

Format of Proposed Material Alterations Report

VOLUME 1

Proposed Material Alterations to the Draft Monaghan County Development Plan 2019-2025

VOLUME 2

Map Booklet - Proposed Material Alterations to Settlement Plans for Towns & Villages

VOLUME 3

Part 1

Strategic Environmental Assessment (SEA) determination, updated SEA Environmental Report, Non-Technical Summary and Screening Report.

Part 2

Appropriate Assessment (AA) determination and updated AA Natura Impact Report.

VOLUME 1

Proposed Material Alterations to the draft Monaghan County Development Plan 2019-2025

Contents		Page No.
<u>Part 1</u>	Introduction	4
<u>Part 2</u>	Proposed Material Alterations to Written Statement of Draft County Development Plan	
Chapter 1		8
Chapter 2		11
Chapter 3		14
Chapter 4		15
Chapter 5		18
Chapter 6		20
Chapter 7		22
Chapter 8		30
Chapter 9		36
Chapter 10		41
Chapter 11		44
Chapter 12		46
Chapter 13		48
Chapter 14		51
Chapter 15		52
Chapter 16		58
Appendices		
	Amended Appendices Table	59
	Appendix 3 Strategic Flood Risk Assessment - Amendments	60
	Appendix 12 Access details - Amendments	70

Introduction

The Members of Monaghan County Council, having considered the Draft Monaghan County Development Plan 2019-2025 and the Chief Executive's Report on submissions and observations received in respect of the Draft Plan in accordance with Section 12 of the Planning and Development Act 2000 (as amended), have resolved that the Draft Monaghan County Development Plan 2019-2025 should be amended. The proposed amendments are material in nature and represent a material alteration of the Draft Monaghan County Development Plan 2019-2025.

A copy of the Proposed Material Alterations document, SEA Environmental Report, AA Natura Impact Report and associated determinations, are on public display from Thursday the 20th of December 2018 until Monday the 28th of January 2019 (dates inclusive) during office opening hours at the following locations:

- Planning Offices, The Glen, Monaghan
- Carrickmacross/Castleblayney Municipal District , Civic Offices, Riverside Road , Carrickmacross
- Ballybay/Clones Municipal District Office, The Diamond , Clones
- All Branch Libraries in County

The Material Alterations to the Draft Monaghan County Development Plan 2019-2025 may also be inspected online at <https://monaghan.ie/planning/new-county-development-plan/>

Format of Proposed Material Alterations

The format of the Proposed Alterations as follows;

1. The text of the Draft Monaghan County Development Plan 2019-2025 is shown in normal font.
2. Proposed deletions are indicated in red with a ~~strikethrough~~.
- 3 . Additions to text are shown in red.

This is shown in the example below;

Section 1.12 Policy Context National Policies and Strategies, Table 1.0.

Delete text as follows;

~~The NPF sets out the national strategic planning context for Ireland. It is a high-level framework for the coordination of a range of national, regional and local authority policies, planning and investment both public and private.~~

Insert the following text;

The National Planning Framework, which is the overarching planning policy for the state, was published in February 2018 under Project 2040 and contains ten National Strategic Outcomes and numerous National Policy Objectives. This planning framework sets out where development and investment should be guided to shape the national, regional and local spatial development in economic, environmental and social terms to 2040. In summary it provides for;

NB: This report should be read in conjunction with the Draft Monaghan County Development Plan 2019-2025.

Map Alterations Booklet

Proposed map alterations are illustrated in the associated Map Booklet (Volume 2).

Strategic Environmental Assessment and Appropriate Assessment

Pursuant to section 12(7) (aa) of the Planning & Development Act 2000 (as amended), the Planning Authority has determined that a Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) is required to be carried out as respect of a number of specified Proposed Material Alterations. The SEA Determination and associated Environmental Report (Strategic Environmental Assessment) and the AA determination Natura Impact Report accompany this document (Volume 3).

Minor Typographical and Grammatical Errors

Please note that a number of minor typographical and grammatical errors that have been identified in the original Draft Monaghan County Development Plan 2019-2025 will be rectified in the final plan publication.

Making a submission or observation on the Material Alterations

Written submissions or observations with respect to the Proposed Material Alterations to the Draft Monaghan County Development Plan 2019-2025 and associated SEA Determination, SEA Environmental Report, AA Determination and AA Natura Impact are invited from members and other interested parties/groups. Submissions or observations should be marked 'Proposed Material Alterations to the Draft Monaghan County Development Plan 2019-2025' and be submitted either in one of two ways;

- By email to devplan@monaghancoco.ie.

OR

- In writing to: Forward Planning Unit, Planning Department, Monaghan County Council, Glen Road, Monaghan

Please make your submissions/observations in one medium only i.e by email or hard copy. The submission or observation should state the name of the person making the submission, address and where relevant, the organisation being represented. Please note that hard copy submissions must be received at the address outlined above, on or before 5 pm on Monday the 28th of January 2019. Electronic submissions must be received at the email address detailed above, on or before midnight on Monday the 28th of January 2019. Late submissions will not be considered.

Only submissions which relate to the proposed alterations (i.e. strikethrough text or text in red) and/or changes in zoning from the Draft Monaghan County Development Plan 2019-2025 can be taken into consideration in the making of the new County Development Plan. Submissions or observations in relation to any other aspects of the Draft Plan cannot be considered at this stage of process.

All submissions/observations received with respect to the Proposed Material Alterations to the Draft Monaghan County Development Plan 2019-2025 will form part of the subsequent statutory Chief Executive's report to be presented to the Elected Members of Monaghan County Council.

What happens next?

When the submission period for the proposed material alterations is concluded the Chief Executive will prepare a report on any submissions or observations received and submit it for the consideration of the Elected Members of Monaghan County Council. This report will list the person or bodies who made a submission, a summary of the issues raised and give the response of the

Chief Executive to it.

Following this, the Elected Members having considered the Proposed Material Alterations and the Chief Executive's report must, by resolution, make the plan with or without the Proposed Material Alterations. Alternatively, the Members may accept the alterations subject to modifications.

In accordance with the provisions of the Planning and Development Act 2000 (as amended). Any such further modification to the alteration;

- (i) *May be made where it is minor in nature and not likely to have significant effects on the environment or affect the integrity of a European site,*

- (ii) *Shall not be made where it relates to;*
 - (I) An increase in the area of land zoned for any purpose, or*
 - (II) An addition to or deletion from the RPS.*

Chapter 1 Introduction

MATERIAL ALTERATIONS: CHAPTER 1, No. 1

Page No	Section	Heading Title
8	1.11	Strategic Objectives

Section 1.11 Strategic Objectives

Insert additional text in **Strategic Objective No. 5** as follows;

Strategic Objective No. 5 To protect and nurture the County’s rich natural resource, heritage, **tourism assets** and amenities along with the environmental quality of the natural and built environment in both the urban and rural areas.

Insert a new **Strategic Objective No. 8** in Section 1.11 as follows;

8. To maintain the strategic capacity and safety of the national roads network and to safeguard the investment in national roads.

MATERIAL ALTERATIONS: CHAPTER 1, No. 2

Page No	Section	Heading Title
8 -11	1.12 (Table 1.0 and Table 1.1)	Policy Context (National Policies and Strategies)

Section 1.12 Policy Context National Policies and Strategies, Table 1.0.

Delete text as follows;

~~The NPF sets out the national strategic planning context for Ireland. It is a high level framework for the coordination of a range of national, regional and local authority policies, planning and investment both public and private.~~

Insert the following text;

The National Planning Framework (NPF), was published in February 2018 under Project 2040 and contains ten National Strategic Outcomes and numerous National Policy Objectives. This planning framework sets out where development and investment should be guided to shape the national, regional and local spatial development in economic, environmental and social terms to 2040. In summary it provides for;

- ▶ 50% of overall national population and employment growth to be directed to the five cities of Dublin, Cork, Limerick, Galway and Waterford

- ▶ Large and smaller towns, villages and rural areas to accommodate the other 50% of population.
- ▶ Improved national infrastructure grid in terms of mobility, communications, energy systems and essential public and community services and facilities.
- ▶ A more effective balance of growth between Ireland's three regions (Northern & Western, Eastern & Midland, and Southern Region).
- ▶ Northern and Western and Southern Regions combined to grow at broadly comparable rates to the Eastern and Midland Region.
- ▶ Major new policy emphasis on renewing and developing existing built-up areas rather than continual expansion and sprawl into the countryside.
- ▶ Target of at least 40% of new housing nationally to be delivered within the existing built-up areas
- ▶ Significant proportion of national population and economic growth targeted at building up the fabric of smaller towns, villages and rural areas.

