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1.0 Introduction

Monaghan County Council gave notice of its intention to review the existing Monaghan County Development Plan 2013-2019 and to prepare a new County Development Plan for the period 2019-2025 on Thursday the 9th of March 2017.

The review will take up to two years and will conclude with the adoption of the Monaghan County Development Plan 2019-2025. The key stages in the review process are summarised in Figure 1 below. Pre-Draft Development Plan consultation was undertaken over an eight week period from the 9th of March to the 5th of May 2017 and the Chief Executives Report on Pre-Draft Consultation is hereby submitted to the members of the Planning Authority for consideration.

The elected members have up to ten weeks to consider the Chief Executive’s Report in accordance with Section 11(4)(e) of the Planning and Development Act 2000-2016. The process of engagement and discussion with the Elected Members will continue and workshops to discuss the Chief Executive’s Report will take place at party meetings during July. Following consideration of this Report the members of the planning authority may issue directions to the manager regarding the preparation of the draft Plan. Any such directions shall be strategic in nature, consistent with the draft core strategy and shall take account of the statutory obligations of any local authority in the area and any relevant policies and objectives of the Government.

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**Figure 1**

**Stage 1 - Pre Draft**
Public consultation period from the 9th of March to the 5th of May

**Stage 2 - Draft**
Draft Plan prepared over Autumn/Winter 2017
& goes on public display during Spring/Summer 2018

**Stage 3 - Amendments**
Any amendments to Draft Plan go on public display during Autumn/Winter 2018
Following the consideration of this Chief Executive’s Report by the Elected Members and the issuing of directions regarding the preparation of the Draft Development Plan, there is a ten week period in accordance with Section 11(4)(e) of the Planning and Development Acts 2000-2016 allocated to facilitate the preparation of a Draft County Development Plan.

As per Figure 1, it is anticipated that a Draft Development Plan will be placed on public display at the beginning of 2018.

1.1 Purpose of Report

The purpose of the Chief Executive's Report is to present the outcomes of the initial public consultation phase carried out prior to the preparation of the Draft Development Plan for consideration by the members. The legislative requirements of the report are set out in the Planning and Development Acts 2000-2016.

The report must:
- List the persons or bodies who made written submissions/observations, as well as any person or bodies consulted.
- Summarise the issues raised in the submissions/observations and those raised during public consultation events.
- Give the opinion of the Chief Executive on the issues raised, taking account of the proper planning and sustainable development of the area, and any relevant policies or objectives of the Government or of any Minister of the Government.
- Set out the Chief Executive's recommendations on policies to be included in the Draft Development Plan.

As per Section 11(4)(b)(ii) of the Planning and Development Acts 2000-2016, any submission/observation relating to a request/proposal for the zoning of land cannot be referred to.

1.2 Format of this Report

Part 1 sets out the report's introduction. Part 2 contains, by topic, a summary of all the submissions/observations received along with the opinions and recommendation of the Chief Executive which are presented as a strategic assessment of the issues raised, many of which are interrelated. Part 3 sets out a summary of the issues raised during the public consultation events and meetings. Part 4 contains the appendices.

1.3 Consultation Overview

The pre-draft consultation stage was held from the 9th of March to the 5th of May 2017. 65 valid submissions were received during this period. The views of all who attended the 7 public consultation events held around the county have also been considered.

Monaghan County Council wishes to express its appreciation to those who made submissions/observations and/or attended the information events. The consultation process comprised a number of elements as follows:
1. **Consultation Paper, Flyers and Posters**
   Monaghan County Council published a consultation paper on the 9\textsuperscript{th} of March 2017. The consultation paper set out the strategic issues affecting the county and was also used to stimulate full debate and facilitate public involvement at this early stage of the process. A copy of the consultation paper was put on display in each public library in the county and a link to the consultation paper on our website was forwarded to all elected members, prescribed bodies, service providers, primary and secondary schools and planning agents. A poster and flyer was also distributed to inform the public of the consultation process and to encourage submissions.

2. **Letters and emails**
   Letters and emails were issued to elected members, prescribed bodies, service providers, primary and secondary schools and mailing list of planning agents.

3. **Public Consultation Events**
   Events were held in the following Municipal Districts:
   - **Monaghan MD**
     Market House in Monaghan town on the 13\textsuperscript{th} of March and the 5\textsuperscript{th} of April.
   - **Carrickmacross - Castleblayney MD**
     Civic Offices in Carrickmacross on the 15\textsuperscript{th} of March and the 4\textsuperscript{th} of April and Iontas Centre in Castleblayney on the 27\textsuperscript{th} of March.
   - **Ballybay - Clones MD**
     Clones Library on the 20\textsuperscript{th} of March and Ballybay Wetlands Centre on the 24\textsuperscript{th} of March.

   The events were informal in nature. Members of the public were invited to review the Consultation Paper, which was presented to them in a powerpoint presentation and were encouraged to discuss any issues with the exception of zoning matters with planning staff. The events were held over 2-3 hour durations in the evenings. A total of 50 people attended the sessions. The information events were well attended, with the highest attendance recorded in Carrickmacross Civic Centre.

4. **Stakeholder Meetings**
   To date meetings have been held with the Public Participation Network (PPN), Agents Forum, Local Link and Mid-Ulster District Council. Stakeholder meetings will be an ongoing part of the review process. During the display period of the Consultation Paper, presentations were made to the Local Community Development Committee, Economic and Planning SPC and Public Participation Network.

5. **Promotion**
   - The commencement of the review of the Development Plan was advertised in The Northern Standard on Thursday the 9\textsuperscript{th} of March 2017. A press release with our flyer was published in the same issue.
   - Notice of the public consultation/information evenings was published in The Northern Standard.
   - The Consultation Paper was distributed as an insert with every copy of The Northern Standard published on the 23\textsuperscript{rd} of March 2017.
   - A press release was issued in The Dundalk Democrat on the 21\textsuperscript{st} of March 2017.
   - A press release was issued in The Anglo Celt on the 23\textsuperscript{rd} of March 2017.
A final press release was issued in The Northern Standard on the 27\textsuperscript{th} of April 2017.

Monaghan County Council commissioned a radio advert on Northern Sound from the 15\textsuperscript{th} of March until the 28\textsuperscript{th} of March which publicised the review of the County Development Plan and invited members of the public to the public information sessions. Laura Nulty (Executive Planner) also featured in live radio interview on the 4\textsuperscript{th} of May 2017, outlining why it was important people make a submission and get involved in the process.

A secondary schools competition was initiated but was not concluded due to poor levels of participation.

6. **Online**

A dedicated web page is set up on the Monaghan County Council website to host and make information publicly available. The purpose of the web page is to act as a ‘hub’ for interaction throughout the two-year plan making process. The Planning Page on the local authority’s website consistently receives the most ‘hits’ indicating that it is a strong forum for engaging the public.

The Monaghan County Council Facebook and Twitter accounts were also utilised to notify the public of all issues related to the review of the Development Plan and raise the profile of the ongoing process.
2.0  Summary of submissions/observations received along with the opinions and recommendations of the Chief Executive

2.1  Submissions/observations by topic

In this section a summary of the issues raised in the sixty five written submissions received within the specified timeframe is set out by category together with the opinions and recommendations of the Chief Executive. Many of the issues raised are interrelated and have been summarised under nine broad category headings for ease of reference. Issues relating to Infrastructure (16.3%), Economic Development (13.2%), Community (12%) and Heritage and Conservation (12%) were raised most frequently. Other issues that feature prominently included Development Management issues (11.3%), Environment (7%), Tourism (6.6%), Population & Housing (6.6%) and Rural Housing (6.6%). A breakdown of the issues raised in submissions is outlined in Table 1 below.

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<th>Topic</th>
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Table 1: Breakdown of Issues

2.1.1  Strategic Planning/Vision

The following submissions/observations made reference to Strategic Planning/Vision: 17, 23, 24, 26, 28-32, 40, 46, 49, 51 and 61.

1. Development Plan should be formulated for the type of rural county Monaghan is to ensure it stimulates and encourages development that attracts people to live and work in the county.
2. Monaghan’s biggest resource is its people and the positive work currently being done to reach out to the community needs to continue so people can see that their taxes are making a difference in the locality.
3. Development should be concentrated in established urban areas and designated centres and the extent and location of different land uses should be co-ordinated and integrated.
4. Development of inner town centres must not be compromised. The introduction of robust policy to promote the reuse/redevelopment of older industrial buildings and specific objectives to facilitate retail use in the large towns is required.
5. Importance of cooperation with adjoining local authorities to continue to forge strong relationships in key areas including Transportation, Water Framework Directive, Electricity Network and Tourism is highlighted.

6. An integrated approach to the design of development areas should include a set of principles and criteria designed to ensure a high standard of access by public transport, foot and private car so that the variety of enterprise and employment areas can be easily accessed by all sections of society.

7. Policies and objectives of the Plan must safeguard and consider the implications of land use policies on the network of national roads to ensure they continue to play the intended strategic role in catering for inter-urban and inter-regional transport requirements.

8. The strategic inter-urban and inter-regional function of national roads needs careful assessment and management for proposals at or close to junctions on the national road network where such development could generate significant additional traffic and potentially compromise the capacity, efficiency and/or reduction in the level of service of the national routes.

9. The best way to conserve the drumlin landscape is to protect the views and vistas of the landscape from obtrusive and industrial scale developments such as large wind farms.

10. County Monaghan has the second highest agricultural output value and agri-export value in the Country, it plays an important role in wider rural development and contributes to sustainability of villages, schools, sports and cultural organisations, upkeep of rural environment and tourism.

11. Changes to local government structures have resulted in reduced local representation which should be counteracted by fostering local approved council structures to promote vibrant healthy active communities.

12. Format of the Plan could be improved by way of an index, development management guidelines at the end of each chapter and clearer layout. Specific references are made as to where the Plan can be improved upon.

13. The recognition to consider transboundary issues and engage with Cross Border Groups on related cross-border and north-south issues is welcomed. Regard should be had to policies and objectives of development plans of all counties within the Border Region to ensure the plans are compatible where appropriate.

14. Reference is made to two Brexit related documents prepared by ICBAN which concludes that there are five main asks and needs in relation to Brexit; No disruption to daily life, Funding supports, Pre-existing challenges of the border region to be addressed, Leadership and Protection of existing arrangements.

15. Impact of Brexit needs consideration including highlighting the need for open cross border trade and travel including highlighting the implications on those who live, work and trade on the border.

16. The local authority needs to actively assist in reducing business costs, revitalise town and village centres, cut unnecessary regulation and red tape to make sure businesses can compete in the face of ongoing uncertainty over Brexit. Positive action now will enable family owned businesses in County Monaghan to respond and adapt to the challenges of Brexit.

17. Priority capital and social infrastructure projects in transport, energy, heritage, tourism, broadband and housing must be co-ordinated and supported with sufficient capital investment across County boundaries to being connectivity to acceptable standards in order to compete with other regions in Europe.

18. Carrickmacross needs to grow in a more balanced way around the town centre and the imbalance towards the south east needs to be addressed.

19. Maintaining village and rural services to encourage families to return to rural communities should be priority and community centres, post offices and such like should be assisted to remain open and vibrant as the backbone of rural communities.
20. Key infrastructural developments on key assets will enhance quality of life in Castleblayney and the creation of connecting pedestrian routes between the town centre and lake/riverside area is extremely important for the future of the town in terms of economic, social, aesthetic, heritage and sustainability.

21. The town centre for Castleblayney is moving away from the main street due to supervalu car park and lidl so a strong need exists to identify where a central farmers market could be provided to ensure people connect to the traditional town centre.

