



Monaghan County Development Plan 2019-2025

Your Monaghan - A Guide to Having Your Say

What is your vision for County Monaghan?



A new County Development Plan; What does this mean for you and your community?

Put simply, it has the potential to directly impact on the quality of life of every single person in County Monaghan - It's important!
It directs the provision of important infrastructure and influences capital investment by both public and private sectors.
It will detail how the needs of our growing population will be met, and how our natural and built heritage will be protected for future generations.

Why a new County Development Plan?

A Planning Authority is legally obliged to make a Development Plan every 6 years. The current Development Plan expires on 10th March 2019. The preparation of the new Plan will take 2 years to complete; as such the Council must commence the process of delivering the new Plan on or before 9th March 2017.

It is important that you help us shape the content of the Plan

We want the new plan to reflect the needs and aspirations of the communities in County Monaghan, so it is important that we have your input right from the outset of the process. The Council would really welcome your views, and those of groups or organisations in the County on what should be contained in the new Development Plan. We want to hear from you on what you think are the main issues facing the County.

How do I Participate?

Monaghan County Council is commencing an initial 8 week period of public consultation, during which time it will be conducting public consultation events and meetings in order to engage with as many people as possible and to hear your opinions. **We understand that some people may be anxious about participating in what is a complex and unfamiliar process, but we are here to help.** Keep an eye out for advertisements that will be placed in local newspapers and radio, advising of the times and venues for public meetings. Alternatively if you want to meet us individually and tell us what your vision for County Monaghan is, that's fine too - Just **contact our offices on 047 30532** and make an appointment.

We want to know what are the important strategic planning issues that our new plan needs to address.

Please consider the questions raised and give us your opinion on how we can address the current issues facing your communities.

Want to find out more?



The Forward Planning Team will be holding drop-in public workshops so that you can come and talk to us directly about what you think the new County Development Plan should include. The workshops are informal—call in anytime to chat with our team!

- Market House, Monaghan Town - **Monday 13th March 6-9pm**
- Civic Offices, Carrickmacross - **Wednesday 15th March 6-9pm**
- Clones Library, Clones - **Monday 20th March 6-9pm**
- Wetlands Centre, Ballybay - **Friday 24th March 6-9pm**
- Iontas Centre, Castleblayney - **Monday 27th March 6-9pm**
- Civic Offices, Carrickmacross - **Tuesday 4th April 6-8pm**
- Market House, Monaghan Town - **Wednesday 5th April 6-8pm**

All submissions should include your name, address, and, if applicable, details of the organisation or group you represent.

Further information & updates are available on Monaghan County Council Facebook, Twitter & www.monaghan.ie

Whilst there is no such thing as a right or wrong submission, requests or proposals for the zoning of particular land for any purpose cannot be considered at this stage of the process.

Remember!

A submission/observation can be made from the 9th March 2017 until the 5th May 2017

Where do I send my submission/observation?

In writing:

Monaghan County Council, Forward Planning Team,
Planning Section, County Offices, The Glen,
Monaghan Town, H18 YT50.

By email:

devplan@monaghancoco.ie

We are aware that there are likely to be other issues not included in this paper that may impact on our county.

As such, submissions should not be limited to matters raised within it.

Housing & Population Growth

The population of County Monaghan has increased by 15% over the last 10 years to 60,483, and it is anticipated that the number of people living in the County will continue to increase in the future. There will also be more older people living in our communities which must be catered for. We must plan for the housing needs of our growing and changing demographics. It is critical that the Development Plan aids and facilitates the delivery of the appropriate type of housing in the correct locations.

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We want to hear your opinions on where the housing need is, where you think people should live, and how we can successfully house our people.

What do you think the socio-economic impact of 'Brexit' on County Monaghan will be — How should we prepare for the challenges that it will present?

- *How can we best accommodate the housing needs of all sectors of our community?*
- *Is there a deficit of a particular type of housing provision that needs to be addressed?*
- *How do we achieve a good balance between one off housing in the countryside and the creation of viable towns and villages?*
- *What recreational or community facilities should be provided in residential areas?*
- *What contributes to an attractive residential environment?*
- *Should one off housing close to our main towns be restricted to those with rural generated housing needs?*

Enterprise & Employment



Monaghan has a strong indigenous economic base, focused primarily on manufacturing, agriculture and agri-food sectors. The strong entrepreneurial spirit has seen the successful development of a significant number of SMEs within the County, in addition to a small number of IDA supported companies. Farming and related agri-food production accounts for over 60% of all employment in the County and as such its success is critical to sustaining the Monaghan economy.