Although Monaghan is located within the Northern and Western Regional Assembly Area, the NPF also recognises that it is also part of a North East functional area where a key driver is the Dublin-Belfast cross border economic corridor.

Include the following in Table 1.0 National Policies & Strategies;

The National Planning Framework (NPF 2040)

NPF 2040 – The National Planning Framework (NPF) is a national high-level strategic plan for shaping the future growth and development of the country up to 2040. It is a region focused strategy for managing growth and is linked to the National Development Plan which is a ten-year investment plan. It is a framework which will guide public and private investment, create and promote opportunities whilst protecting and enhancing the environment.

National Development Plan 2018-2027

This plan sets out the significant level of investment which will underpin the National Planning Framework and drive its implementation over the next ten years. This will guide national, regional and local planning and investment decisions to ensure appropriate regional development that will cater for increased population and economic development.

Tourism Policy Statement – ‘People, Place and Policy – Tourism to 2025’

This was published by the Department of Transport, Tourism and Sport in 2015 and sets out clear targets for the development of Irish Tourism. It is framed within the context of the tourism sector welcoming 10 million visitors by 2025 with associated revenues of €5bn and sustaining 250,000 persons in employment.

Realising our Rural Potential – Action Plan for Rural Development

Through a framework of supports at national and local level, the Action Plan takes a co-ordinated approach across Government to both the economic and social development of rural Ireland. The Plan covers a three-year period and contains a series of time-bound actions which will be monitored and reported on regularly.

Strategy for the Future Development of National and Regional Greenways (July 2018);

This strategy aims to assist in the strategic development of nationally and regionally significant Greenways in appropriate locations constructed to an appropriate standard in order to deliver a quality experience for all Greenways users. It also aims to increase the number and geographical spread of Greenways of scale and quality around the country over the next 10 years with a consequent significant increase in the number of people using Greenways as a visitor experience and as a recreational amenity.

Include the following in Table 1.1 Regional Policies & Strategies;

Regional Spatial & Economic Strategy (RSES)– Sets out the key strategic assets, opportunities and challenges for the Northern & Western Regional Assembly as well as setting out the policy responses to ensure that people’s needs for housing, jobs, ease of travel and overall well-being are met up to 2030 and beyond.

Chapter 2 – Core Strategy

MATERIAL ALTERATIONS: CHAPTER 2, No. 1

Page No	Section	Heading Title
21	2.0	Core Strategy

Section 2.0 Core Strategy

Insert the following text;

A Strategic Flood Risk Assessment (SFRA) has been undertaken alongside the preparation of the Plan and has helped to facilitate the appropriate zoning of areas that are at elevated risk of flooding. The findings of the SFRA and the Office of Public Works (OPW) Flood Risk Management Plans (FRMPs) have been integrated into the Plan and the SEA to help ensure the implementation of the Flood Risk Guidelines at all tiers of decision making and will help to facilitate improvement in the sustainable drainage in the County.

Expand the aims of the Core Strategy set out in Section 2.0;

Bullet point No.4. To achieve a lively and vibrant living and working environment for the County's population by making the most of the economic, social and physical development for the benefit of communities and visitors alike.

Bullet point No. 6. To promote and support the integration of land use, transport, public transport accessibility and to encourage a modal shift to greater use of sustainable modes of transport, including walking, cycling and public transport.

MATERIAL ALTERATIONS: CHAPTER 2, No. 2

Page No	Section	Heading Title
25	2.3.2	Monaghan Town

Section 2.3.2 Monaghan Town

Revise Section 2.3.2 as follows;

~~Monaghan Town was designated as a hub town in the 2002 National Spatial Strategy (NSS) which aimed to achieve a balanced social, physical and economic development across the state. Within this context, the hub town was recognised as having the potential to drive development within County Monaghan and to capitalise on Monaghan Town's strategic position within the overall border area. In the absence of substantial investment in critical infrastructure, partly due to the economic~~

~~downturn, Monaghan has not yet achieved its potential in terms of economic development and population growth. Despite these difficulties, Monaghan County Council remains determined to drive the development of the County in a hierarchical manner.~~

Monaghan is a key County Town that occupies a strategic border location along the Dublin to Letterkenny/Derry City corridor, and adjacent to the Dublin/Belfast eastern economic corridor. The draft Regional Spatial and Economic Strategy (RSES) recognises its importance as an economic driver in the Central Border Region and how it is crucial that it continues to expand seamless cross border links, aided by, for example the upgrade of the N2 / A5. In the absence of substantial investment in critical infrastructure, partly due to the economic downturn, Monaghan has not yet achieved its potential in terms of economic development and population growth. Despite these difficulties, Monaghan County Council remains determined to drive the development of the County in a hierarchical manner.

MATERIAL ALTERATIONS: CHAPTER 2, No. 3		
Page No	Section	Heading Title
30	2.4.1	Regeneration of Existing Lands

Section 2.4.1 Regeneration of Existing Lands.

Amend first paragraph of section 2.4.1 as follows;

The regeneration of land (as defined ~~by the 2015 Act~~ by the Urban Regeneration and Housing Act 2015).

Amend last sentence in second paragraph as follows;

Having regard to this target, it is considered appropriate that up to 20% of the population growth could be provided for through development of these sites.

MATERIAL ALTERATIONS: CHAPTER 2, No. 4		
Page No	Section	Heading Title
31	2.4.2	Housing Land Requirement (HLR) 2019-2039

Section 2.4.2 Housing Land Requirement (HLR) 2019-2039

Revise title of Section 2.4.2 as follows;

~~Housing Land Requirement (HLR) 2019-2039~~ 'Housing Need Demand Assessment 2019-2025'.

MATERIAL ALTERATIONS: CHAPTER 2, No. 5		
Page No	Section	Heading Title
34	2.5	Core Strategy Table 2

Section 2.5 Core Strategy Table 2.

Insert amended 'Core Strategy Table 2' as shown below;

Table 2.5 Core Strategy Table 2

Tier in Settlement Structure	Location	HLR* 2013-2019 CDP	HLR* 2019-2025 (excluding 50% Market Choice)	90% @ 20 units/ha Average Density	10% @ 10 units/ha Average Density	HLR* 2019-2025 (including 50% Market Choice)
Tier 1	Monaghan Town	47	29.4	24.1	5.3	44.1
Tier 2	Carrickmacross Castleblayney	19 18	17.3 10.7	14.1 8.7	3.1 1.9	25.9 16
Tier in Settlement Structure	Location	HLR* 2013-2019 CDP	HLR* 2019-2025 (excluding 50% Market Choice)	80% @ 20 units/ha Average Density	20% @ 10 units/ha Average Density	HLR* 2019-2025 (including 50% Market Choice)
Tier 3	Clones Ballybay	16 8	7.6 6.9	5.5 5	2.1 1.9	11.4 10.4
Tier in Settlement Structure	Location	HLR* 2013-2019 CDP	HLR* 2019-2025 (excluding 50% Market Choice)	100% @ 15 units/ha Average Density	-	HLR* 2019-2025 (including 50% Market Choice)
Tier 4	Villages	24.5	17.7	17.5	-	-
Total	County Monaghan	132	89.3	-	-	134

*HLR – Housing Land Requirement

MATERIAL ALTERATIONS: CHAPTER 2, No. 6		
Page No	Section	Heading Title
34	2.8.1	Category 1 - Rural Areas Under Strong Urban Influence.

Section 2.8.1 Category 1 - Rural Areas Under Strong Urban Influence.

Amend the first footnote of Policy RSP2 to read as follows;

For the purpose of this section a landowner is defined as an individual with a minimum landholding in the local rural area of ~~four~~ two hectares (5 acres), which he or she has owned for a minimum period of five years prior to the date of submission of a planning application.

Chapter 3 Housing

MATERIAL ALTERATIONS: CHAPTER 3, No. 1

Page No	Section	Heading Title
50	3.22	Residential Density

Section 3.22 Residential Density

Insert additional text as follows;

This type of development is permissible on lands zoned as 'Proposed Residential B' within the five towns and within those Tier 4, 5 and 6 settlements which have public foul drainage systems.