22. An action area plan should be prepared for the area running from Derrycreey River Basin to Muckno Street and Lough Muckno Park which includes strategies to stimulate development in a sustainable manner in consultation with relevant stakeholders and community groups.

23. It is acknowledged that the planning authority allow for full or partial exemptions for payment of development levies at its discretion but it is requested that town centre development is promoted through a reduction in levies.

Chief Executive’s opinion on issues raised:

The issues raised in the submissions/observations in relation to strategic planning/vision are noted and should be brought forward into the draft Plan where appropriate.

The draft Plan will set out a vision for County Monaghan which will be based around the themes of developing sustainable communities and promoting economic development in the context of best environmental practice. Existing principles and policies will be reviewed during the preparation of the draft Plan.

It is acknowledged that an integrated approach needs to be taken to land use and transportation in the draft Plan in order to promote compact mixed use settlements and to reduce the need to travel in the private car for all journeys.

The Council intends to continue to collaborate with adjoining authorities to address matters of mutual interest, including BREXIT. A co-ordinated and co-operative approach will be taken to ensure the policies and objectives set out in the Plan will assist not only the future development of County Monaghan, but the entire border region.

Consideration should be given to the development of a specific action plan for the larger town centres, where possible, in order to explore to a greater level of detail the special features which contribute to making the settlement unique and prepare specific actions for protecting, celebrating and enhancing local distinctiveness.

The National Planning Framework (NPF) will supersede the National Spatial Strategy 2002-2020 (NSS) and will include a focus on economic development and investment in housing, water services, transport, communications, energy, health and education infrastructure. It is being prepared by the Department of Housing, Planning, Community and Local Government (DoHPCLG) and a draft document is expected to be released in Autumn 2017. The new Regional and Spatial Economic Strategy being prepared by the North Western Regional Assembly (NWRA) is also being produced alongside the NPF. The objectives and recommendations set out by the NPF and the NWRA will be reviewed as required by the Council during the draft Plan process and incorporated where possible within the set timeframes.
Chief Executive’s Recommendation:

- To explore appropriate strategic policies and objectives for the County that will assist in developing the full potential of each part of the County in economic, social and environmental terms.
- To ensure that the scope of the County Development Plan, which sets out a framework for the physical growth and development of the county, includes a specific focus on the future development, protection and enhancement of rural County Monaghan.
- To consider the implications of Brexit as far as is possible from an environmental and planning perspective and seek to identify areas where collaboration with cross border authorities could assist competitiveness for County Monaghan.
- To ensure the development plan provides an enabling role in identifying, coordinating and prioritizing critical infrastructural investment that will guide the location of economic development in the County in the context of the National Planning Framework and any emerging Regional Strategy.

2.1.2 Core Strategy

The following submissions/observations made reference to the Core Strategy: 12, 17, 24, 32, 49, 61 and 65.

1. Core strategy should consider location of industry, employment and other commercial type land uses along with extent and location of residential lands.
2. Structured expansion of zoned areas in main towns should be given consideration. Sewerage treatment upgrades may be required in smaller towns and villages.
3. The ability of settlements to accommodate more development must be directly linked to capacity of schools, road networks, sewerage treatment facilities, shops, community facilities.
4. The level of retail provided in villages should relate to the local area to service the local catchment and not create a counter attraction to the existing town centres.
5. Zoning of lands in towns and villages needs to be revisited and should ensure that landowners are willing to develop lands if zoned.
6. Core Strategy should permit for strategic reserve lands which are serviced to be upgraded to higher density lands and lands on the outer perimeter of the towns and villages with services in place be allowed to infill.
7. Zoning of large detached dwellings in town centres as residential may lead to constraints to future town centre development expansion and redevelopment of these sites.
8. Tier 5 villages should be reintroduced as settlements to create attractive villages with central community facilities developed in conjunction with housing that recognises and enhances the identity of the area.
9. A relaxation of policy in Tier 5 and 6 villages should be provided where lands are serviced and shovel ready to be developed to provide an alternative to one off dwellings in the environs of towns and villages.
10. Undeveloped lands in the centres of towns and villages should not stagnate the overall development of the villages.
11. Past development plans have shown that it is highly unlikely that 75% of the existing higher density stock will be built upon over the plan period and the existing strategy should be changed to ensure that lands which are ready for development are released.
12. Areas identified as being liable to flooding have been designated under landscape protection which is an incorrect use of the provision and should have its own designation and effectively blocks future development of these lands.
13. Housing should not be permitted in rural areas if there is no access to transport or children attend schools outside of the area.
14. Dispersed settlement pattern is part of our heritage and should be accommodated.
15. Eco villages should be facilitated to attract additional investment and population to rural towns and villages.

**Chief Executive’s opinion on issues raised:**

The issues raised in the submissions/observations in relation to the Core Strategy are noted and should be brought forward into the draft Plan where appropriate.

The draft Plan will incorporate an evidence based Core Strategy that accords with the provisions set out in the Planning and Development Act 2000. The population targets and housing allocations for all settlements will be complemented by an analysis of current demographic and population data trends, in particular the CSO figures. The Core Strategy will form the basis for policies and objectives throughout the draft Plan. The Core Strategy and Settlement Strategy will seek to consolidate settlements by keeping them physically compact and ensure where possible that organic growth from the centre of the settlement outwards occurs. Consideration should also be given to settlement function and the availability of necessary infrastructure, including social infrastructure within each settlement.

The draft Plan will also investigate the necessity for additional development being permitted in some or all of the smaller settlements. In relation to the identification of lands for development within settlements, an evidence based and sequential approach will be taken to ensure appropriate land usezonings and the zoning of residential lands will be informed by and aligned with the Core Strategy.

**Chief Executive’s Recommendation:**

- To provide a strategy that makes provision for housing and ancillary facilities needed to accommodate the anticipated population growth in the County. To this end, the draft Plan must ensure there is sufficient land zoned to accommodate the projected population, provide for changing household sizes and housing needs while avoiding oversupply which could lead to fragmented development, dissipated infrastructure provision and unfinished developments. In addition, opportunities for infill and brownfield development to enable consolidation of existing towns should be identified as a realistic alternative to the need to zone additional greenfield lands.
- The preparation of the draft Plan provides an opportunity to refine and improve the land use zoning objectives and uses and the location of certain types of zoning. It is important that the potential for delivery of the development of lands and active land management is a consideration in this regard.
- To identify lands suitable for development within each designated settlement by applying a sequential and evidence based approach with an emphasis on consolidating the town centres whilst also providing suitable mix of house types.
- That the draft Plan and associated changes to settlement hierarchy therein is informed by the emerging policy in the NPF or upon review of the Regional Planning Guidelines.
- To consider the potential to provide for detached family dwellings through serviced sites on undeveloped zoned lands within designated settlements where sustainable infrastructure provision is available or can be facilitated.
To ensure that the Settlement Strategy will distribute population growth throughout Monaghan having regard to supporting infrastructure (physical and social) and the natural and built environment

2.1.3 Housing

The following submissions/observations made reference to Housing: 3, 6, 7, 12, 14, 17, 19, 24, 27, 47, 49, 51, 58, 61 and 65.

1. The dynamic, design and density of the housing estate design needs to change from the Dublin based model to achieve a balance to the one off type housing. Layout design should include increase in plot ratio, no overlooking, centralised cable TV piped to each home, finishes appropriate to the area and appropriate landscaping provision, all of which will contribute to attractive residential environments.

2. A greater mix of house types in urban areas should be provided to achieve a good balance to one off houses. Larger semi detached and detached houses in towns are required to encourage families to stay in these locations. More flexibility in rural housing should be given for young families who want to live in or near the town in detached homes with larger gardens but cannot get the space they require in existing developments.

3. Housing developments should be well designed with low density, large green space and parking areas that will demonstrate a sense of community and pride.

4. Consultation with existing residents on proposed housing developments should be carried out to ensure a smooth transition between new and old residents takes place.

5. A good standard of affordable housing should be made available in consultation with landlords.

6. Whilst social housing must be provided the council must be cautious about further ghettoising parts of Monaghan.

7. Consideration should be given to “end of days” purchase schemes whereby older people can apply to the council to sell their houses to the council on the provision that they can remain there until they are no longer able to, by paying a modest rent to the council.

8. Older people should be supported to live in their own homes. The council with partner organisations could be pro-active in conducting assessments for older people in their homes to ensure they are safe in terms of electrical, heating systems security to ensure their safety and independence.

9. The Local Authority should work with a community housing association and the Older People’s Network to develop a sheltered housing project for older people in the community, many of whom are living in housing that is too large and unsuitable to their needs.

10. Could a tax incentive be introduced to encourage older people to rent rooms to students attending MIFET?

11. Council should consider purchasing existing larger dwellings close to services and convert into accommodation for older people who are lonely living on their own.

12. The above the shop accommodation in town centres offers potential for social housing and housing for the 18-24 cohort who are at risk of becoming homeless. This group needs simple accommodation within town centres and/or dormitory style accommodation for students of MIFET or those on benefits or leaving foster care. Such accommodation would also be a stepping stone and some units could be held as emergency accommodation.

13. There is no emergency accommodation anywhere in County Monaghan, one should be in each town for people who find themselves in emergency situations.

14. Units should be provided specifically for single/separated men who tend to be designated lower priority on the housing list and these should be located within busy residential areas so that these men can connect with their communities.
15. Consideration should be given towards those currently in direct provision who most likely will be granted refugee status at some point in the future and who then will be entitled to social housing as well as social supports and assistance when integrating into the community.
16. Vacant properties in Ballinode could be converted into habitable accommodation to ease housing pressure needs.
17. New housing developments should provide infrastructure to accommodate high speed broadband ‘fibre to the premises’ provision.
18. Where shop businesses are in decline their properties could be converted into social town houses and apartments.
19. Greater effort required from Planning Section to facilitate and support people in achieving affordable housing solutions. Planning permissions and building regulations should be less onerous and planners should be facilitators.
20. Within towns where housing and recreational space is required, current practice of leaving strips unzoned is a poor pattern and both sides of roads should be zoned as required.
21. A relaxation in apartment standards over shop units in urban areas whereby traditional flats for single persons who would use community facilities as their open space and could be offered as short term accommodation bringing life onto the streets should be considered.
22. Can family dwellings be split to allow additional accommodation for family members to have their own independent accommodation but enables older relatives to remain in the home, gives security and could reduce the requirement for one off housing.
23. A definition of open space in residential development is needed along with what can be used as a recreational area (distance of transfer to open spaces should be considered as open space). A residential development located beside a park should not require another park within the site boundaries but a levy to direct to the existing park to improve existing amenities could be given. Preservation of large open spaces within residential developments are hard to manage whereby smaller areas with higher finishes are easier to keep.
24. Existing unfinished housing developments should not be forgotten and services to complete them made available.
25. Lack of progress on the development for Dublin Street in Monaghan is stagnating development taking place on adjoining lands.
26. Specific reference is made to Corran Tobair development in Carrickmacross where the development road remains unfinished with no footpaths, lighting or road markings. It is dangerous at night and attracts anti-social behaviour. Woodvale/Foxfield has unsecured undeveloped lands adjacent to it which attracts anti social behaviour and allows for easy access by children to a lake and watercourse.

2.1.3(a) Rural Housing

The following submissions/observations made reference to Rural Housing: 7, 9, 10, 12, 20, 24, 27, 34, 45, 47, 49, 53, 56, 58, 60, 61, 63 and 65.

