**Glaslough village Architectural Conservation Area**

**Proposed Variation No. 7 to Monaghan County Development Plan 2013 - 2019 (incorporating the development plans for Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay)**

**under section 13 of the Planning and Development Acts 2000 - 2015**

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January 2018

**Introduction**

**Architectural Conservation Area - definition**

Under section 81 of the Planning and Development Act, 2000, a development plan shall include an objective to preserve the character of a place, area, group of structures or townscapes, taking account of building lines and heights, that –

1. is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or
2. contributes to the appreciation of protected structures,

if the planning authority is of the opinion that its inclusion is necessary for the preservation of the character of the place, area, group of structures or townscape concerned and any such place, area, group of structures or townscape shall be known as and is in this Act referred to as an “architectural conservation area”.

**Proposed Variation**

The Glaslough village Architectural Conservation Area (ACA) Statement of Character has been prepared by Lotts Architecture and Urbanism Ltd. on behalf of Monaghan County Council.

It is proposed to designate Glaslough village as an Architectural Conservation Area, the purpose of which is to protect the special character and interest of Glaslough village ACA and to set out conservation and planning policies to protect its special character, which will guide future development. The proposed variation is also accompanied by the document Glaslough ACA Statement of Character which includes the ACA boundary map and provides guidance on the future management of the ACA. A variation to the Development Plan is required to give statutory basis to the Glaslough village ACA.

The proposed variation includes new policies within the Monaghan County Development Plan (2013 – 2019),

*CAP 2 To seek to preserve, protect and enhance the character of the Glaslough village Architectural Conservation Area.*

*CAP 3 To ensure that any development, modifications, alterations, or extensions affecting a structure within the Glaslough village ACA has regard to the guidance provided in the Glaslough ACA Statement of Character, and are not detrimental to the general character of the ACA.*

Copy of Glaslough village Architectural Conservation Area Statement of Character attached.

The proposed designation also fulfils Objective CAO 2 of the Development Plan, to designate Architectural Conservation Areas in the village of Glaslough.

**Strategic Environmental Appraisal**

**Strategic Environmental Assessment**

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programmes before the decision is made to adopt the plan or programme. The purpose is to *“provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation of plans and programmes with a view to promoting sustainable development.”* (EU Directive 2001/42/EC)

The Planning Authority determined, using the screening criteria set out in Schedule 2A Planning and Development Regulations 2001-2013, the DEHLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that a Strategic Environmental Assessment was not required for the proposed Draft Variation to the Monaghan County Development Plan 2013-2019, incorporating the development plans for Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay.

**Appropriate Assessment Screening**

Article 6(3) of the European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive) requires competent authorities, in this case Monaghan County Council, to undertake Appropriate Assessment (AA) of any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans and projects. The assessment examines the implications of proceeding with the plan or project in view of the site’s conservation objectives.

An Appropriate Assessment Screening was undertaken of the proposed Draft variation to the Monaghan County Development Plan 2013-2019, incorporating the development plans for Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay, in accordance with requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). It was determined that a Stage II Appropriate Assessment was not required.

**Conclusion**

Overall, the Glaslough village Architectural Conservation Area will allow for the protection of the special character and interest of Glaslough village ACA and will set out conservation and planning policies to protect its special character, which will guide future development.