MATERIAL ALTERATIONS: CHAPTER 3, No. 2

Page No	Section	Heading Title
54	3.5	Urban Housing Policy

Section 3.5 Urban Housing Policy

Insert additional text as follows;

Policy HSP4 To direct multiple residential developments to those settlements identified in the Core Strategy and to require that the scale of such development is in accordance with the growth projected within that specific settlement, **except where there is otherwise demonstrable need.**

Chapter 4 Economic Development

MATERIAL ALTERATIONS: CHAPTER 4, No. 1

Page No	Section	Heading Title
61	4.3	Regional Planning Guidelines

Section 4.3 Regional Planning Guidelines

Insert additional text in last paragraph as follows;

Although the emerging Regional, Spatial and Economic Strategy (for the Northern and Western Regional Assembly) will imminently replace the RPGs, it is taken that the potential opportunities for growth identified in the Guidelines remain relevant to the new County Development Plan.

MATERIAL ALTERATIONS: CHAPTER 4, No. 2

Page No	Section	Heading Title
68	4.6	Agriculture

Section 4.6 Agriculture

Amend heading title to Agriculture and Forestry.

Include additional text as follows;

The importance of forestry development is recognised and can have both positive and negative environmental effects on landscapes, wildlife and bio-diversity. Furthermore, the various larger woodland areas like Rossmore and Lough Muckno, offer great opportunities to develop tourism. Facilities sensitively located in woods can provide wonderful visitor attractions and create sustainable local employment opportunities.

In 2008 the Department of Agriculture provided its 'Indicative Forestry Statement' (IFS) to provide a high level national guidance in relation to the suitability of land for afforestation and it identifies areas most suitable for planting primarily based on environmental considerations and soil-productivity. Aside from Bragan and Lough Muckno, the majority of rural County Monaghan is indicated as being suitable for commercial forestry.

Insert new policies AGRP6, AGRP7 & AGRP8 as follows;

Policy AGRP6 To realise the positive potential of forestry on rural economies through the promotion of appropriate policies in related industries and tourism.

Policy AGRP7 To protect natural waters, wildlife habitats, conservation areas, heritage areas, prominent landscape features, archaeological sites and scenic routes within forest sites and nature designations from pollution or injury.

Policy AGRP8 To protect access to forestry and other amenity facilities, in co-operation with Coillte and private owners/operators, for walking routes and nature trails for the benefit of local communities and tourists.

MATERIAL ALTERATIONS: CHAPTER 4, No's 3-6		
Page No	Section	Heading Title
70-71	4.7 4.7.1 4.7.2	1)Tourism 2)Product & Appeal 3)Tourism Policies

Sections 4.7 Tourism, 4.7.1 Product and Appeal and 4.7.2 Tourism Policies

Amend and expand the text of Section 4.7 Tourism as follows;

The County's tourism sector has enormous potential for future growth. ~~but in order to optimally develop same, it is essential to promote a sustainable approach, in line with the recommendations of the Regional Planning Guidelines (RPGs) 2010-2022. Paramount to this is creating a tourism package that appeals to likely consumers~~The Monaghan Tourism Strategy identified that there were over 58,000 overseas visitors to the County in 2013 with an associated revenue of €19 million. Updated Failte Ireland figures indicates that the number of overseas visitors to Monaghan increased to 65,000 in 2016 with overseas tourist revenue of €27million. Tourism is thus an important sector of activity in the County and one which has the added benefit of acting as an external economic driver whilst also significantly improving the quality of life of the residents of the County. Monaghan's relative proximity to Dublin and other large settlements together with its proximity to the border with Northern Ireland offers significant opportunities to expand the existing tourism offer and brand for the County. Furthermore, the County can benefit from the constrained capacity of larger settlements in the region and act as an accommodation base for those visiting the east and north subject to a broadening of the current available tourism accommodation profile. Paramount to this is creating a tourism package that appeals to likely consumers.

Expand the text of Section 4.7.1 Product and Appeal as follows;

The NPF recognises tourism as having important potential to contribute to cross border cooperation. It advocates capturing greater international interest by promoting strategic attractions of scale and signature visitor attractions. Opportunities exist to maximize exposure through co-operation and themed branding bundles such as Ireland's Ancient East. Development of blueways and greenways

such as the Ulster Canal, also offers potential for an enhanced tourism offering throughout the border area.

Amend **Policy TMP5** as follows;

TMP5 To support the continued development of the Ulster Canal project and the expansion of the Greenway along the route of the Canal ~~from Clones to Armagh~~ through County Monaghan.

Insert new **Policy TMP17** as follows;

TMP17 To support the implementation of the 'Ireland's Ancient East' destination brand and to integrate its objectives into the promotion and development of tourism throughout the county.

Chapter 5 Community

MATERIAL ALTERATIONS: CHAPTER 5, No. 1

Page No	Section	Heading Title
79	5.4	Educational Facilities

Section 5.4 Educational Facilities

Insert new paragraph and policy after section 5.4 as follows;

5.41 Third level education

The provision of high quality third level education facilities in County Monaghan is critical to retaining the youth population who might otherwise leave the county to attend third level institutions elsewhere. It also benefits local employers and industry by providing skilled graduates for the job market. The enhancement of third level facilities provides scope for effective engagement between institutions and employers through access to research, development and innovation.

CFP5 To facilitate, promote and encourage the development of third level education facilities in County Monaghan.

MATERIAL ALTERATIONS: CHAPTER 5, No. 2

Page No	Section	Heading Title
82,83	5.9 and Figure 5.0	Cycling and Walking & Ulster Canal Greenway Route Map

Section 5.9 Cycling and Walking & figure 5.0 Ulster Canal Greenway Route Map

Amend the fourth sentence in the first paragraph follows;

The Council must consider solutions which enable the ~~urban~~ population to walk or cycle instead of using the car. ~~In addition they are frequently used as a leisure activity for recreational purposes with the increasing number of greenways and walking festivals nationally, an indicator of how much of a tourism attraction these types of facilities area~~ There has been an increase in the number of greenways and walking festivals nationally, demonstrating that these types of recreational facilities can make a significant contribution to the tourism offering in County Monaghan.

Revise title of **Figure 5.0** as follows;

~~Phase 2~~ Ulster Canal Greenway ~~Network~~ Route Map

Revise **Policy CFP9** as follows;

Policy CFP9 To promote and facilitate the development of walkways, ~~and~~ cycleways and recreational trails in appropriate locations throughout the County ~~as identified in~~ to deliver the objectives of the County Walking and Cycling Strategy ~~and any subsequent strategy document~~.

Revise **Policy CFP10** as follows;

Policy CFP10 To promote and encourage the development of ~~looped~~ walks and cycle ways in accordance with the Smarter Travel Policy and to protect established routes from development that would adversely impact upon them.

Revise **Policy CFP11** as follows;

Policy CFP 11 To develop ~~in conjunction~~ co-operation and communication with adjoining local authorities and cross border bodies ~~an extension of~~ sections of the Ulster Canal ~~Monaghan Greenway along the Ulster Canal and including along disused railway lines~~ to connect the main urban centres ~~and neighbouring villages~~ throughout ~~central the mid~~ Ulster.

Include new **Policy CFP14** as follows (and re-number subsequent policies accordingly i.e. CPF14-16 in becomes CFP15- CFP17);

Policy CFP 14 To protect established/historic railway corridors and other disused transport infrastructure routes throughout the County primarily for strategic infrastructure provision and recreational development. Where these corridors have already been compromised by development, adjacent lands which could provide opportunities to bypass such an impediment and reconnect these routes for amenity purposes shall be protected for this purpose.