1. The range of people considered to have rural generated housing need should be expanded upon as some families live in urban areas but adjoining family land is an area under urban influence which they do not qualify to build on.
2. The requirement for a landowner to own 4 hectares is excessive and the length of time a person has owned the land should be a consideration as these restrictions result in people with genuine connections being excluded from living there.
3. Promote the redevelopment of derelict sites in the rural areas by people who do not comply with the local needs restriction as most of these are established sites with road access, mature hedgerows, existing wells and power supplies.
4. Definition of derelict cottage and the use of a stone structure as a dwelling in a rural area should be encouraged to preserve the rural architectural heritage.

5. Recent decision on Article 43 (Freedom of Movement) will have a huge impact on the policy for local needs which should be discussed with elected members and agents forum.

6. Local needs policy is currently too strict, should be relaxed and the radius for considering a person to be local should be increased. Reference is made to a specific scenario for a person who works in the rural area and has not lived in an urban area for over 10 years but does not qualify with local needs policy.

7. Contain urban sprawl to ensure new residential development is directed into town centres and not the rural environs of towns possibly by linking approvals to those who own 5 acres or more within a 2 mile radius of the town to control the number of one off houses in the vicinity of towns.

8. The pattern of developing sites alongside each other along a country road is inappropriate and should be restricted.

9. The occupancy clause not allowing people to sell their houses is unfair and infringes on constitutional rights given that the banks or financial institutions can sell the property. There should be some sort of limit to a condition like this.

10. Need to promote appropriately sized dwellings with greater enforcement of realistic landscaping plans which should not include for banking of clay as landscaping.

11. All new boundaries should only be planted with a mix of native hedging.

12. New builds should reflect the traditional vernacular farm house style, set back from the road rather than modern bungalows or red bricked designs in rows along roadsides at densities more appropriate to urban areas.

13. A design guide for rural housing should be introduced which should include for modern interpretation of the vernacular farm house or traditional cottage. Passive house specifications as standard energy efficiency for all new builds should be standard. The current design guidelines are too restrictive on fenestration and vertical alignment facing public roads where the sun and views are also directed should be permitted.

14. Sustainable natural materials should be encouraged to be integrated in new builds (cob, hay bail, natural reed bed systems, green roof).

15. Eco living similar to that pursued in Wales should be considered whereby people can build in the rural area where there is a clear commitment to sustainable living, natural building techniques and land based livelihood.

16. Rural housing should not be permitted in areas with wet heavy clay soils that have high run off risks.

**Chief Executive’s opinion on issues raised:**

The issues raised in the submissions/observations in relation to housing are noted and should be brought forward into the draft Plan where appropriate.

A housing strategy will be prepared in accordance with the Planning & Development Act which will set out an overall framework for the supply of land to meet the housing needs arising within the County. This will include an assessment of the housing requirements of the different categories of households, including the requirements of elderly persons and persons with disabilities.

It is acknowledged that existing policy in relation to housing density on zoned serviced lands within the larger towns may need to be revisited to ensure that there is sufficient choice of lands and house type for those families who wish to reside within or adjoining settlements whilst having a choice in terms of design, house type and larger plot size.
There is a need to provide homes for older people (downsize units) to allow people to continue living in their community. Policies in the draft Plan should be supportive of Housing Associations and other groups who wish to provide specialised housing solutions in this regard. Such facilities are best located within existing settlements where public services are available and where the occupants have some degree of access to shops, other social infrastructure and can more readily interface with their local community. The draft Plan should also encourage the provision of a mix of units, which are flexible in design and can adapt to the changing requirements of family life cycles.

The focus will continue on finding a resolution to any outstanding issues which remain in the unfinished housing developments within the County.

The Council must have regard to national policy and guidance and it is noted that the implications of the 2013 European Court of Justice ruling (Flemish Decree) which will most likely require a revisit of the Sustainable Rural Housing Guidelines 2005 must be considered. It is acknowledged that there is a continued requirement for a rural one off housing within County Monaghan to accommodate those who are intrinsic to rural communities and those involved in rural agri-businesses. Providing for these scenarios whilst protecting the character and integrity of the rural landscape, the viability of smaller settlements and reducing urban sprawl is an important topic for the draft Plan.

The capacity of the countryside to accept new development varies according to the local character of the area. Consideration will be given to setting out design guidelines for development within the rural areas building on the revised Sustainable Rural Housing Guidelines. Notwithstanding this, the siting of a building in the countryside is considered one of the most importance aspects of the planning process and is an assessment which usually considers unique characteristics relative to the site location and the development design.

Chief Executive’s recommendation:

- To achieve quality urban housing in the County in order to adequately accommodate future population growth in a manner that provides for the sustainable development and regeneration of towns and integration of communities together with the appropriate level of infrastructure and service provision.
- To encourage the provision of a mix of units which are flexible in design and can adapt to the changing requirements of family life cycles.
- To have regard to the Housing Needs Assessment carried out as part of the preparation of the Housing Strategy that will assess housing needs for all types of housing across the County including those of older persons, single persons, accommodation for travelers and the homeless.
- The Policies and objectives relating to rural housing should seek to retain and enhance the attractiveness of the rural areas in the County as a place within which to live, work or enjoy.
- To have regard to national policy and guidance in accommodating the desire for housing within the rural areas as part of the wider settlement strategy for the county. The strategy will ensure that the rural resource is enhanced and recognise that it is a key factor in the development of rural villages and communities.

2.1.4 Economic Development

The following submissions/observations made reference to Economic Development: 1, 4, 6, 12, 14, 17, 19, 20, 23, 25, 26, 28-31, 34, 40, 46, 51, 55, 58, 61, 62 and 65.

1. The Plan should highlight, celebrate and support the county’s entrepreneurial spirit.
2. The Plan needs to be strong on committing to the town centre as a focal point for retail and not permitting new retail developments on the periphery out of town centre. Measures need to be included to ensure that retail development is confined to the town centre.
3. Through the objectives, policies and text, the Plan should stress the need for Monaghan people to provide food and services locally for their surrounding area and to shop local.
4. Promote town centre retailer coordination to sell Monaghan as shopping option.
5. The Plan should clearly establish the retail hierarchy in the county so as to ensure suitable levels of development; business should not be inappropriately drawn away from one settlement to another.
6. Collaborate with owners on colour schemes and eye-catching shop fronts and work with them generally on design solutions.
7. Town centre health checks across the 5 county towns should be carried out.
8. Do more to digitally/electronically promote the county in relation to the collection and sharing of data about our town centres especially.
9. Reduce a business owner’s rates on foot of new jobs created from year to year or reduce/remove rates for a set time period in affected areas so as to entice re-development; pop-up shops, etc.
10. Support (reduced rates, assistance with business planning, etc) for rural startups and existing indigenous businesses.
11. Enforce the Derelict Sites Act to its fullest extent; there should be a minimum standard for the external presentation of all buildings in towns.
12. Monaghan County Council should lease vacant properties from owners and offer them at a reduced rate to new businesses.
13. Council should engage to repurpose older buildings no longer in use and negotiate a means of redevelopment putting entrepreneurs at the heart of those plans and prepare a localized regeneration plan that will bring landowners on board, prevent expense for the landowners and stimulate interest.
14. Zone affected areas favorably so as to entice re-development, e.g. enlarge the town centre.
15. Provide an incentive for new sustainable development type businesses, e.g. repair services.
16. Prioritise the reuse/redevelopment of existing industrial buildings in the town centre.
17. Identify areas for regeneration and offer reward by removal or relaxation of development charges or parking requirements to entice re-development.
18. Prohibit for a set time period the changes of use from residential to commercial.
19. Encourage young people into appropriately remunerated employment schemes, especially over the summer months, to address issues of boredom, anti social behaviour, discipline and personal/professional development. They could do jobs such as painting, cleaning, litter collection, planting, etc.
20. New industrial buildings should be sympathetically massed and scaled.
21. Monaghan County Council should have a Business Development Manager.
22. Is there anything the Plan can do to improve access to finance for established businesses?
23. The Plan should do what it can to consider the future employment and supported enterprise of new migrant communities, including those currently living in direct provision.
24. Designate specific areas in towns and villages for the erection of temporary community event notices and/or install community notice/bill boards.
25. Local Authority should continue to support and work seamlessly with businesses like Combilift so as to ensure initiatives that create jobs and investment are not lost; this goes for SMEs too.
26. Make more suitable land available to local entrepreneurs for the development of premises, for example along the Monaghan Town Bypass and the Clones Road.
27. Advance the development plans/intentions for the lands north of Dublin Street in Monaghan Town.
28. Extend the Friday Market in Monaghan Town out into the evening or Saturday and provide more seating in the vicinity. There is an opportunity here to introduce music, etc, and see it grow into a well-known and attended ‘event’.

29. Include an objective to provide short term office space for Dublin commuters who could work from Carrickmacross if the appropriate facilities were available to rent.

30. The Plan should do what it can to promote development of the western environs in Carrickmacross, thus breathing much needed life into the town centre.

31. There is an industrial void that needs to be filled in Clones and the Heritage Town concept is an intriguing one for Clones particularly, and should be mentioned in the Plan.

32. Plans for the refurbishment of the Market House in Castleblayney need to be expedited as a matter of urgency. Specific reference is made in relation to a property on Keady Rd, Castleblayney that has been neglected for over 50 years and detracts from the good work done by the Tidy Towns in the area. This and other such properties should be subject of compulsory purchased redeveloped by the Council. A list of other properties in Castleblayney which need immediate derelict Sites attention has also been provided.

33. A pedestrian link in Castleblayney to the Bramley House car par should be created though the original street that ran along the Hope Arms Hotel to create an important link to a park that is seldom used and open up new business connections that would help connect Main street.

34. Have a restore first policy in relation to older buildings, especially in towns like Clones. Demolition and replacement should be a last option.

35. Refurbish and utilise vacant housing in Ballinode to ease pressure in Monaghan Town.

2.1.4(a) Tourism

36. Develop Bragan bog and Mountain into a green tourist hub similar to Cuilcagh Legnabrocky Trail.

37. Camping and hostel businesses should be encouraged to cater for greenway and the Monaghan Way foot and cycle travellers.

38. Constraints for tourism that need to be addressed are bed availability, walking water navigation, cycling infrastructure and unsustainable lane use and industrial practices.

39. People are a key tourist asset and creating local space to sustain existing creative talent is important.

40. Protection of lakes from intensive farming practices needs to be maintained and increased.

41. Redevelopment of Ulster Canal has massive potential for the county and the region. It could be extended across the county with potential to connect to the greenway, the Monaghan Way to the Armagh Border.

42. Protection of sensitive areas leaves them being ignored. These areas should be developed to allow the public to see their beauty and realise why the protection is in place.

43. Cycle tourism should be encouraged throughout the county as well as provision of services for campervans to stop overnight. The Council should allow motorhome to use lake or other amenity car parks for one night stopovers and develop dedicated motor home spaces in towns and villages.

44. Incentives to landowners to allow access to sections of old railway lines would facilitate the development of a network of greenways.

45. Objectives should be included to recognise the recreational and tourism potential of Coilltes “Open Forest” and develop, promote, provide, protect, improve and encourage greater public access to forestry and woodlands for recreational and tourist activities.

46. Tourism has much in common with countryside recreation and a list of public rights of way has potential to impact on tourist, recreational and natural amenities.
47. Future enterprise growth should focus on tourism including food production, craft and furniture making, accommodation and hospitality, festivals and events where the heritage and landscape of the county will come into their own and the friendliness and culture of the people will shine.

48. A unique identity should be created for Monaghan based on its strengths and collaborating new projects within communities similar to Westport and Carlingford where buy-in from everyone for the product is provided.