Tell us how we can build on our strong spirit of enterprise so as to create a dynamic local economy with job creation at its heart.

- *What needs to be done to prepare Monaghan for the risks and opportunities which will arise following the departure of the United Kingdom from the European Union?*
- *How can the Development Plan build on the strong entrepreneurial spirit in the County to promote inward investment and facilitate job creation?*
- *How can the County Development Plan support new and evolving work patterns which reduce the demand to travel, including e-business and home based economic activity?*
- *Are there infrastructural deficits which are inhibiting economic growth and development in the County?*
- *Where should new industrial/commercial development be directed?*



Key steps along the Development Plan process

1. Public consultation period from the 9th of March to the 5th of May

2. Draft Plan prepared over Autumn/Winter 2017

3. Draft Plan goes on public display during Spring/Summer 2018

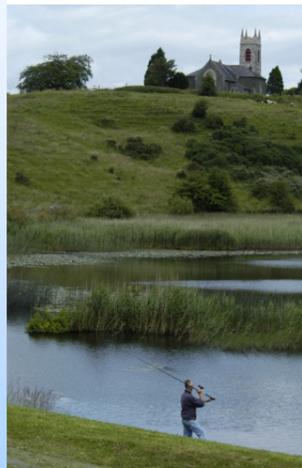
4. Any amendments to Draft Plan go on public display during Autumn/Winter 2018

5. Your new County Development Plan is adopted in Spring 2019!

We are currently at Step 1 above

Please take this opportunity to get involved in your Development Plan; we only make one every six years!

Our Environment is important



It is important to understand and appreciate the value of the environment and the potential impacts that climate change will have on our lives including flooding. A Strategic Environmental Assessment (SEA), an Appropriate Assessment (AA) and a Strategic Flood Risk Assessment (SFRA) will be completed as part of the new Development Plan.

SEA involves the evaluation of the likely significant environmental effects of implementing the new Development Plan before a decision has been made to adopt it. AA is a focused assessment of the implications of the Plan, separate from and in combination with other plans and projects on the integrity of Natura 2000 sites. A SFRA will be prepared in order to integrate the assessment and management of flood risk into the planning process.

The objective of the Water Framework Directive and river basin management planning, is to ensure that the required water quality improvements are achieved through; a catchment based approach to water management, through a co-ordinated approach by stakeholders across the water sector and through meaningful public engagement and participation in the development and implementation of plans. Monaghan County Council coordinate river basin management planning in the county and have responsibility for the implementation of identified measures on the ground and the local knowledge required for the delivery of many potential measures identified in the River Basin District plan.

- *How can we balance the protection of water resources against the need to facilitate development and increased recreational use?*
- *How can we encourage water conversation?*

County Monaghan has 3 designated Natura 2000 sites; Eshbrack Bog NHA, Kilroosky Lough Cluster SAC & Slieve Beagh SPA.

The National Planning Framework

A new National Planning Framework is currently being prepared. It will provide a framework for national planning, pulling together relevant Government policies and investment on national and regional development. It will focus on economic development and investment in housing, water services, transport, communications, energy, health and education infrastructure. Regional Spatial & Economic Strategies for each region which will influence development within the region will be completed following publication of the National Planning Framework. The County Development Plan must be consistent with national and regional policies, guidelines and objectives.

Monaghan County Council will also engage with relevant District Councils and Borough Councils in Northern Ireland in relation to the preparation of our new County Development Plan. As a border County there are a number of significant transboundary issues that require consideration and engagement with the relevant bodies will ensure that consideration is given to these important issues.

Rural Development

The rural areas in County Monaghan accommodate approximately 70% of our population. They are also home to high levels of economic activity and are under significant pressures. They are changing rapidly as a result of the demands for one-off houses, changing farming practices, as well as increasing recreational activities. Proposals for forestry, mineral extraction, telecoms and wind farms are also placing added pressures on our countryside.



We would like you to tell us your vision for the countryside, and how you think we can balance the need to protect it against the equally important needs of accommodating a growing population and increasing rural based commercial activities?

- *How can we best manage our resources so as to ensure that the economy and communities in rural areas prosper in a sustainable manner?*
- *How can the Development Plan support sustainable agricultural development and rural based economic activities such as forestry, quarrying and wind energy?*
- *How can the Development Plan accommodate rural housing without detrimentally impacting on our landscape or environment?*
- *What services are required in rural areas to support vibrant rural communities?*
- *Which rural settlements have the capacity to accommodate more development?*

Community Facilities

The provision of community facilities is of critical importance to the development of sustainable communities. They play a fundamental role in helping maintain, and nurture a community spirit, as well as providing a focus for activities. Such facilities include schools, libraries, childcare facilities, health centres, facilities for the elderly, facilitates for persons with disabilities, arts and culture, areas of public space, etc.