MATERIAL ALTERATIONS: CHAPTER 5, No. 3		
Page No	Section	Heading Title
85	5.11	Public Rights of Way

Section 5.11 Public Rights of Way

Insert additional text as follows;

The Council recognises the importance of protecting existing public rights of way and their role in facilitating the development of walking trails in areas of high amenity value. Several walking routes exist throughout the county which provide important access networks. This is an important recreational resource the integrity of which should be protected. The impact of any proposed development on these routes should be taken into account when considering applications for permission for developments in their vicinity

Chapter 6 Heritage Conservation and Landscape

MATERIAL ALTERATIONS: CHAPTER 6, No. 1

Page No	Section	Heading Title
88	6.1	Heritage Plans and Biodiversity Plan

Section 6.1 Heritage Plans and Biodiversity Plan

Insert additional text as follows;

It is important to protect and preserve the industrial built heritage of the Ulster Canal. It is also important to interpret and present the story of this linking inland waterway to the local community and the wider population. The development of greenways along the Ulster Canal will bring a better appreciation of the canal's significance in the inland waterway network, of its heritage and will enable the stories of the canals to be told in the community.

MATERIAL ALTERATIONS: CHAPTER 6, No. 2

Page No	Section	Heading Title
88	6.4.1	Kavanagh Country - Landscape Assessment

Section 6.4.1 Kavanagh Country - Landscape Assessment

Insert new **Policy HLP 7** after Section 6.4.1;

Policy HLP 7 'To promote the development of Kavanagh Country as a cultural destination'.

Subsequent policies thereafter will be renumbered.

MATERIAL ALTERATIONS: CHAPTER 6, No 3

Page No	Section	Heading Title
120	6.17.1	Architectural Heritage

Section 6.17.1 Architectural Heritage

Insert new **Policy BHP 10** as follows;

Policy BHP 10 The Council aims to conserve the built fabric of the Ulster Canal, Great Northern Railway, historic mills and other industrial heritage structures throughout the county and planning permission will be required for their removal or alteration.

MATERIAL ALTERATIONS: CHAPTER 6, No. 4

Page No	Section	Heading Title
125	6.19	Historic Houses and Designed Landscapes

Section 6.19 Historic Houses and Designed Landscapes

Include **Lough Bawn** in the list of Historic Houses in Section 6.19.

Chapter 7 Transport & Infrastructure

MATERIAL ALTERATIONS: CHAPTER 7, No. 1		
Page No	Section	Heading Title
127-129	7.1	National and Regional Transport Policy Context

Section 7.1 National and Regional Transport Policy Context

Include the following text into second paragraph of Section 7.1 as follows;

The ~~draft~~ National Planning Framework specifically references the N2/A5 (Clontibret to Tyrone/NI Border) roads project. It is considered that this route should be prioritised given its strategic importance and the lack of any direct rail infrastructure serving significant urban areas in the northwest along the route of the N2/A5. It is considered that this route should be prioritised ~~to full motorway standard~~ given its strategic importance and the lack of any direct rail infrastructure serving significant urban areas in the northwest along the route of the N2/A5.

Planning for significant development proposals should be accompanied with a 'Traffic and Transport Assessment' (TTA) and a 'Road Safety Audit' (RSA) which are assessed in association with their cumulative impact with other relevant developments on the road network. The 'TII Traffic & Transport Assessment Guidelines 2014' and requirements as set out in Appendix 13 must be complied with along with the guidance set out in the TII/NTA Area Based Transport Assessment Guidance notes (ABTA).

The provision of off-line motorway service areas at national road junctions and road side service facilities on non-motorway national roads and junctions are of a scale where they usually incorporate extensive parking and facilities that include refuelling, refreshments and toilet facilities for road users. In any assessment for such a facility regard should be had to Section 2.8 of the DoECLG Spatial Planning and National Road Guidelines and the TII Policy on Service Areas.

Insert a new **Policy BRE 01** at the end of Section 4.2 as follows;

Policy BRE 01 To facilitate necessary infrastructure as required to manage the consequences of the UK leaving the EU to ensure strong links along the border are maintained.

MATERIAL ALTERATIONS: CHAPTER 7, No. 2		
Page No	Section	Heading Title
133	7.8	Roads

Section 7.8 Roads

Insert/delete text in last paragraph 7.8 as follows;

Table 7.1 sets out ~~the national road projects that will be advanced in partnership with the TII. They represent~~ the remaining un-realigned sections of National roads and table 7.2 outlines the strategic national road proposals for the county. These national road projects that form key routes and linkages with other development centres, sea-ports and airports will be advanced in partnership with Transport Infrastructure Ireland.

Revise Table 7.1 ‘Remaining Un-realigned Sections of National Roads’ as follows;

Road	Route
N54	Tullygrimes to Annaghervy (Tullybryan) realignment
N54	Annaghervy to Magherarney realignment
N54	Drumully – Co.Fermanagh realignment
N12	Coolshannagh – Tyholland realignment
N12	Tyholland – Co Armagh Border realignment

Revise Table 7.2 ‘Strategic National Road Proposals for County Monaghan’ as follows;

Sche me	Road	Route	Timeframe
1	N2	Coracrin-Emyvale Road Realignment 3.5km	Tender Stage
2 1	N2/ A5	Clontibret – Northern Ireland Border	At design stage
3 2	N2	Ardee – Castleblaney Road Upgrade	At design stage
4 3	N2/N54	Monaghan Town Northern link Route Road	At outline stage
5 4	N54	Clones By Pass	At outline stage
6 5	N53/N2	Dundalk Road-Tullyvin Roundabout Road Link	At outline stage
6	N53	Ballynacarry Bridge Replacement	At outline stage

Also, delete Figures 7.2 ‘Scheme Ref 1 Coracrin-Emyvale Road Re-alignment’ and 7.3 ‘Tullybryan Realignment’.

MATERIAL ALTERATIONS: CHAPTER 7, No. 3		
Page No	Section	Heading Title
129	7.2	Regional Planning

Section 7.2 Regional Planning

Amend Section 7.2 as follows;

Regional ~~Planning~~ Context

There are a number of routes within or in close proximity to County Monaghan that provide strategic linkages between the larger urban settlements within and outside the county and carry significant

volumes of traffic. The improvement and further development of these links is an important means of providing access from the region to airports and sea ports in the east, particularly those links which have a cross-border dimension.

~~Monaghan is part of the North Western Regional Authority which includes the Counties of Cavan, Monaghan, Leitrim, Monaghan and Sligo. The current guidelines in force are the Border Regional Planning Guidelines 2010-2022, this is a long-term strategic planning document which aims to direct future growth of the border region.~~

There are ~~four~~ five key road transport linkages in the region;

- ~~Northern Radial Route~~ Dublin – Belfast Corridor (M1/A1)
- North Western Route (N2/A5)
- Central Radial Route (N3/M3/A509)
- ~~Western Radial Route (M3/M4)~~
- East West Link Road (Dundalk/Sligo route)
-

The following guidance documents published by the National Transport Authority will be taken into account in the development and transport planning of the County;

- Permeability Best Practice Guide
- Achieving Effective Workplace Travel Plans; Guidance for Local Authorities
- Workplace Travel Plans: A guide for implementers
- Toolkit for School Travel
- Guidance Note on Area Based Transport Assessment (NTA & TII).

MATERIAL ALTERATIONS: CHAPTER 7, No. 4		
Page No	Section	Heading Title
130	7.3	Integrated Land Use and Transport Planning

Section 7.3 Integrated Land Use and Transport Planning

Insert the following paragraph at the end of Section 7.3;

The following guidance documents published by the National Transport Authority will be taken into account in the development and transport planning of the County;

- Permeability Best Practice Guide
- Achieving Effective Workplace Travel Plans; Guidance for Local Authorities
- Workplace Travel Plans: A guide for implementers
- Toolkit for School Travel

- Guidance Note on Area Based Transport Assessment (NTA & TII).

MATERIAL ALTERATIONS: CHAPTER 7, No. 5		
Page No	Section	Heading Title
132	7.6	National Transport Authority

Section 7.6 National Transport Authority

Insert new text and **Policy TPO8** as follows;

Planning for significant development proposals should be accompanied with a 'Traffic and Transport Assessment' (TTA) and a 'Road Safety Audit' (RSA) which are assessed in association with their cumulative impact with other relevant developments on the road network. The 'TII Traffic & Transport Assessment Guidelines 2014' and requirements as set out in Appendix 13 (a) must be complied with along with the guidance set out in the TII/NTA Area Based Transport Assessment Guidance notes (ABTA).

Policy TPO8 To require the submission of a Traffic and Transport Assessment (TTA), Road Safety Audit (RSA) and/or a Road Safety Impact Assessment (RSIA) as deemed necessary in accordance with Appendix 13 and 14 for significant development proposals.