49. Carrickmacross arts festival requests that the Council identify the festival as a key asset in terms of tourism, promotion of arts and social inclusion and support its growth by assisting in identifying sites/spaces for stages and options for expansion of the festival.

50. Carrickmacross Workhouse building and site should be established as a hub for arts and tourism ventures for south Monaghan.

51. Potential for disused buildings in Muckno Street, Castleblayney to be converted into accommodation for fishermen and tourists to stay in. A certain amount of specially designed cultural, tourism, water activity chalets could be developed and help to revitalize the back lands and provide an important connection for the future development of Muckno Street.

52. Lough Muckno estate is the most important undeveloped tourism entity in the County and many people have no knowledge of its existence.

53. Clones should be developed as a heritage town with attractions at the Planters Castle, tunnel under the Diamond and the Motte and Bailey fort as tourist attractions which will bring visitors and business into the town.

54. West Monaghan should be included in Ireland’s Ancient East.

55. The Black Pigs Dyke should be cleared and opened to the public.

56. Tourism potential along the Dromore River System and Dartry Forest, Temple and Island should be developed along with improved walking, angling and outdoor pursuit tourism in the area.

57. Sliabh Beagh needs to be protected as a wildlife haven and has the potential to be designated as a Dark Sky reserve if sufficiently buffered from sources of light pollution by changing public lighting in north Monaghan towns and villages to shielded LED lighting and requiring that any planning applications which require floodlighting are carefully considered with light pollution control measures included as conditions.

58. Improved signage and walking routes at Sliabh Beagh is required.

59. Steam trains Ireland run throughout the year and could be utilised to follow in Kavanagh’s footsteps to bring people to the festival and attempt to give a nod to Inniskeen’s railway heritage.

60. A greenway should be developed from Dundalk via Inniskeen to Carrickmacross providing connectivity to the southern end of the Monaghan Way which would also give connection to the Kavanagh connection.

61. The protection of Kavanagh Country with associated barns, fields, houses referred to in his poetry afforded the required protection both individually and collectively as a special window into the eyes of the artist.

62. Kavanagh country is one of the key tourist assets in County Monaghan with the Kavanagh Centre being a flagship attraction to the county. It relies on a voluntary committee and has limited income from visitors, fundraising and grants which make it difficult to sustain interest, enthusiasm and passion as well as replenishing book shelves.

63. Louth County Council have a specific policy to work with Monaghan to extend and design new walking and cycling routes and suggest Monaghan include similar cross border policy to develop tourism between the counties.

64. Rallying and quad biking are not sustainable tourist activities and repel other visitors who enjoy tranquil countryside. The promotion of rural recreational tourism in conjunction with other bodies should be supported to diversify the range of tourist experiences and extend the tourism season.

65. There is no genealogy centre where visitors can access all records in one place.
Chief Executive’s opinion on issues raised:

The issues raised in the submissions/observations in relation to economic development are noted and should be brought forward into the draft Plan where appropriate.

The promotion of economic development in Monaghan is a strategic corporate goal for the Council, with the central challenge being to create more jobs so that more people who live in Monaghan can work in Monaghan, and that the county is seen not only as a place to visit and live in, but also to invest and work in. As outlined in the submissions received, the Plan should support the county’s entrepreneurial spirit, particularly in relation to small scale indigenous industry, and explore the availability of appropriate locations for the development of premises, particularly at readily accessible locations.

The provision of suitable lands to enable new enterprise and employment uses to be developed within the large towns is an important consideration for the draft Plan. It is imperative that County Monaghan can provide for suitable expansion or development of new enterprise developments in order to be competitive in the wider regional and national market.

The county’s retail sector performs a vital economic and social role within the county. The Council’s retail strategy aims to create the appropriate conditions necessary to foster a healthy and vibrant retailing environment. Upholding the viability and vitality of existing town centres, in the face of ever-changing shopping trends and the blight of vacancy, will be a key theme of the Plan. However, issues such as the possibility of reducing rates or assisting businesses to access funding fall outside the Development Plan’s scope of setting out a framework for the physical growth of the County.

The concerns regarding areas in need of renewal and regeneration are noted and policies should be developed in the draft Plan to address this challenge. Measures and powers available to the Council should be explored to encourage and promote the regeneration of areas in need of renewal, for instance in underperforming or outdated commercial areas.

It is evident that the development and promotion of tourism is high on the agenda of the county’s residents and business owners. The strong contribution that tourism makes to the local economy is acknowledged and a vision to reflect this should be clearly set out in the Plan. From the submissions/observations received, it is clear that there is a particular interest in, and an appreciation of, the natural heritage of the County and the development of walkways, cycle trails and waterways. The new County Development Plan will also focus on the promotion and enhancement of the value of our natural and built heritage for tourism, leisure and related purposes, whilst still ensuring appropriate levels of protection and conservation.

The Monaghan County Council “Tourism Statement of Strategy and Work Programme 2017-2022” includes a number of actions and measures that will strive to address many of the issues raised in the submissions. The policies and objectives in the Plan should seek to facilitate and promote the development of tourism in Monaghan and ensure that the policies, objectives and measures identified in the Tourism Strategy are aligned with and supported by policies and objectives in the draft Plan, where appropriate.
Chief Executive’s recommendation:

- To maintain and strengthen centres within the county, having regard to their function within the overall settlement and retail hierarchies for the county.
- To ensure a strong focus on harnessing, promoting and maximising the county’s strengths and distinctive assets whilst continuing to support rural indigenous industry.
- To encourage economic growth in the county by making provision for larger scale investment at appropriate locations and to ensure suitable lands are available to enable expansion or development of enterprise developments.
- To promote economic diversification in areas that support a range of education and skill levels, such as tourism, niche retailing, events, festivals, etc.
- To promote the Monaghan Local Economic and Community Plan (LECP).
- Acknowledge the positive contribution that tourism makes to the economic and social well being of the county and seek to expand the existing tourism offer and brand for the county in conjunction with the Tourism Office, Fáilte Ireland and other key stakeholders.

2.1.5 Infrastructure and Environment

The following submissions/observations made reference to Infrastructure and Environment: 1, 4, 5, 11-14, 20-23, 26, 28, 30-32, 34-36, 38, 42-44, 46, 48, 49, 51, 52, 54, 57, 58 and 61-65.

1. Include policies to; (i) require that proposed new electricity transmission infrastructure must demonstrate that all practical technology options (including undergrounding) have been considered, and (ii) protect existing transmission infrastructure.
2. Introduce piped gas to Clones.
3. The gas network is a finite source and resources should be directed to extend it.
4. Acknowledge the multifaceted dangers of the North-South Interconnector project.
5. The Plan should recognise the importance of the Eirgrid Strategic Investment Plan as an economic investment in Monaghan as the wider region.
6. Acknowledge, as a strategic objective and in the text, the importance of developing and maintaining the EirGrid transmission grid in Monaghan particularly in relation to economic, commercial and residential development growth.
7. Update policy to protect the strategic infrastructure corridor identified for the granted North South Interconnector.
8. Put all electricity cables underground.
9. Consider an objective to establishing a pilot sustainable energy project in Ballinode; a past entrepreneur actually generated electricity for the village at one time.
10. The Plan should show leadership on energy efficiency; make it an objective to develop a Renewable Energy Strategy; focusing on Local Authority controlled assets and also working with communities and businesses.
11. The Plan should be positively disposed towards the provision of renewable energy, particularly the development of suitably located onshore wind energy projects.
12. Supports planning authorities in preparing and adopting policies to maximise contribution that wind energy can make in meeting EU commitments in relation to renewable energy generation and bringing about a more open and welcoming environment for renewable energy projects throughout the country.
13. Reference is made to the Irish Wind Energy Association document on approaches to shared ownership of renewable energy projects.
14. Passive house design should be encouraged but not enforced due to the financial costs.
15. Set an A rated BER as a goal for new built houses notwithstanding the lack of knowledge that we have on the long term health implications of insulation foam.
16. Set out what Monaghan County Council intends to do to achieve the Local Authority 33% energy reduction targets set out in the Public Sector Energy Efficiency Strategy - Jan ’17 and outline how it intends to prepare for 2050 reduction targets of 80%.
17. Support the development of renewable energy sources.
18. Waste Water Treatment capacity must be available over the full duration of the Plan to ensure the ecological integrity of the ultimate receiving waters is protected.
19. Where appropriate municipal Waste Water Treatment facilities do not yet exist, planning permission should be refused or the developer should be conditioned to provide same.
20. Acknowledge the public waste water treatment capacity issue in Monaghan Town, which causes flooding and storm water overflow.
21. Emphasise the use of catchments with regard to water conservation. Rainwater harvesting should be encouraged in all developments.
22. Runoff from main roads needs to be treated before it runs into our watercourses. Continue to require SUDS where applicable.
23. Promote awareness in relation to the importance of water conservation.
24. Encourage rainwater harvesting for all developments.
25. The deterioration of quality in Monaghan’s rivers and lakes is a worry and any measures to mitigate against further decline is supported.
26. Consider supporting a twinning scheme with local schools and local water sources, with the school acting as a guardian of sorts (help develop water conservation appreciation at an early age); create and preserve an amenity that people can take pride in and make use of.
27. The Plan should be consistent with River Basin Managements Plan(s) and comply with the requirements of the EU WFD (2000/60/EC).
28. Inland Fisheries Ireland should be consulted in relation to any developments on Fisheries waters.
29. Promote appropriate design in relation to river/stream crossing structures; clear span designs should be used on fishery waters. The consideration of riparian corridors should be included as a policy.
30. Include a policy preventing river fragmentation and encouraging connectivity where possible on Fisheries waters.
31. Consider incorporating river management policies for the county’s watercourses in order to protect and development their aesthetic, amenity and recreational value. Riparian/buffer zones have become a common conservation measure aimed at improving water quality and lessening pollution impacts.
32. Address the fluctuating quality of the drinking water in Monaghan Town.
33. Clean out ‘the drain’ around Clones Town.
34. An initiative to have Monaghan as the cleanest county in Ireland should be considered which would foster community spirit and request every person in the county to do one hour of litter collecting each year would result in the county being litter free. Preventative measures are also required.
35. The penalties for litter should be increased to act as a proper deterrent to the perpetrators and to properly cover the costs of pursuing convictions through the courts.
36. Address the issue of incorrect flood risk zones on national mapping particularly where land owners are not aware that flooding is an issue.
37. An Area Action Plan specifically in relation to flood constraints for backlands at Muckno Street and the Square in Castleblayney is required.
38. Encourage all schools in the country to observe a policy of not having engines of buses or cars running whilst dropping off or picking up children.
39. Remove speed ramps and traffic calming measures as the slowing down and speeding up of traffic is a most potent method of releasing harmful toxins.
40. With the hazardous evidence against diesel toxins, Monaghan County Council should lead by example by not buying diesel vehicles and look to decarbonise the vehicle fleet over the new Plan period.

41. The pollution and health consequence caused by the agricultural food industry through the use of nitrates is an issue which needs to be addressed. Those involved in food production need to be educated on the effects of their methods on the overall health and well being of our natural environment, air quality and best practice in animal welfare as a single farming or industrial spill to a river or lake causes immeasurable environmental damage.

42. Consider including an objective to reduce the emission of greenhouse gases re the physical and economic development of the county.

43. Include policy to ensure that developments do not lead to the spread of invasive species.

44. Ensure that the Strategic Environmental Assessment (SEA) is carried out as it should be.

45. Require that all development projects to take sustainability into consideration; low/zero energy or, if possible, be carbon negative.

