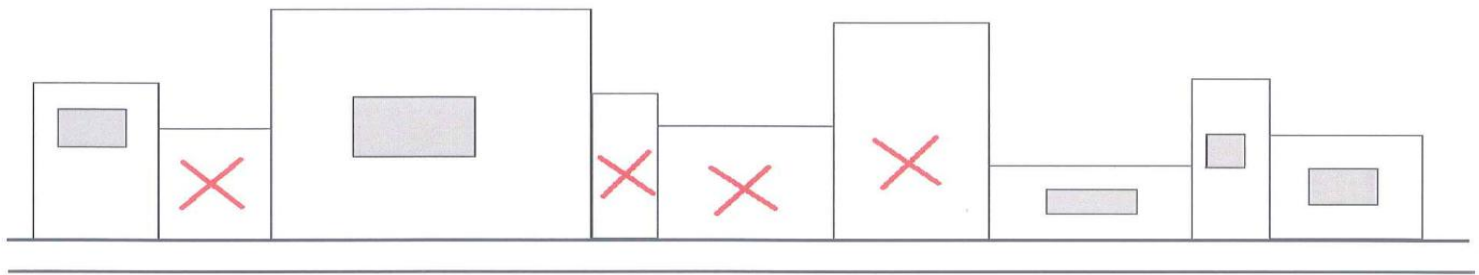
# Ribbon Development

## Monaghan County Development Plan 2013-19 Policies

### RDP 20

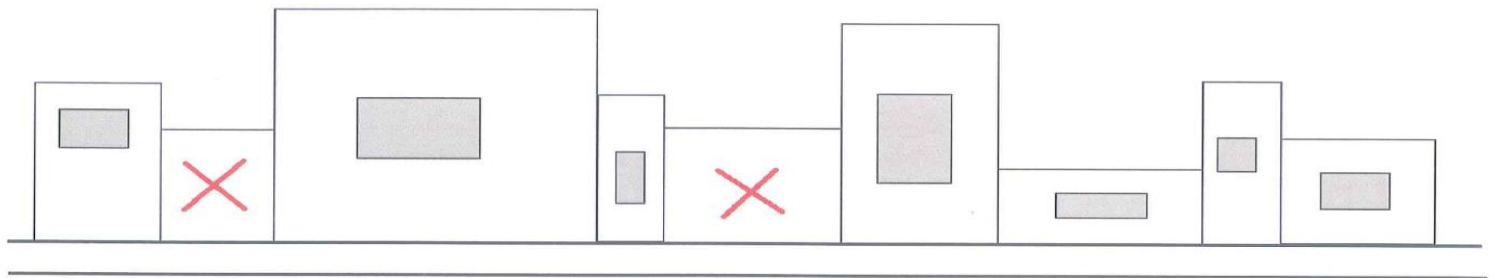
The infilling of gaps between houses will not normally be permitted. Exceptionally however, where there is a small gap, sufficient to accommodate a single dwelling only, in an otherwise substantially and continuously built up frontage, planning permission may be granted.

# Infill Development



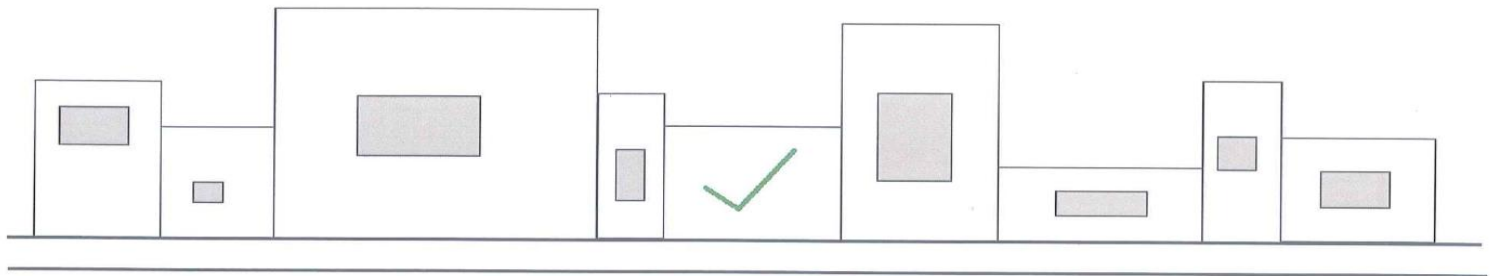
**Not infill - neither substantially nor continuously built up**

# Infill Development



**Not infill - not continuously built up**

# Infill Development



**Infill - substantially and continuously built up**