MATERIAL ALTERATIONS: CHAPTER 7, No. 6		
Page No	Section	Heading Title
135	7.9	Strategic Non-National Routes

Section 7.9 Strategic Non-National Routes

Move Non-National Routes Policies (NNRP1 to NNRP 6) from section **7.13 Corridor and Route Selection Process** (Page 140) to **Section 7.9 Strategic Non-National Routes** (Page 135).

MATERIAL ALTERATIONS: CHAPTER 7, No. 7		
Page No	Section	Heading Title
135	7.9	National Road Policies

Section 7.9 National Roads Policies

To revise **Policy NRP2** as follows;

Policy NRP2 ~~Notwithstanding NRP1~~, To consider, in exceptional circumstances, permitting access onto national roads for developments of national and regional strategic importance ~~may be considered~~ where the locations concerned have specific characteristics that make them particularly suitable for the developments proposed, subject to such developments being provided for through

the Local Area Plan or Development Plan making process—in accordance with Section 2.6 of the DoECLG Spatial Planning and National Road Guidelines, including and in consultation with the TII—and ongoing commitment to road safety for all road users.

To delete **Policy NRP4** to ensure consistency and clarity and re-number policies accordingly;

~~**Policy NRP4** To provide for limited development along stretches of national primary road in the 60kmph zone where a less restrictive approach to that outlined in the Spatial Planning and National Roads—DoHELG 2012 may be applicable. Such sites may be considered in exceptional circumstances for developments of a national or regional strategic importance with the potential to deliver significant economic and employment benefits and subject to meeting the criteria set out in Section 2.6 (1)(1-10) of the 2012 Guidelines.~~

To include a new **Policy NRP6** as follows;

Policy NRP6 To seek to progress and ensure the upgrade of the N2 in co-operation with Transport Infrastructure Ireland and the relevant adjoining local authorities.

MATERIAL ALTERATIONS: CHAPTER 7, No. 8		
Page No	Section	Heading Title
135	7.10 (New)	National Roads Policies

New Section 7.10 National Roads Policies

Insert new section heading **7.10 National Roads Policies** after Section 7.9.

Subsequent sections will be renumbered accordingly.

MATERIAL ALTERATIONS: CHAPTER 7, No. 9		
Page No	Section	Heading Title
137	7.12	Urban and Development Roads

Section 7.12 Urban and Development Roads

Insert additional text as follows;

Any improvements relating to national roads identified at a local level will be done in consultation with and subject to the agreement of TII. The proposals identified in Table 7.5 should be developed complementary to safeguarding the strategic function of the national road network. Section 7.13 outlines the ‘Corridor and Route Selection Process’ however all national road projects are required to be progressed in accordance with statutory processes and TII publications, including the Project Management Guidelines and Project Appraisal Guidelines.

MATERIAL ALTERATIONS: CHAPTER 7, No. 10		
Page No	Section	Heading Title
139	7.13 , Table 7.5	Corridor and Route Selection Process

Section 7.13 Corridor and Route Selection Process

Delete 5th bullet point from Table 7.5 'Roads Proposals for the five towns in County Monaghan';

~~Widening of Annahagh Lane to facilitate residential development.~~

MATERIAL ALTERATIONS: CHAPTER 7, No. 11		
Page No	Section	Heading Title
140	7.13	Corridor and Route Selection Process

Section 7.13 Corridor and Route Selection Process

Include new **Policy NNRP7** as follows;

Policy NRP7 To resist the use of National, Regional and Local roads for advertising purposes and to implement the provisions of the TII policy document "Policy on the Provision of Tourism and Leisure Signage on National Roads" (2011).

MATERIAL ALTERATIONS: CHAPTER 7, No. 12		
Page No	Section	Heading Title
140-141	7.15	Cavan/Monaghan Transport Co-ordination Unit

Section 7.15 Cavan/Monaghan Transport Co-ordination Unit

Insert additional text at end of first paragraph as follows;

In 2017 two new commuter services 'M1 Tydavnet, Scotstown, Ballinode to Monaghan' and 'M2 Ballybay to Monaghan' were developed providing up to nine times per day timetabled options for passengers to access employment, education, health or social needs in Monaghan town.

Revise **Policy PTP1** as follows;

Policy PTP1 ~~To support the provision of new transport routes and infrastructure by public and private transport operators in County Monaghan~~ To support, where possible, an integrated public transport service linking the villages and main towns in Monaghan that will assist in promoting the sustainable development of the county and service the needs of communities and businesses.

Revise **Policy PTP2** as follows;

Policy PTP2 To support and co-operate, where possible, with the National Transport Authority and Cavan Monaghan Transport Co-ordination Unit to further the continued operation and expansion of the Local Link bus service ~~operated by Cavan Monaghan Transport Co-ordination Unit and any other~~

~~relevant operators providing such a service in the County~~ and facilitate the planning, delivery and implementation of improvements to the transport network of the County.

MATERIAL ALTERATIONS: CHAPTER 7, No.13		
Page No	Section	Heading Title
141-142	7.17	Cycling and Walking

Section 7.17 Cycling and Walking.

Insert new text in Section 7.17 as follows;

All cycling infrastructure in urban areas shall be designed in accordance with the National Transport Authorities National Cycle Manual (www.cyclemanual.ie). The provision of cycling parking and shelters should be designed having regard to the 'Standards for Cycle Parking and associated Cycling Facilities for New Developments' published by Dun Laoghaire-Rathdown County Council in 2018.

MATERIAL ALTERATIONS: CHAPTER 7, No.13		
Page No	Section	Heading Title
142	7.18	Greenways

Section 7.18 Greenways

Insert text as follows;

The Department of Transport, Tourism and Sport published A Strategy for the Future Development of National and Regional Greenways in July 2018 with an objective to develop new Greenways in a way which can transform more rural areas around the country, provide a wonderful experience for visitors and locals, and contribute to the health of the nation. The consideration of the policies and objectives of these guidelines will be required in any proposal to develop expand or develop Greenways.

MATERIAL ALTERATIONS: CHAPTER 7, No.14		
Page No	Section	Heading Title
142-143	7.19	Ulster Canal

Section 7.19 Ulster Canal

Revise Section 7.19 as follows;

The Ulster Canal has additional potential other than as a greenway and tourist asset. ~~It is considered that~~ and consideration should be given to its re-opening as a mode of transport within the region.

CWP1 To promote and facilitate the development of walkways, ~~and~~ cycleways and recreational routes in appropriate locations throughout the County ~~as identified in the~~ to deliver the objectives of the County Walking and Cycling Strategy and any subsequent strategy document.

CWP2 To promote and encourage the development of ~~looped~~ walks and cycleways in accordance with the Smarter Travel Policy and to protect established routes from development that would adversely impact upon them.

CWP3 To develop, in ~~conjunction~~ co-operation and consultation with adjoining local authorities and cross border bodies, ~~an extension of the Monaghan Greenway along the Ulster Canal including along disused railway lines~~ sections of the Ulster Canal Greenway Network to connect the main urban centres ~~and neighbouring villages~~ throughout ~~central the mid~~ Ulster ~~region~~.

Chapter 8 Environment, Energy and Climate Change

MATERIAL ALTERATIONS: CHAPTER 8, No. 1

Page No	Section	Heading Title
148	8.2	Recent Developments in Water Management

Section 8.2 Recent Developments in Water Management

Revise Section 8.2 as follows;

~~The River Basin Management Plan 2018-2021 (RBMP) is being development for Ireland. Previously Monaghan was located within two catchment regions, North Western International River Basin and Neagh-Bann. The Plans for these catchment regionals expired in 2015 and their objectives were not achieved. The process for preparing the next RBMP is well underway and it will be published in early 2018. The River Basin Management Plan 2018-2021 was published in April 2018 and outlines the measures required to improve water quality in Ireland's groundwater, rivers, lakes, estuarine and coastal waters over the next four years. It aims to protect and improve water quality in 726 of Ireland's 4,829 water bodies as required under the Water Framework Directive (WFD). The RBMP covers the entire geographical area of the Republic of Ireland. The plan will encompass a new approach to catchment management and includes selected waterbodies for action. It also includes a more detailed specific explanation for water quality related issues and has identified those water bodies which are at risk of meeting their Water Framework Directives (WFD) objectives. A programme of measures and objectives for County Monaghan has been identified as part of the plan.~~

MATERIAL ALTERATIONS: CHAPTER 8, No. 2

Page No	Section	Heading Title
149	8.5	Achieving Water Quality Targets

Section 8.5 Achieving Water Quality Targets

Include additional paragraph as follows;

~~The River Basin Management Plan 2018-2021 was published in April 2018 and outlines the measures required to improve water quality in Ireland's groundwater, rivers, lakes, estuarine and coastal waters over the next four years. It aims to protect and improve water quality in 726 of Ireland's 4,829 water bodies as required under the Water Framework Directive (WFD). The plan encompasses a~~

new approach to catchment management and includes selected waterbodies for action. In Monaghan the selected areas for action are: Maghery, Killroosky Lough cluster, Avaghon, Glyde/Proules and Mountain Water. These areas will be subject to more detailed scientific assessment and investigative works over the duration of the RBMP.