46. Provision should be made for more community gardens and allotments.

47. Do more to retain our trees and hedgerows as they act as a buffer to pollution in waterways and reduce flow rates in streams and rivers.

48. Include an objective to make Monaghan the cleanest county in Ireland; addressing littering as a priority.

49. Periodic monitoring of new quarrying faces should be permitted in relation to the valuable data collection of new features of geological interest.

50. Ballinode needs a bottle bank.

51. Include an analysis of farming practices in the county/region.

52. Support new and evolving work patterns (e-businesses/e-business hubs, people working from home, etc) by prioritizing increased broadband availability and quality.

53. Prioritise facilitating the provision of high speed broadband countywide as it is the present and future of life and business.

54. The Plan should not accept that remote rural broadband ‘gaps’ (will) exist; the Plan should do what it can to push for high speed broadband countywide.

55. Rural digital hubs could be an interim answer to the rural broadband gap issue, where the public, entrepreneurs and businesses could access necessary broadband speeds.

56. Pursue, with vigour, the National Broadband Plan, ensuring the 2022 deadline for universal provision is strictly adhered to and that peripheral areas such as Monaghan are not left until the very end by virtue of location.

2.1.5(a) Transport

57. The Plan needs to acknowledge and manage the importance of the N2 as part of the Trans-European Transport Network (TEN-T), the general costs and difficulties associated with national road development and that accommodating work for local developments will not be funded by TII.

58. Protect and manage national route surrounds vis-à-vis expansion.

59. The Plan should not compromise TII scheme planning that is already underway. The Council should consider undertaking appropriate area based strategic transport assessments to support the preparation of the draft Plan particularly in areas of planning development that have an interface with the national road network.

60. Include an objective providing for the development of the county’s national road schemes and protecting the national roads from adverse development.
61. Include policies and objectives in urban growth areas to avoid undermining the function of national roads and cater for the needs of local traffic and local development related traffic appropriately to provide adequate local transportation infrastructure.

62. Policy should avoid the creation of additional access points from new development or the generation of increased traffic onto national roads where speed limits greater than 50kph apply. Zoning designations within settlement plans should be co-ordinated with speed limits on national roads. If a less restrictive approach is proposed this should be plan led and done in consultation and with agreement of the TII.

63. Road Safety Impact Assessment (RSIA) considers the safety impact of a scheme whilst the Road Safety Audit (RSA) examines the safety aspects within a scheme, both of which have consequences for the design and layout of a project. RSA and Traffic and Transport Assessments (TTA) should be carried out for significant development proposals and the Traffic and Transport Assessment Guidelines include recommendations on the requirement for these. Reference to the guidelines including the thresholds set out therein should be included in the draft Plan.

64. The provisions of the TII Service Area Policy (2014) and the Guidelines in relation to proposals for road side service facilities on national roads and junctions should be reflected in the draft Plan.

65. TII have issued policy on the provision of tourist and leisure signage on national roads and section 3.8 of the Spatial Planning and National Roads Guidelines should be incorporated in the draft Plan.

66. Reference should be made in the draft Plan to Environmental Noise Regulations and require that proposals indentify and implement noise mitigation measures were warranted. The costs of implementing mitigation measures shall be borne by the developer.

67. More bus stops throughout the county. Reference is made to the inappropriate use of McNally’s Car Park and the Diamond in Monaghan town and Clones respectively. Every school should have a bus shelter.

68. There is no bus parking in the main town car parks which is a significant deterrent to buses choosing to stop off points on their way through.

69. There should be decelerating lanes for junctions off national roads.

70. Two lane sections off the N2 should be better sign posted so as not to confuse first time users that it is a dual carriageway and the metal partitions on the N2 should be removed and replaced with a ‘softer’ option; ideally planting. Regional roads connecting with the N2 should have 2 lane layouts.

71. Reopen the Great Northern Railway.

72. More focus is needed towards recognising cycling as a mode of transport with more dedicated cycle lanes on roads which requires engaging the road network for cyclists and providing secure bike parking areas in the town centre.

73. Require zebra crossings at all play parks re road and pedestrian safety.

74. Create an exclusive county wide bus service for OAPs and/or a taxi rate reduction scheme.

75. Recognize the need to provide an actual, fit for purpose, public transport service.

76. Establish an appropriate weight limit for HGVs and our rural roads.

77. Reduce speed limits further within settlements and enforce bylaws.

78. The N54, N2, R118 need to be improved (especially with traveling to Cavan Hospital in mind). The N2 from Ardee to Castleblayney is a dangerous road with no slipways.

79. The proposed roads off the N54 in Clones should not be rolled over to the Plan as they have progressed yet and are unlikely to be developed in the future.

80. Infrastructure deficits existing on the Dundalk to Monaghan road, Monaghan to Armagh Rd and the Clones road traffic issue. There needs to be improvements from Carrickmacross to Dundalk due to proximity to Dundalk, DKIT, train station etc.

81. Incorporate an objective to relocate major transport businesses to locations along national roads where suitable sites are provided.
82. Include details of developing/progressing road schemes and improvements such as, N2 Clontibret to Border and East-West Link Road proposal.
83. The junction to the southside of the Market House where it meets Henry Street should be blocked with bollards as it is a hazardous junction and it would also facilitate a pedestrian area in front of the Market House.
84. Muckno Street has been long promised a car park and plans were to demolish buildings to provide this which would open up the entire back lands.
85. Roads into and approaching the Ballinode need resurfacing, etc, and speed ramps are also required in the vicinity of the play park.
86. The ‘new’ road at Nafferty, Carrickmacross (leading from the Corr an Tobair development towards to the Carrickmacross Water Treatment Plant) remains unfinished, is a danger and attracts antisocial behaviour.
87. The purpose of the proposed western bypass for Carrickmacross should be clarified and re-designed - Is it an inner relief road, a bypass or part of the proposed East-West Link?
88. The proposed western bypass for Carrickmacross will (i) restrict the future expansion of the town by forming a sequential development boundary, (ii) bring HGVs in close to residential areas and (iii) border a landscape protection/conservation area.
89. Address traffic congestion, especially in the mornings, coming into Monaghan Town along the NS4.
90. Make it an objective to upgrade the dangerous crossroads at Scotch Corner (R184 meets the L3421).
91. Make a bypass of Emyvale an objective.

Chief Executive’s opinion on issues raised:

The issues raised in the submissions/observations in relation to infrastructure and environment are noted and should be brought forward into the draft Plan where appropriate.

As outlined in many of the submissions, how we generate and transmit our energy is an important consideration. Accordingly, objectives and policies relating to the development of new, and the upgrading of existing transmission infrastructure shall recognise national and regional policy and be reviewed in line with the ongoing evolution of related technology and the social acceptance debate.

Whilst the Council continues to undertake water services functions under a service level agreement with Irish Water, all operational and investment decisions are made centrally by Irish Water. It is recognised that the county’s capacity to accommodate future growth is dependent on the capacity of water supply sources alongside water and wastewater infrastructure within the county. The Council will continue to engage with Irish Water to guarantee that the future demands of the county are accounted for and will continue to promote water conservation and work in conjunction with Irish Water in this regard.

The Water Framework Directive and River Basin Management Plans will be key considerations for the new Plan and standards for the protection of groundwater are provided by the European Communities (Groundwater) Regulations 2010 and through objectives included in River Basin Management Plans.

The submissions/observations received in relation to environmental issues highlight the need for environmental considerations to influence and be integrated with the objectives and policies of the new Plan. Strategic Environmental Assessment (SEA) is a formal process that involves the systematic evaluation of the likely significant environmental effects of implementing the new County Development Plan before a decision has been made to adopt it.
An SEA is carried out as a parallel process to the County Development Plan. The Plan will also be subject to the overall process of Appropriate Assessment Screening under the Habitats Directive (92/43/EEC). Pursuant to the requirements of Article 6 of the Habitats Directive, a Stage One Appropriate Assessment Screening shall be carried out as part of the overall process and a Stage Two Appropriate Assessment (AA) shall be carried out, if required. Objectives and policies of the new County Development Plan shall be drafted to avoid adverse effect on sites of EU importance.

Environmental assessment will be a frequentative process within the Development Plan review and it is expected that the aforementioned studies will significantly influence the objectives and policies of the new Plan.

The mandatory objectives for Development Plan’s include objectives for the promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to address the necessity of adaptation to climate change. Consequently the draft Plan will have to have a strong focus on climate change.

The Plan will seek to support a transport system that encourages effective choices based on available options and will seek to direct growth around existing and planned services so that the demand for travel in general is reduced. The Plan is obliged to have regard to the policies set out in the Departments Spatial Planning and National Road Guidelines. A Land Use and Transportation Study for Monaghan town is being prepared, the outcomes of which will inform relevant policy in the draft Plan. The responsibility of the national route design is outside the remit of the Local Authority however the issues raised in relation to the N2 Castleblayney will be brought to the attention of TII.

Whilst the Council is not a public transport provider, there is an important role to play in accommodating better public transport within the county. As per the submissions, the need to generally improve public transport services is accepted and will be promoted within the draft Plan.

The need to facilitate and support cycling and walking in order to increase public health and wellness is accepted. Existing objectives and policies in this regard will be reviewed during the Plan review and should continue to support and promote walking and cycling and require good connectivity between destinations and within settlements.

The Council is supportive of the delivery of key pieces of infrastructure including specifically the N2 Clontibret to Border and A5/N2 road proposals. It is anticipated that objectives and policies supporting same will be included in the new Plan. The need for the various mentioned relief roads and bypasses will be examined as part of the review process, with the focus of any new road construction being to provide access and/or relief to communities and to support the county’s economic development and tourism activities.

The provision of good quality high speed broadband and telecommunications is essential for supporting and attracting business development and socially for the prevention of isolation and social exclusion. Moves to improve broadband and connectivity services, in both rural and urban areas, in terms of both business and everyday use, will be supported in the draft Plan in accordance with the National Broadband Plan. Bringing high quality information and communication technology (ICT) services to all areas is vital.
Chief Executive’s recommendation:

- The Council continue to consult with Irish Water to ensure that the Capital Investment Programme of Irish Water is informed by the spatial planning framework set out in the Core Strategy of the Plan.
- To reflect in the draft Plan that compliance with the Water Services (Amendment) Act 2012 is necessary in relation to the control and regulation of private waste water treatment systems from all homes not connected to the public sewer network.
- The new Monaghan County Development Plan is subject to Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA).
- To ensure the draft Plan will be informed by, and compliant with national, EU and International law including environmental directives, and consideration of flood risk and flood risk management plans, climate change mitigation and adaption, river basin management plans, impacts on water quality, biodiversity and landscape assessment.
- To include objectives that promote innovation regarding alternative energy sources and to encourage the provision of renewable energy sources in line with the National Renewable Energy Action Plan.
- To ensure the protection of the environment is a key consideration in the context of promoting innovation for the development of sustainable energy technologies.
- Promotion of the provision of high speed broadband and telecommunication services within the County.
- To promote the upgrade of broadband and telecommunication services within the county by means of appropriate objectives to facilitate the roll out of the National Broadband Plan where it relates to County Monaghan.
- To liaise and engage with all relevant public service providers to ensure that zoned lands are serviced in a timely fashion to facilitate opportunities for employment and enterprise creation.
- To ensure an integrated approach is taken to land use and transportation in order to promote compact and attractive settlements and to reduce the need to travel.
- To require that new areas of development to be fully permeable for walking and cycling and the retrospective implementation of walking and cycling facilities to be undertaken where practicable.