You live in the local communities; you know what facilities are needed and where they should be located. Give us your opinion and help shape the Development Plan for the benefit of your area.

- *How can the Development Plan help facilitate and promote necessary community development in areas of need?*
- *Are the needs of different groups being accommodated in your community: and if not what are the deficiencies and how can they be addressed?*
- *How can the needs of educational stakeholders be measured and addressed?*
- *How can the Development Plan assist in the delivery of the Local Economic and Community Plan 2016 – 2021?*
- *Can the Plan aid social inclusion and if so, how?*



Town Centres

How can our town centres be successfully developed and protected in terms of uses, physical fabric and public realm?

Our town centres provide a focus for commercial, residential, social and cultural uses. Retailing underpins the function of a town centre, but it is clear that a mix of interdependent and supporting uses is essential to the creation and maintenance of an energetic core. The impact of dereliction and vacancy can have a significant detrimental impact on both the physical fabric of town centres as well as their ability to attract visitors and investment.

The Council wants your views on how our town centres can be successfully developed in terms of land use, physical fabric and the public realm, so as to create vibrant and bustling hearts to our towns.



- *What can we do to make our town centres better places to live, work and shop in?*
- *What can be done to encourage the use of the upper floors above shops and offices?*
- *How can we encourage the reuse of vacant properties?*
- *How can we address the issue of dereliction?*
- *What can we do to protect the distinctive characteristics of our built environment?*
- *How can the development of zoned land be encouraged?*

Transport & Infrastructure

High quality infrastructure is essential to sustain and improve economic competitiveness and quality of life within the County. Infrastructural development and investment in areas such as roads, cycling, walking, water, energy, waste and telecommunications are required to promote the county as an attractive location for new commercial and residential development. Consequently it is essential that the Council identifies infrastructure needs and priorities. While it is acknowledged that the Council does not have direct responsibility for the provision of some of this infrastructure, it is essential that the Development Plan provides a policy framework to support and direct other providers.



- *What new roads or road improvements are required to improve access in the County?*
- *How can the Development Plan promote walking and cycling in the County?*
- *How can the public transport system be best utilised and improved?*
- *How can rural transport and accessibility be improved?*
- *Are there deficits or quality issues in respect of the provision of water or waste water services?*
- *What improvements in broadband and telecoms systems are required and how can they be delivered?*
- *Is there a need to expand the gas network in the County, and if so how can this be done?*
- *How do we protect road safety whilst facilitating development?*

Heritage & Landscape

County Monaghan is home to an exceptionally rich array of natural and built heritage. Our unique drumlin landscape is littered with sites of important biodiversity, areas of exceptional visual amenity and a plethora of waterways. It's built heritage ranges from nationally important sites such as the Mullyash Cairn built in 4000 BC, as well as more modest but architecturally important bridges and post boxes. This rich heritage surrounds us and makes the places we live, work and play in special. Increasing numbers of visitors come to our county to experience this exceptional heritage, bringing with them significant economic benefits. It is clear that this rich heritage needs to be cherished, conserved and protected.

We want your opinion as to how we can best manage and protect these important assets for present and future generations.

- *What aspects of Monaghan's heritage are important and worthy of protection?*
- *What is the best way to conserve the character and quality of our unique landscape?*
- *Are there sites of important ecological value that should be protected?*
- *Are there buildings or structures that should be added to the Record of Protected Structures?*
- *What parts of our towns and villages should be protected though the designation of additional Areas of Architectural Conservation?*



Tourism & Arts

Monaghan has a strong tourism base which includes an unspoilt natural environment, a rich and varied heritage, numerous cultural attractions, and a variety of festivals, all of which collectively present a significant potential for the development of tourism in the County. The continued expansion of this sector can create additional employment opportunities and increase spending which will in turn, help drive economic development.

The Arts in Monaghan is a vibrant sector which encompasses a broad range of activities. The Development Plan has a role in continuing to explore possibilities for the promotion of cultural and arts facilities across the county.



Tell us how you feel the Development Plan can assist the County in maximising its tourism potential and promoting the Arts

- *What are the key tourist assets the County has to offer and how can they be developed?*
- *Are there particular development constraints to the expansion of tourism within the County?*
- *What do you think the Development Plan should do to increase development of cultural and arts facilities across the County?*