MATERIAL ALTERATIONS: CHAPTER 8, No.3		
Page No	Section	Heading Title
158	Table 8.4	Landfills
	Map 8.2	Sensitive Groundwaters and Landfills Map

Table 8.4 Landfills and Map 8.2 Sensitive Groundwaters and landfills Map

Amend Table 8.4 Landfills and update Map 8.2 accordingly.

Map ID Number	Location	Operator
A	Killyneil	Monaghan Co.Council (Closed)
B	Castleshane	McNallys (Closed)
C	Killycronaghan	Monaghan Co.Council (Closed)
D	Derryarrilly	Monaghan Co.Council (Closed)
E	Letterbane	Monaghan Co.Council (Closed)
F	Corkeeran	Monaghan Co.Council (Closed)
G	Corrybrannan	Ballybay Tanners (Closed)
H	Killycard	Castleblayney Town (Closed)
I	Annahia	McNallys (Closed)
J	Tiragarvan	Carrickmacross Town (Closed)
K	Killycard (Malone's lake)	Monaghan County Council

Note: Refer to County Monaghan Groundwater Protection Scheme or Vulnerability Mapping and Groundwater Response Matrix

MATERIAL ALTERATIONS: CHAPTER 8, No.4		
Page No	Section	Heading Title
153	New Section 8.11	New Section heading Water Protection Policies

New Section 8.11 Water Protection Policies

Insert new section heading within Section 8.10 The Local Authorities & Communities Office (LAWCO) just before 'Policy WPP 1' on Page 153 as follows;

8.11 Water Protection Policies

Subsequent sections to be renumbered accordingly.

MATERIAL ALTERATIONS: CHAPTER 8, No.5		
Page No	Section	Heading Title
156	8.10	The Local Authorities & Communities Office (LAWCO)

Section 8.10 The Local Authorities & Communities Office (LAWCO)

Include new policy WPP19 as follows;

WPP19 To prevent river fragmentation and to encourage, where possible, the connectivity or the re-connectivity of fisheries waters in consultation with Inland Fisheries Ireland.

MATERIAL ALTERATIONS: CHAPTER 8, No.6		
Page No	Section	Heading Title
159	8.11	Irish Water

Section 8.11 Irish Water

Revise Section 8.11, 4th Paragraph, as follows;

~~Irish Water is responsible for the treatment and disposal of wastewater in towns and villages~~

Irish Water is responsible for the operation of all public wastewater services in towns and villages.

MATERIAL ALTERATIONS: CHAPTER 8, No.7		
Page No	Section	Heading Title
161	8.12	Energy

Section 8.12 Energy

Revise Section 8.12, 5th Paragraph, as follows;

~~Current National Policy in relation to energy is set out in the following publications; Energy Policy Framework 2007–2020, That National Energy Efficiency Action Plan 2015, the Strategy for Renewable Energy 2012–2020 and the most recent Energy White Paper — Irelands Transition to a Low Carbon Energy Future 2015-2030.~~

Regard shall be had to the following national plans, policies and strategies when considering proposals for renewable energy, and in particular, wind energy developments:

- The National Renewable Energy Action Plan 2010 (Irish Government submission to the European Commission);
- The Government’s Strategy for Renewable Energy 2012 – 2020 (DCENR);
- The Government’s White Paper on Energy Policy - Ireland’s Transition to a Low Carbon Energy Future 2015-2030 (DCENR);
- The Government’s National Mitigation Plan, July 2017 (DCCAIE).

Insert text into last paragraph of Section 8.12 as follows;

Projects involving indigenous sources of energy such as solar, landfill gas, biomass, energy crops, forestry waste, biogas from sewage sludge and farm slurry will be assessed with the prime policy of the Planning Authority to permit developments that are environmentally sustainable and in accordance with the proper planning and sustainable development of the area. The provision of

natural gas as an energy resource will be pursued for the major settlements of the County with the appropriate authority.

MATERIAL ALTERATIONS: CHAPTER 8, No.8		
Page No	Section	Heading Title
161-162	8.14	Wind Energy

Section 8.14 Wind Energy

Revise Section 8.14 as follows;

~~When determining applications for wind farm development the planning authority will have regard to the provisions of the Wind Energy – Guidelines for Planning Authorities, DoEHLG 2006 and any relevant updates. The guidelines are currently under review and it is expected that the revised guidelines will make additional provisions to deal with noise, shadow flicker and amenity concerns arising from wind farms.~~

The Planning Authority will adopt a favourable approach to wind energy developments provided they are sited so as not to cause a serious negative impact on the special character and appearance of the landscape, designated conservation areas, protected structures or sites of archaeological importance. The challenge is to achieve a balance between responding to government policy on renewable energy and enabling wind energy resources of the County to be harnessed in an environmentally sustainable manner. The Wind Energy Strategy, Planning Guidelines, DECLG, 2006, and any subsequent guidelines, are the primary guidance document to be used in the preparation and assessment of wind energy proposals. Regard will be had to the ‘European Best Practice Guidelines for Wind Farm Development’ (European Wind Energy Association).

The Irish Wind Energy Association (IWEA) indicates that the wind capacity for County Monaghan of 24.6MW is provided by two wind farms at Mullanalt and Tossy/Lough Mourne. The wind energy potential available in the County is indicated in Sustainable Energy Authority Ireland’s Wind Atlas for Ireland available at <http://maps.seai.ie/wind>.

The assessment of wind energy development proposals will include consideration of the following as appropriate;

- Sensitivity of the landscape and adjoining landscapes to wind energy projects.
- Scale, size and layout of the project, any cumulative effects due to other projects and the degree to which impacts are highly visible over extensive areas.

- Visual impact on protected views and prospects, designated scenic landscapes as well as local visual impacts.
- Impact on nature conservation, ecology, soil, hydrology, groundwater, archaeology, historic structures, public rights of way and walking routes.
- Local environmental impacts including noise and shadow flicker.
- The visual and environmental impacts of associated development such as access roads, plant and grid connections.
- The implications of extensive cabling beneath the public road.

All proposals for wind energy developments shall include an assessment indicating the impact of the proposed development on protected bird and mammal species. An Environmental Impact Statement may also be required as part of any planning application for a large-scale commercial wind turbine scheme.

MATERIAL ALTERATIONS: CHAPTER 8, No.9		
Page No	Section	Heading Title
163	8.17	Geo-thermal Energy

Section 8.17 Geo-thermal Energy

Insert the following text at end of paragraph;

However, maximum benefit can only be achieved if using a dual tariff meter and user benefitting from cheaper night rate electricity.

MATERIAL ALTERATIONS: CHAPTER 8, No. 10		
Page No	Section	Heading Title
171	8.32	Climate Change

Section 8.32 Climate Change

Update text of **Policy CCP1** as follows;

Policy CCP1 To support and encourage the implementation of the National ~~Climate Change~~ **Adaptation Framework 2018** and any updated versions during the lifetime of this Development Plan.

MATERIAL ALTERATIONS: CHAPTER 8, No. 11		
Page No	Section	Heading Title
173-174	8.33	Flood Risk Management

Section 8.33 Flood Risk Management

Insert additional text the end of Section 8.33 as follows;

Nationally the CFRAM programme studied 80% of the primary cause of flooding in communities that house almost two thirds of the national population. This was the largest study of flood risk ever undertaken in the state and followed best practice.