2.1.6 Community

The following submissions/observations made reference to Community: 1, 3, 6-8, 12, 14, 15, 18, 21, 24, 25, 28, 29, 31, 34, 43, 44, 46, 49, 55, 58, 59, 61, 62, 64 and 65.

1. Suitable Council owned land should be developed for community recreational use, for example a mixed orchard.
2. Every community should have a safe green space and children’s play area.
3. The Plan should do what it can to ensure/foster a greater sense of community in housing developments after they are completed.
4. Provide for allotments in settlements for such minded people who do not have suitable gardens.
5. Promote communal planting of fruit and veg for communities to ‘pick their own’.
6. Promote the provision of playgrounds in every housing estate and community centers in every community.
7. Promote the ‘re-greening’ of our towns and villages, both in terms of planting and pedestrian reclamation.
8. The layout of many towns and villages in County Monaghan provides civic spaces which are not utilized to the fullest and have become corridors for cars rather than spaces to be enjoyed.
9. Public realm plans for each town would be of value and give consideration to the character of spaces and appropriateness of future developments.

10. The development contributions paid for by any development in a community should be directed back into the same community.

11. Include policies and objectives that seek to reclaim public spaces from traffic so as to make them more relaxing and enjoyable places to congregate.

12. Every community should have a centre or house, run by a local committee, which is financially supported by government.

13. Provide for meeting/interacting facilities for elderly people that may be suffering re loneliness/despair. Council should provide amenities to promote minority sports such as basketball, tennis as participation levels are too small for clubs to raise funds to build their own.

14. Help to promote social inclusion by requiring that public facilities/amenities/services are located centrally with dedicated community facilities being provided for migrants.

15. Use favorably located rivers and watercourses as a community focus in the protection of water quality and aquatic habitats.

16. Heath care facilities should be encouraged to locate within urban areas.

17. Promote community awareness in relation to sustainable living/practices; e.g. local food production for local consumption, lift sharing, cycling (safety).

18. Carrickmacross needs a new fit for purpose community childcare centre, ideally at the Workhouse site.

19. Council should continue with community efforts to return a 6acre workhouse site and buildings to public/community ownership and to restore and redevelop the derelict back workhouse which is a protected structure.

20. Carrickmacross needs a multipurpose arts performance venue and there is a serious lack of facilities for the arts in south Monaghan.

21. Carrickmacross needs a primary care centre, a running track, a public swimming pool, safe walking and cycling routes, safe playgrounds and a theatre.

22. Need for more Guards on the streets of Carrickmacross.

23. The recommendations of the Castleblayney Cycling and Walking Strategy 2012 should be integrated into the new Castleblayney Town Plan, within the Plan and the potential to develop a Greenway in Castleblayney should be explored as well as the potential for cycle/pedestrian routes including linkages and signage in and around Castleblayney town.

24. The park facilities at Lough Muckno should be further supplemented with, for example, wooden sculptures, a skateboard park, etc. The connection to Lough Muckno through the Castle Gates is not adequate to connect Muckno Street to Lough Muckno.

25. The White House entry way is a historical access and if reopened would take people directly down from the new playground area to a new park development along the shore line of what is known locally as a river.

26. The Mindszenty Park could be developed into a bigger project with the development of a walking connection through the park to the bridge at Black Island.

27. The Plan should highlight the development potential around Ballinode of Quiglough, Drumreaske and Hollywood lakes.

28. Acknowledge the importance of the Patrick Kavanagh Centre to the local community and beyond.

29. Support groups in helping them take initial steps to becoming sustainable energy communities; possibly the Castleblayney Sustainable Energy Group with Castlebayney as a flagship initiative.

30. Address the under supply of sports fields in Castleblayney.

31. Provide a pedestrian walkway along the N2 Monaghan Town Bypass to get walkers off it.

32. Improve walking and cycling conditions generally around the Ballinode Village.

33. Provide a picnic and BBQ area in the centre of Ballinode.

34. Look to better link up Ballybay’s civic spaces and community facilities.
35. Promote the PeaceLink facility in Clones.
36. Promote coordinated partnership for community development, especially in Clones.
37. Build public toilets on the Diamond in Clones.
38. Provide for more walking provision around Inniskeen.
39. Rural youth internet cafes should be developed.
40. Do what it can to support the Cavan/Monaghan Drug and Alcohol Service.
41. Assist schools to address class sizes.
42. Prioritize the development of youth facilities, arts amenities and sports facilities wherever possible, so as to provide facilities for young people of all ages, not just crèches and children’s playgrounds.
43. Do what it can to ensure the Peace Campus in Monaghan Town is realised.
44. Provide for more studio and rehearsal space across the county in relation to Monaghan’s strong musical traditions.

Chief Executive’s opinion on issues raised:

The issues raised in the submissions/observations in relation to community are noted and should be brought forward into the draft Plan where appropriate.

It is acknowledged that there is a wide range of community, civic and social facilities in the county and it is vital to protect and expand these existing resources through appropriate policies and objectives. It is imperative to facilitate and support the growth and development of community and recreational projects based on identified need, in order to deliver a high quality of life for all communities in Monaghan. All new development should be community focused and development should be on the basis of building communities. It is noted there is a lot of community and voluntary interaction in different communities which contributes to a strong sense of community which should be harnessed for the good of the community.

The Council’s Local Economic and Community Plan (LECP) will have a more significant role within the Plan in terms of identifying issues in relation to community infrastructure in the County and the investment to deliver infrastructure and community facilities at a local level.

The Core Strategy should also provide the basis for policies and objectives in relation to the spatial distribution of community infrastructure.

Chief Executive’s recommendation:

- To ensure that the Plan seeks to protect and enhance the viability of existing community resources.
- To facilitate and support the development and expansion of new facilities and services by the relevant agencies as appropriate and as required.
- To consider the goals and objectives of the Monaghan Local Economic and Community Plan to ensure an integrated approach to community development takes place within the County.
- To encourage the development of social and community infrastructure and uses in order to enhance their vitality and viability whilst recognising diversity of communities.
- To ensure, where possible, the timely and accessible provision of community services and resources, including schools, religious, community and health facilities.
- To review the role and function of the parks, amenity and recreational areas within the County and to consider policies to strengthen the network of recreational areas.
• To continue to promote walking and cycling by providing, upgrading and maintaining of cycleways and footpaths as resources allow and to ensure that connectivity is provided in new developments within the provision of good pedestrian and cycle facilities.
• To recognise the value of walking and cycling within the draft Plan and to explore the potential for development of further linked walking and cycling routes as part of a review of the walking and cycling strategies completed.

2.1.7 Heritage, Conservation and Landscapes

The following submissions/observations made reference to Heritage, Conservation and Landscapes: 1, 4-7, 12, 14, 16, 20, 21, 24, 25, 28-30, 34-36, 42, 44, 46, 49, 51, 59, 61-63 and 65.

1. Monaghan County Council should be more proactive in protecting the county’s built heritage, both grand and vernacular. Promotion should outline the benefits of protection rather than protecting a structure and then leaving it up to the owner/interested groups to maintain.

2. Certain derelict/endangered protected structures should be bought, restored and used by Monaghan County Council.

3. Prioritize facilitating the re-development of the Ulster Canal.

4. More consideration should be given to the removal of woodland and, as a consequence, habitats.

5. Give due consideration/recognition to the counties geological heritage and County Geological Sites.

6. Appropriately acknowledge the uniqueness of our drumlin landscape by doing the utmost to preserve same. Strong policy is needed protect the views and vistas of our drumlin landscape in the siting of wind farms.

7. Actions and facilities that enhance biodiversity should be integrated into new developments.

8. Protect our heritage beyond the natural and built environment; crafts, music, etc. The Plan should do more to manage, protect and reinforce natural hedgerows and promote wildflowers and wild areas for bees.

9. Opportunities exist for under utilised grassed areas to have additional tree/shrub/hedging to provide a variety of social and eco benefits. An initiative like the recent ‘One Million Trees a Day’ could be organized.

10. Consideration should be given to specific designations and features that require protection on both sides of the border and a consistent approach to protecting the sensitive landscapes of common interest with the cross border authorities is welcomed.

11. Consideration should be given to a UK initiative where Council’s adopted an ‘edible’ planting policy whereby all greenery planting in new developments would have an edible aspect and Bray Tidy Towns have begun something similar.

12. Recognition for the role that hedgerows play in our environment as being the only habitat of any real meaning which connects wildlife in corridors across the county thus preventing pockets of population becoming isolated or vulnerable to being wiped out. Organic farming should be promoted as soils are losing nutrients due to chemical fertilisers.

13. Promote greater public awareness of the value of protecting our natural and built heritage and facilitate public access to natural and built heritage sites.

14. Facilitate public participation in the protection of our natural and built heritage.


16. Consider reviewing the county’s Landscape Character Assessment and utilising it to the fullest re development management. Development management should be more cognisant generally in relation to landscape protection.
17. The Plan should list and map the county’s landscape types, areas of visual amenity, etc. and provide designations of actual Landscape Conservation Areas (not ‘green’ settlement zoning).
18. The Plan should further acknowledge the importance of Green Infrastructure.
19. The Archaeological Heritage section of the Plan should be more detailed.
20. Importance of ‘Kavanagh Country’ and formally protecting all built heritage associated with his life and work.
21. Importance of the Rock Art at Drumerrill, Inniskeen should be acknowledged and formally protected.
22. Importance of preserving traditional farm buildings.
23. Importance of preserving Clones’ built heritage.
24. Include a policy protecting aquatic habitats.
25. Establish the County Archive in the old County Library (The Markethouse) on the Diamond in Clones.
26. Roof the Round Tower in Clones and improve access conditions.
27. The Eirgrid Pylons have the potential to damage natural heritage and landscapes.
28. Endangered protected structures should not be demolished.
29. Under utilisation of Rossmore.
30. The importance of Bragan/Slieve Beagh.
31. Potential for Ballinode to be recognized as a Heritage Village due to its built heritage.
32. Carry out necessary repairs to Ballinode Bridge (a protected structure).
33. Solution needed for the Market House, Castleblayney.
34. Protect the landscape stretching from Muckno Lake through to the townland of Derrycreevy, also including anything having built heritage merit.
35. Promote the development of heritage sites in Castleblayney.
36. A line of landscape protection should be drawn around Lough Muckno Park from Corracloghan lakes and across the border from Frankford Bridge to the Lough Ross basin and link the two areas as a cross border project that would generate more tourism.
37. Designate Mulandoy Graveyard as a protected structure.
38. Reinstate/redevelop the original entrance (from the Dundalk Road) to the Muckno Estate in Castleblayney whereby the access would go through the old golf course, along the lake and up to the original front door of Hope Castle adding enormous value to the estate and open new ideas for investment of Hope Castle.
39. Intervention required in Rockcorry re ‘Teapot Row’.
40. There should be more public art in Monaghan. Push communities to get involved in the arts more and quotes of Patrick Kavanagh or public art related to Monaghan’s heritage along our national routes should be promoted.
41. The use of correct townland names should be promoted.
42. Look to redevelop Dartrey stables as a nature education/recreation facility.

Chief Executive’s opinion on issues raised:

The issues raised in the submissions/observations in relation to heritage, conservation and landscapes are noted and should be brought forward into the draft Plan where appropriate.