In April 2018 the Flood Risk Management Plans and associated flood maps produced by the Office of Public Works (OPW) through the CFRAM programme and parallel projects were finalised by the Minister. The Flood Risk Management Plans (FRMPs) set out flood relief schemes that have already been constructed and provide the outline for 118 new proposed schemes. Flood Risk Management Plans (FRMPs) have been produced for Monaghan town, Ballybay and Inniskeen and set out recommendations for works that will alleviate the flood risk in these settlements.

MATERIAL ALTERATIONS: CHAPTER 8, No. 12		
Page No	Section	Heading Title
178	8.39	Noise

Section 8.39 Noise

Amend the first paragraph as follows;

The impact of noise pollution is an important consideration in assessing all new development proposals as it can impact on people’s quality of life and health. The Environmental Noise Regulations 2006 give effect to EU Directive 2002/49/EC relating to the assessment and management of noise pollution. A Noise Action Plan is in place by the Council for major roads within County Monaghan carrying more than 3,000,000 vehicles per year.

Insert new paragraph at the end of Section 8.39 as follows;

Consideration also needs to be given to avoid adverse impacts when introducing noise sensitive uses in proximity to existing and future national roads. Where warranted proposals should include mitigation and should have regard to Section 3.7 of the DoECLG Spatial Planning and National Roads Guidelines.

Chapter 9 Strategic Objectives for Settlements

MATERIAL ALTERATIONS: CHAPTER 9, No. 1		
Page No	Section	Heading Title
182	Table 9.1	Specific Strategic Objectives for Settlement Plan Towns

Table 9.1 Specific Strategic Objectives for Settlement Plan Towns

Include additional text in policy **SHO3 Clones & Ballybay** as follows;

SHO3 To promote and develop Tier 3 Service Towns in order to create self-sufficient sustainable and vibrant communities which will act as a local development and service centres for the border catchment and the Mid Monaghan hinterland whilst protecting the significant built and archaeological heritage aspects of these towns, in particular Clones with its rich built heritage.

MATERIAL ALTERATIONS: CHAPTER 9, No.2		
Page No	Section	Heading Title
184	Table 9.2	Strategic objectives for all towns within County Monaghan

Table 9.2 Strategic objectives for all towns within County Monaghan

Insert additional Strategic Objective SS018;

SS018 To develop subject to resources sustainable transport solutions within and around the major towns in the county that encourage a transition towards more sustainable modes of transport.

MATERIAL ALTERATIONS: CHAPTER 9, No.3		
Page No	Section	Heading Title
185	9.2 (Table 9.3)	Land use zoning Policy LZP1

Section 9.2, Table 9.3 Land Use Zoning Policy LZP1 Existing Residential.

Insert the following within 'Existing Residential' text box;

Principal permitted land use will be residential. However other uses open for consideration include education, nursing home, creche, health centres, community facilities, guesthouses provided that all such proposals are in keeping with the established built character of the area and do not adversely impact upon the amenity of existing residential properties. The comprehensive redevelopment of large residential plots for proposed residential development will be acceptable subject to the redevelopment proposal being in keeping with the character of the surrounding development.

MATERIAL ALTERATIONS: CHAPTER 9, No.4		
Page No	Section	Heading Title
193-194	9.4	Derelict Sites

Section 9.4 Derelict Sites

Insert additional bullet points as follows;

- Acquire land by agreement or compulsorily in the functional area
- Issue an Endangerment notice in respect of a Protected Structure specifying works to be carried out to prevent a Protecting Structure from becoming or continuing to be endangered.

MATERIAL ALTERATIONS: CHAPTER 9, No.5		
Page No	Section	Heading Title
194	9.5	Vacant Sites

Section 9.5 Vacant Sites

Insert new Table 9.6 'Applicable land use zoning categories identified as Regeneration land in respect of the Vacant Site Levy (Urban Regeneration and Housing Act 2015)' as shown below;

Land Use Zoning Category	Land Use Zoning Objective
Strategic Residential Reserve	To protect lands that are considered strategic in location for future residential development.
Industry, Enterprise & Employment	To provide for new industrial, enterprise and employment generating development and to facilitate expansion of existing industrial and employment generating enterprises.
Existing Commercial	To provide for established commercial development and facilitate appropriate expansion.
Community Facilities & Services	To protect, provide and improve community, civic and educational facilities.
Recreation & Amenity	To protect and provide for recreation, open space and amenity.
Landscape Protection/ Conservation	To protect important landscape features within the towns from development that would detrimentally impact on the amenity of the landscape, on the natural setting of the town or on the natural attenuation offered by flood plains.
Flood Risk Areas	To apply the precautionary principle and require justification for development on these lands.

Local Area Action Plan	To establish strategic planning principles for each area including land use, infrastructure provision, layout, open spaces, linkages and design
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Insert new Table 9.7 'Applicable land use zoning categories identified as Residential land in respect of the Vacant Site Levy (Urban Regeneration and Housing Act 2015)' as shown below;

Land Use Zoning Category	Land Use Zoning Objective
Town Centre	To provide, protect and enhance town centre facilities and promote town centre strengthening.
Existing Residential	To protect and enhance existing residential amenities.
Proposed Residential A	To provide for new residential development and for new and improved ancillary services.
Proposed Residential B	To facilitate for serviced low density residential development in a structured and co-ordinated manner.
Strategic Residential Reserve	To protect lands that are considered strategic in location for future residential development.

MATERIAL ALTERATIONS: CHAPTER 9, No.6		
Page No	Section	Heading Title
194	9.6	Regeneration & Development of Vacant Land

Section 9.6 Regeneration & Development of Vacant Land

Insert text at the end of section 9.6 as follows;

Along with a proactive stance of Local Authority to identify land/areas in need of regeneration /intervention e.g. Dublin Street Plan & LAAP in Monaghan.

MATERIAL ALTERATIONS: CHAPTER 9, No.7		
Page No	Section	Heading Title
196	9.8, Table 9.6.	Housing, Objectives for Urban Residential Development

Section 9.8 Housing, Table 9.6 Objectives for Urban Residential Development

Insert additional text as follows;

UDO9 To implement an Active Land Management Strategy in relation to vacant land within County Monaghan and to maintain and update as required a Vacant Sites Register to ensure efficient and sustainable use of the County's lands resources in accordance with the provisions of the Urban Regeneration and Housing Act 2015.

MATERIAL ALTERATIONS: CHAPTER 9, No.8		
Page No	Section	Heading Title
206	9.18, Table 9.16	Objectives for Tier 4 Village Plans

Section 9.18 Tier 4 Village Plans, Table 9.16 Objectives for Tier 4 Village Plans

Insert text as follows;

To promote and facilitate limited residential development commensurate with the nature and scale of the village, utilising brownfield and infill opportunities in order to regenerate and consolidate the village in compliance with the Core Strategy, **except where there is otherwise demonstrable need.**

MATERIAL ALTERATIONS: CHAPTER 9, No.9		
Page No	Section	Heading Title
206-207	9.19	Tier 4 settlements

Section 9.19 Tier 4 Settlements

Revise **Policy VIL1** as follows;

Policy VIL1 To require applications for residential development within these settlements to demonstrate the following:

- a) The developer has provided evidence to the satisfaction of the planning authority that there is demand for the proposed residential development taking account of the extent, nature and status of extant permissions for residential development, unfinished housing developments and vacant residential properties in the settlement.
- b) The proposal contributes to the sequential development of the settlement of land from the centre outwards and/or represents an infilling of the existing settlement envelope.
- c) **The scale and density of the development accords with the character of the village ~~The application comprises a maximum of 25% of the residential units required to satisfy the housing demand in the settlement for the plan period.~~**
- d) ~~It can be demonstrated to the satisfaction of the planning authority that the application does not comprise lands that are in the same ownership or have been disposed of from another land parcel, upon which planning permission for residential development has already been granted and of which more than 25% of the units remain unoccupied or undeveloped.~~
- d) The quantum and location of the proposal must be in accordance with the provisions of the Core Strategy set out in Chapter 2.

Rename **Policy VIL2** as **Policy VIL3** and include new **Policy VIL2** as follows;

Notwithstanding the provisions of Policy VIL1 and Section 15.7 'Multi Unit Residential Developments', and taking into account the objectives of the 'Rebuilding Ireland' Strategy to address

the shortage of housing, the planning authority may favourably consider proposals for social housing developments which are outside the defined settlement limit where a clear demonstrable need can be proven, and where the lands are contiguous to the settlement limit and can be adequately serviced.