The current County Development Plan seeks to protect and conserve the architectural and archaeological heritage of the County through the inclusion of the Record of Protected Structures (RPS), the designation of Architectural Conservation Areas (ACAs) and zones of Archaeological Protection. The Council appreciates the creative challenge of finding ways to satisfy the requirements of protected structures/places to be safe, durable and useful on one hand, and to retain their character and special interest on the other.
The value of the county’s natural heritage and landscapes, such as Bragan/Slieve Beagh, Rossmore Park, Lough Muckno and the Dartrey Estate must be fully recognised. The Council will continue to protect and look to promote such areas through the Plan. It will also seek to build on the existing policies and to identify the potential to improve the accessibility of natural heritage and amenities as well as promoting their value for recreational purposes, whilst continuing to guarantee appropriate levels of protection.

The success of the Greenway in Monaghan Town is noted and the Council recognises the amenity value of walking routes generally. Potential for future walking cycling routes will be explored as part of this preparation process.

The Plan will be aligned with the Monaghan County Biodiversity and Heritage plans upon their review and completion.

Chief Executive’s recommendation:

- To complete an appraisal of ACA and RPS in order to inform the policies and objectives that shall be included in the Plan relating to the safeguarding of the county’s built heritage.
- To include policies in that seek to protect the county’s natural heritage and biodiversity, whilst improving the accessibility and promotion of key assets.
- To consider the preparation of a green infrastructure strategy during the plan period with a view to strengthening the network of green infrastructure and wildlife corridors within and adjoining the County.

2.1.8 Development Management

The following submissions/observations made reference to Development Management: 1, 7, 10, 12, 20, 21, 24, 26, 27, 32, 38, 39, 40, 46, 47, 49, 58, 63 and 64.

1. Standards for road widths and parking spaces for housing developments should be in line with needs of residents given the lack of public transport available across the county.
2. Playgrounds should be provided in or near residential areas and grass cutting should be done by Council for those estates which are taken in charge.
3. Footpaths, cycle lanes and pedestrian crossings from residential areas to town centre and schools should be provided.
4. Policy and objectives should be included to protect access routes to upland walks and rights of ways including traditional walking and recreational amenities and facilities.
5. Car parking standards in the towns are very restrictive and a small change to this could impact significantly on town centre development. Car parking layouts should be required to have landscaping schemes to make them visually more attractive.
6. Permanent permission for mobile homes/chalets/pre-fabs should be permitted as well as holiday mobile home parks near big forests and lakes.
7. People should not be forced to remove hedgerows for sightlines and the destruction of the hedgerow along the Cootehill road from Swans Cross should be stopped immediately.
8. The sightline requirement in rural areas needs to be reconsidered as large sections of mature hedging is being removed and is unnecessary. Consideration should be given at lorry exits that are at a higher level to cars.
9. Replacing traditional ancient hedgerows with unsympathetic fencing or urban style hedgerow is devastating wildlife as well as spoiling natural views. Planning permission should be required to bulldoze traditional hedgerow which spoils approaches to many towns and villages.
10. Specifications should be used for access bitmac/concrete and drainage details.
11. Positive steps should be taken to protect hedgerows and planning conditions should require boundary treatments to be natural hedgerow with emphasis on hawthorn which is a distinctive feature of Monaghan.
12. The requirement for legal agreements from neighbours for sightlines is unfair and causes conflict between neighbours and families. National legislation is adequate for the enforcement of hedge maintenance for traffic safety concerns, and if not, government legislation should be strengthened in this regard.
13. More trees should be planted in housing estates and main towns for visual amenity and air quality.
14. New developments in urban areas should be in keeping with the scale and character of the existing streetscape for both commercial and residential development.
15. Specific areas for letting dogs loose in bigger parks should be introduced.
16. Policy RDP 16 whereby residential dwellings close to agricultural buildings restrict the occupancy/sale of the dwelling is too restrictive. Consideration needs to be given to occupiers who face hardship but are restricted to selling their dwelling due to this condition.
17. The applicant should give an undertaking accepting that building within 100m of an agricultural building may impact on their amenity and that they will not object to any extension to the farm being constructed subject to general planning considerations.
18. RDP16 should be relaxed in cases of protected structures or heritage buildings as the 100m rule can preclude from the conversion of for example, old school houses into houses.
19. The definition of “abandoned use” needs to be clarified or given criteria that can be applied to ascertain if an agricultural building is considered to be abandoned or not, balancing the rights of the property owner with the rights of the adjacent community.
20. Ribbon development policy should allow in exceptional circumstances the landowner who has less than the required 4hectares so that there is no discrimination to those with smaller holdings.
21. Policy for accommodation for dependent relative accommodation or conversion of an outbuilding/garage within the curtilage of a main dwelling should be provided for.
22. Policy RDP14 should be relaxed to allow applicants to construct garages to the front of the building line once well designed.

Chief Executive’s opinion on issues raised:

The issues raised in the submissions/observations in relation to Development Management are noted and should be brought forward into the draft Plan where appropriate.

The draft Plan will set out good practice guidelines for urban design and improving urban spaces in accordance with national guidelines where applicable. The provision of new residential development will be on the basis of best practice in terms of layout and high quality design. Similarly the provision of services and communal areas of open space and seating/playgrounds should be provided according to best principles. Standards and quantities should be reviewed in the preparation of the draft Plan.

The rural housing policy including matters pertaining to proximity to agricultural structures and ribbon development will be reviewed and the matters raised will be given due consideration.

The Council seeks to continually improve the design and standard of new developments in all areas of the County and to ensure sustainable patterns of development and a high quality is achieved.
Chief Executive’s Recommendation:

- To review and incorporate policies and objectives as appropriate, to address the issues raised in the areas mentioned above.
- The design and layout of new areas shall be informed by Government guidance documents, including *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)*, *the Design Manual for Urban Roads and Streets (2013)*, and by the need to ensure integration of investment in infrastructure in tandem with land use planning.
- To set out a range of policies that will provide well designed environments for both rural and urban settings with an overarching aim to create and sustain people friendly places for the benefit of the residents and businesses of the County, whilst supporting developers seeking to deliver the highest quality design solutions.
- To review the car parking standards with a view to flexibility in standards in town centre areas being considered as an incentive to town centre regeneration.
- To ensure that road safety is paramount in considering the merits of revising the visibility standards for the provision of new accesses onto public roads in rural areas.
- To ensure that design standards provide safe and secure bicycle parking particularly within the larger settlements.
- Provide for specific policy that promotes dependent relative accommodation in genuine cases whereby provision can be made within an existing site of a family member.
- To consider the introduction of specific policy to cater for development of commercial activity within rural areas to ensure that the amenity of existing adjoining communities and/or the new commercial entity are not compromised.

2.2 Zoning Statutory Context

Six submissions received related to zoning proposals. Pursuant to Section 11(2)(bc) of the Planning & Development Act, 2000 (as amended), requests or proposals for zoning of particular land for any purpose cannot be considered at this stage of the process. The proper planning and sustainable development of the area requires that such a framework be agreed and that the re-zoning of land should only be considered in the context of this framework and of the overall land use zoning of the County. It would therefore be premature at this early stage of the process to make determinations on each individual re-zoning proposal. The Council intends to review the zoning of the area of the Development Plan at the next stage of the process.
3.0 Overview of issues raised at public consultation events/meetings

Public Consultation Workshops

- Cluster housing similar to what is developed in Germany and Switzerland is the answer to the isolated one off rural house.
- Cycle lanes and walkways which loop around towns would be a huge benefit.
- Carrickmacross Arts Festival to be developed as central hub to the South Monaghan community.
- One off serviced sites provided by private developers should be encouraged.
- Carrickmacross Workhouse to be expanded and regenerated as a central community hub for the town.
- The East-West Dundalk – Sligo Route design route needs to be concluded.
- In Carrickmacross, vacuum left by Bose Factory closing needs to be filled and the IDA should be pushed to provide assistance. The IDA seem to overlook smaller towns which have capacity in favour of the larger towns and this should be challenged.
- Housing demand in Carrickmacross is very high and current housing available is not meeting those market demands i.e. detached family home/4bed dwellings

PPN

The Public Participation Network compiled the material from the plenary meeting on 21st March 2017 and issued a follow up survey seeking input from its 380 member groups. 16 additional responses were received and incorporated into a formal submission (Ref 65) received during the statutory timeframe.

The points outlined in the tables below have been collated from the round table discussions that took place at the Plenary Meeting.

<table>
<thead>
<tr>
<th>What do you consider the successes of County Monaghan are?</th>
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<tbody>
<tr>
<td>Town bypasses</td>
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<td>Glaslough Tidy Towns</td>
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<td>Enterprise Centres</td>
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<td>Ballybay Wetlands</td>
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<td>The Garage Theatre</td>
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<td>Sliabh Beagh</td>
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<td>Monaghan Institute</td>
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<td>Carrickmacross Lace Gallery</td>
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<tr>
<th>What is your vision for County Monaghan?</th>
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<tr>
<td>Better signage &amp; walkways</td>
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<tr>
<td>More people cycling and fishing</td>
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<td>Realisation of the cross-border potential at Sliabh Beagh</td>
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<td>Provide a sustainable source of funding for community &amp; voluntary sectors</td>
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<td>A ring road for Monaghan town</td>
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<td>To develop community centres as hubs</td>
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<tr>
<td>To have tourism ambassadors</td>
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<td>A Tourism Officer for each area</td>
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<td>Provide sheltered/age friendly housing close to villages</td>
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<td>Meet the housing needs of all demographics</td>
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<td>Restrict one-off housing in rural areas to farmers</td>
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<td>More promotion of the Monaghan Way, especially re family fitness</td>
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<td>Have nursing homes with independent living</td>
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<td>Engage more with our young people through the arts</td>
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<tr>
<td>People living in our town and village centres</td>
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<tr>
<td>Strong urban development</td>
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Preschools next to primary schools  | Satisfactory primary care provision
---|---
A tax on vacant business premises  | Start an English Language Centre of Excellence
Rural transport improvements  | Give indigenous industry tax breaks/grants
Better appreciation of our built heritage  | Integrate new communities
Local post offices retained  | More community gardens and childcare facilities
Cycleways  | Greater community volunteering

What are the challenges which exist in County Monaghan?

<table>
<thead>
<tr>
<th>Challenge</th>
<th>Solution/Proposal</th>
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<tr>
<td>Car parking provision</td>
<td>Littering and enforcement re same</td>
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<td>Flooding on local roads</td>
<td>Rural road maintenance and hedge cutting</td>
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<td>The coordination of services</td>
<td>Rural transport provision</td>
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<td>LEADER funding in the future</td>
<td>Brexit</td>
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<td>Broadband provision</td>
<td>Community safety</td>
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<tr>
<td>Dereliction in our villages</td>
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Local Community Development Committee Meeting

- Legal agreements for sightlines in the rural area is unsatisfactory and causing annoyance within the farming community.
- Development plan should align with the objectives and targets of the Local Economic Community Plan.

Castleblayney Community

- Action area plan required for Muckno Street. It was included in previous County Development Plan and then removed and it should be included as an objective in the new County Development Plan. This should be done with cross community engagement.
- 2012 Walking and Cycling Strategy needs to be updated.
- Slipways off the Castleblayney by-pass to Shercock and Ballybay are dangerous and need to be revisited by the NRA.
- Greenways proposed, some of which are through private lands so engagement with and consent of landowners will be required. Would the IFA assist in insurance concerns or would there be incentives that could be offered to landowners.
- Will the Development Plan include a renewable energy strategy.

Agents Forum

- Tier 5 & 6 Settlements – consideration should be given designating a settlement envelope in the ones where development has taken place to support rural character with looser local needs criteria.
- Design guide for one off housing needs to be formally adopted and would be a huge tool to benefit both agents and applicants.
- RDP16 – residential development within 100m of agricultural buildings – should not apply where 100m is within a settlement or where the building is a protected structure. Currently development within 100m being held back because of this policy.
- A market exists for detached low density housing/serviced sites. Cost is the major issue for renovating old buildings along with building regulation costs where a market price doesn’t exist.
• Open Space – need to identify what is classified as open space, if existing amenity area exists and a community audit is submitted should a development be required to provide designated open space areas. Also consider a low density cap whereby open space not required.
• Renewable energy section needs to be introduced.
• National Roads – public footpaths should be provided close to public amenities.
• Traffic safety concern on slip ways from Castleblayney by pass.
• Car parking standards in town centres – a relaxation of standards at key sites would incentivise town centre redevelopment.
• Sightlines – legal agreements are an ongoing issue. Required set back is encouraging removal of a lot of hedgerow, lowering the hedge would be better requirement.
• Sightline table too restrictive and the exemptions are unclear as to what agents need to do to get exemption.
• Can standards be reduced where an existing agricultural entrance exists? Relocation of existing agricultural entrances only require same sightlines or any possible improvements.

Local Link (National Transport Authority)

• Aim is to make better efficiencies in conjunction with existing transport needs within communities. 17 Transport Co-ordinators operated by the NTA.
• Monaghan pilot is the next step to Cavan town’s pilot scheme which operates a local link 8 times a week. Draft proposal in Monaghan town to be piloted by end of the year. Times are critical more so than frequency to give people options including taxi travel or onward travel on Bus Eireann routes.
• Request that any future developments within the towns and villages consider public transport links/potential for bus stop lay by/pick up into developments.
• NTA supports the development of a central transport hub in Monaghan town centre.
• Town buses are all low flowers – traffic calming measures need to consider these vehicles when being installed.
• Rural Service Improvement – A lot of scope in this area but the biggest issue is knowing what service there is demand for. The willingness to provide the service is there but the information needs to be gathered and the County Council has the ability to find out what the needs of the rural communities are.
• Accessible buses are available to every service. Consideration should be given to locating/designating a bus stop in every village with the potential to getting them properly developed when funding/services become available.

Mid Ulster Cross Border Forum

• Cross border projects of priority where discussed, in particular the N2/A5 roads scheme and the importance of landscape protection in areas of special amenity on both sides of the border.

Chief Executive’s opinion on issues raised:

The issues raised in all of the stakeholder meetings are noted and will be brought forward into the draft Plan where appropriate. The broad range of topics discussed at the stakeholder meetings highlights the strong pride and community spirit which exists within County Monaghan.

It is acknowledged that all of the town centres require a targeted focus so that they can continue to function as service centres for the surrounding hinterland, but also be attractive to incoming investment and economic growth.
Aligned with this economic growth, the rural areas of the county, and specifically the rural communities where so many volunteers work with limited resources must be supported where appropriate by the draft Plan alongside the LECP in order to realise their targets.

The forthcoming pilot scheme being rolled out by Local Link on behalf of the NTA has the potential to provide such a useful service to those who are isolated and do not have access to a private car. The draft Plan is committed to promoting and supporting sustainable modes of transport as a means to proper land use and transportation management and the local link as both an urban and rural public transport mode needs to be supported.

The draft Plan has the potential to strengthen the existing strong cross border links which the Northern Ireland authorities. Strategic cross border infrastructure projects and protection and promotion of the landscapes will be supported by the draft Plan.

**Chief Executive’s Recommendation:**

- To support the development of sustainable communities to assist in the achievement of a healthier population, reductions in pollution and promotion of recreation within the draft Plan.
- To ensure the protection of existing resources through appropriate policies and objectives and facilitation and support the development and expansion of facilities, services and infrastructure throughout the County based on identified need.
- To facilitate cross border collaboration and to enable and sustain regional economic, cultural and environmental development opportunities.
### 4.0 Appendices

#### 4.1 Appendix 1 - Persons/bodies who made written submissions/observations

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- **Zoning request/proposal; could not be considered**
- **Zoning partly mentioned; said part(s) not considered**
- **Submitted electronically, but nothing actually attached**
- **Received after the 5th of May 2017 deadline**
4.2 Appendix 2 - Prescribed bodies, elected members, etc, informed of the Plan review under the statutory process

**Politicians**

Heather Humphries TD  
Caoimhghin O’Caolain TD  
Brendan Smith TD  
Niamh Smyth TD  
Senator Robbie Gallagher  
Matt Carthy MEP  
Councillor Colm Carthy  
Councillor Noel Keelan  
Councillor Aidan Campbell  
Councillor PJ O’Hanlon  
Councillor Padraig McNally  
Councillor Jackie Crowe  
Councillor Seamus Coyle  
Councillor Ciara McPhillips  
Councillor Cathy Bennett  
Councillor Sean Gilliland  
Councillor Hugh McElvaney  
Councillor Pat Treanor  
Councillor Brian McKenna  
Councillor Seamus Treanor  
Councillor Raymond Aughey  
Councillor David Maxwell  
Councillor Sean Conlon  
Councillor Paudge Connolly  

**Government Departments**

Department of Agriculture, Food and the Marine  
Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs  
Department of Children and Youth Affairs  
Department of Communications, Climate Action & Environment - Hard Copy  
Department of Defence
Department of Education and Skills
Department of Foreign Affairs and Trade
Department of Health
Department of Housing, Planning, Community and Local Government
Department of Jobs, Enterprise and Innovation
Department of Transport, Tourism and Sport

**Prescribed Bodies**

An Bord Pleanala
An Comhairle Ealaion
An Taisce
Cavan County Council
Dublin Airport Authority
Eastern & Midland Regional Assembly
Eirgrid
Environmental Protection Agency
Failte Ireland
Health & Safety Authority
Health Service Executive
Heritage Council
Irish Water
Louth County Council
Minister for Agriculture, Food & the Marine
Minister for Arts, Heritage,
Regional Rural & Gaeltacht Affairs
Minister for Communications,
Climate Action & Environment - Hard Copy
Minister for Defence
Minister for Education & Skills
Minister for Transport, Tourism & Sport
National Parks & Wildlife Services
NIRSA
Northern & Western Regional Assembly
Office of Public Works
The Minister of Housing, Planning,
Community & Local Government
Transport Infrastructure Ireland
ESB Networks' Ltd
ESB Regional Office
Local Authorities Water and Communities Office
Inland Fisheries Ireland
Meath County Council
Transboundary Consultation Northern Ireland
Department for Infrastructure (Planning)
Transport Northern Ireland
Fermanagh & Omagh Planning Department
Department of Agriculture, Environment & Rural Affairs

Service Providers
ESB Head Office
An Garda Siochana
Bord Gais
BT Communications
Bus Eireann
Cavan Monaghan Education & Training Board
Chamber of Commerce
Citizens Information Board
Construction Industry Federation
Digi Web
Educate Together
Eircom
Enterprise Ireland
Iarnrod Eireann
IDA
Irish Congress of Trade Unions
Irish Defence Forces Headquarters
Meteor Head Office
Northern Sound
Three.ie Head Office
Perlico
The Irish Farmers Association
The Northern Standard
The Samaritans
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### 4.3 Appendix 3 - Attendees at consultation meeting/events

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<td>Sammy Leslie</td>
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#### Carrickmacross Workshop 1

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**Castleblayney Workshop**

<table>
<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Janet Coogan</td>
<td>Muckno Adventure Centre</td>
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<tr>
<td>J. Coogan</td>
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<td>Walter Pringle</td>
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<td>S. Mac Conghail</td>
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<td>Michael Connolly</td>
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<td>Niamh Smyth</td>
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<tr>
<td>Sinead Loughran</td>
<td>Mullyash, Castleblayney</td>
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<td>PJ O’Hanlon</td>
<td>MCC</td>
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**Ballybay Workshop**

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<thead>
<tr>
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<tbody>
<tr>
<td>Gerard McCourt</td>
<td>Knockatallon Ramblers &amp; Mens Shed Monaghan</td>
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<tr>
<td>Malachy Magee</td>
<td>Cootehill Area Dev. Ltd &amp; Cootehill Chamber of Commerce</td>
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<tr>
<td>Anonymous</td>
<td>Kildare</td>
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<tr>
<td>Terence McNally</td>
<td>Ronan Woods - Land Excavation</td>
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<tr>
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<td>Cllr. Seamus Coyle</td>
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<td>Michael Bell</td>
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<td>Eileen Carragher</td>
<td>Corduff Raferagh G</td>
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John Connolly  Currin GFC 
Des McCluskey  Ardaghey Community Text Alert 
B. MacDomhnaill  Failte Isteach Monaghan 
G. Watterson  EmyBelles 
Ursula McKenna  Dochas For Women 
Jackie McCarron  Border Bounce Gymnasitcs 
Linda McGlone  Aghabog Development Association 
Elaine Coyle  Ballinode Community Projects 
Terry McArdle  Drumhowan Community Group 
Lauren McCaffrey  Smithboro Tidy Towns 
Josie Brady  
Peter Cavanagh  Monaghan Mens Shed 
Cathy McArdle  Ballybay Corduff Raferagh 
Patrick Ward  Corduf Raferagh Community 
Michael Connolly  
Enda Fields  Emy District Anglers 
Brian MacDonald  Emyvale Tidy Towns 
Ester O Brian Brady  Cahans Project 
Paddy Gollogly  
Alice Daly  Cornagilta School 
Ciaran McCabe  
Francis McCarron  Monaghan Integrated Development 
PJ Harte  Doohamlet Tidy Towns 
Vincent Boyd  Lisnagrieve 

**Castleblayney Community Workshop**

**Name**
M. Brady 
N. Hore 
L. Murtagh 
A. McHugh 
N. McGuigan
### Agents Forum Workshop

**Name**
- N. McGuigan
- K. Lonergan
- P. McGuigan
- M. Kellick

### Monaghan Local Community Development Committee

<table>
<thead>
<tr>
<th>Name</th>
<th>From/RE</th>
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<tbody>
<tr>
<td>Paul Clifford</td>
<td>DoS MCC</td>
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<tr>
<td>Clr. Brian McKenna</td>
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<td>Clr. David Maxwell</td>
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<tr>
<td>John McEntegart</td>
<td>Monaghan Local Enterprise Office</td>
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<tr>
<td>Cathal Hand</td>
<td>HSE</td>
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<tr>
<td>John Kearney</td>
<td>CMETB</td>
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<tr>
<td>Gabriel O’Connell</td>
<td>Monaghan Integrated Development</td>
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<td>Emer Brennan</td>
<td>Environment - Co Monaghan Network of Tidy Towns Groups</td>
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<tr>
<td>Brian Treanor</td>
<td>Farming/agriculture interests</td>
</tr>
<tr>
<td>Denis Sheridan</td>
<td>SIPTU Irish Congress of Trade Unions</td>
</tr>
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</table>

### National Transport Authority Local Link

**Name**
- Padraic Smyth
4.4 Appendix 4 - Press notices/publications

The STAGE 1 – PRE DRAFT Consultation Paper, which was produced to inform the consultation period.
Poster/flyer, which was circulated around the county during the STAGE 1 – PRE DRAFT consultation period.
The Section 11(1) notice of intention to review the existing Plan and prepare the new Plan, which appeared in the 9th of March 2017 edition of the Northern Standard.
Follow-up intention notices, which appeared in the Dundalk Democrat and the Anglo Celt on the 21st of March and the 23rd of March 2017 respectively.
Press releases, which appeared in the Northern Standard on the 9th of March and the 27th of April 2017 respectively.
Competition brief issued to Secondary Schools.