MAP ALTERATIONS

Proposed Material Alterations to Smithborough Settlement Map.

Please refer to associated Map Booklet.

MAP ALTERATIONS REF: Strategic Objectives for Settlements No 1 Smithborough Settlement Plan 2019-2025

Chapter 9

Tier 4 Village Plan- Smithborough

To extend the settlement envelope of Smithborough village to include lands at Mullaghduff.

Chapter 10 Monaghan Settlement Plan

MATERIAL ALTERATIONS: CHAPTER 10, No.1

Page No	Section	Heading Title
214	10.8	Roads and Traffic Management

Section 10.8 Roads and Traffic Management

Insert new **Policy MP 07** at end of Section 10.8 as follows;

Policy MP07 To investigate the feasibility of creating a town centre ‘hub’ that caters for public bus and taxi connections.

Subsequent sections thereafter shall be renumbered accordingly.

MATERIAL ALTERATIONS: CHAPTER 10, No. 2

Page No	Section	Heading Title
2016	10.9	Tourism

Section 10.9 Tourism

Amend **Policy MP 09** as follows:

MP 09 To support the re-opening of the Ulster Canal in Monaghan Town and any complementary developments along the route of the Ulster Canal, including the proposed Ulster Canal Greenway network.

MATERIAL ALTERATIONS: CHAPTER 10, No. 3

Page No	Section	Heading Title
217	10.10.2	Monaghan Greenway

Section 10.10.2 Monaghan Greenway

Amend text as follows;

The first phase of the Ulster Canal Greenway project opened in 2013, the 4.5km route passes through ~~travels from east to west of~~ Monaghan town along the disused towpath of the Ulster Canal. The greenway has proved very successful with walkers and cyclists and high usage figures have been recorded with more than 100,000 trips made on the greenway in 2015 (102,344) and 2016 (104,385). The facility is used by several walking groups and is utilised during several recreational and charity events throughout the year including the Darkness into Light and the Greenway Challenge. Phase 2 of the Ulster Canal Greenway network will add 22km of new greenway to Phase 1 and extend it westwards to Smithborough and eastwards to Middletown, County Armagh, bringing it to a total length of over 26km of greenway centered around Monaghan town. Subsequent development

phases of the Ulster Canal Greenway network will reach the other main urban centres in central Ulster.

MAP ALTERATIONS

Proposed Material Alterations to Settlement Plan for Monaghan Town 2019-2025- Map MDP1

Please refer to associated Map Booklet.

MAP ALTERATIONS REF : MDP1 No 1 Settlement Plan for Monaghan Town 2019-2025	
Chapter 10	Land use zoning map MDP1

To change the zoning objective from 'Existing Residential' to 'Town Centre'.

MAP ALTERATIONS REF : MDP1 No 2 Settlement Plan for Monaghan Town 2019-2025	
Chapter 10	Land use zoning map MDP1

To change the zoning objective from 'Industry Enterprise and Employment' to 'Existing Residential'.

MAP ALTERATIONS REF : MDP1 No 3 Settlement Plan for Monaghan Town 2019-2025	
Chapter 10	Land use zoning map MDP1

To change the zoning objective from 'Strategic Residential Reserve' to 'Existing Residential'.

MAP ALTERATIONS REF : MDP1 No 4 Settlement Plan for Monaghan Town 2019-2025	
Chapter 10	Land use zoning map MDP1

To include lands within settlement envelope and zone as 'Strategic Residential Reserve'.

MAP ALTERATIONS REF : MDP1 No 5 Settlement Plan for Monaghan Town 2019-2025	
Chapter 10	Land use zoning map MDP1

Amend the zoning of Site 25 in draft plan from 'Proposed Residential B' to 'Strategic Residential Reserve'.

MAP ALTERATIONS REF : MDP1 No 6 Settlement Plan for Monaghan Town 2019-2025	
Chapter 10	Land use zoning map MDP1

To amend the zoning objective from 'Strategic Residential Reserve/Existing Residential to 'Proposed Residential A'.

MAP ALTERATIONS REF : MDP1 No 7 Settlement Plan for Monaghan Town 2019-2025	
Chapter 10	Land use zoning map MDP1

To amend the zoning objective from 'Proposed Residential A' to 'Landscape Protection/Conservation'.

MAP ALTERATIONS REF : MDP1 No 8 Settlement Plan for Monaghan Town 2019-2025	
Chapter 10	Land use zoning map MDP1

To amend the zoning objective from 'Industry Enterprise and Employment' to 'Proposed Residential B'.

MAP ALTERATIONS REF : MDP1 No 9 Settlement Plan for Monaghan Town 2019-2025	
Chapter 10	Land use zoning map MDP1

To amend the zoning objective for this site from 'Recreation and Amenity' to 'Strategic Residential Reserve'.

Chapter 11 Carrickmacross Settlement Plan

MAP ALTERATIONS

Proposed Material Alterations to the Draft Carrickmacross Settlement Plan Map CKDP1.

Please refer to associated Map Booklet.

MAP ALTERATIONS REF: CKDP 1 No 1 Carrickmacross Settlement Plan 2019-2025

Chapter 11	Land use zoning map CKDP1
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To include lands within settlement envelope and zone as 'Proposed Residential B'.

MAP ALTERATIONS REF: CKDP1 No 2 Carrickmacross Settlement Plan 2019-2025

Chapter 11	Land use zoning map CKDP1
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To change the zoning objective from 'Strategic Residential Reserve' to 'Community Services / Facilities'.

MAP ALTERATIONS REF: CDKP1 No 3 Carrickmacross Settlement Plan 2019-2025

Chapter 11	Land use zoning map CKDP1
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To change the zoning objective from 'Industry Enterprise and Employment' to 'Proposed Residential B'.

MAP ALTERATIONS REF: CKDP1 No 4 Carrickmacross Settlement Plan 2019-2025

Chapter 11	Land use zoning map CKDP1
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To change the zoning from 'Existing Commercial' to 'Existing Residential' (junction of Lisanisk Lane).

MAP ALTERATIONS REF: CKDP1 No 5 Carrickmacross Settlement Plan 2019-2025

Chapter 11	Land use zoning map CKDP1
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To change the zoning from 'Landscape Protection/Conservation' to 'Town Centre'.

MAP ALTERATIONS REF: CKDP1 No 6 Carrickmacross Settlement Plan 2019-2025	
Chapter 11	Land use zoning map CKDP1

To change the zoning objective from 'Strategic Residential Reserve' to 'Proposed Residential A'.

MAP ALTERATIONS REF : CDKP1 No 7 Carrickmacross Settlement Plan 2019-2025	
Chapter 11	Land use zoning map CKDP1

To change the zoning objective from 'Proposed Residential A' to 'Existing Residential'.

MAP ALTERATIONS REF : CKDP1 No 8 Carrickmacross Settlement Plan 2019-2025	
Chapter 11	Land use zoning map CKDP1

To include lands within the settlement envelope and zone as 'Strategic Residential Reserve'.

MAP ALTERATIONS REF : CDKP1 No 9 Carrickmacross Settlement Plan 2019-2025	
Chapter 11	Land use zoning map CKDP1

To include lands within the settlement envelope and zone as 'Existing Residential' , 'Proposed Residential A' and 'Landscape Protection and Conservation'

MAP ALTERATIONS REF : CDKP1 No 10 Carrickmacross Settlement Plan 2019-2025	
Chapter 11	Land use zoning map CKDP1

To include lands within the settlement envelope and zone as 'Strategic Residential Reserve'.

Chapter 12 Castleblaney Settlement Plan

MATERIAL ALTERATIONS: CHAPTER 12, No. 1

Page No	Section	Heading Title
238	12.9	Tourism

Section 12.9 Tourism

Amend **Objective CB07** as follows:

CB 07 To support the recommendations of the CHL Options & Appraisal Report on Hope Castle and its annex buildings to provide a pathway for the delivery of a destination tourism facility at Lough Muckno.

MAP ALTERATIONS

Proposed Material Alterations to the Draft Castleblaney Settlement Plan 2019-2025 Map CYDP1.

Please refer to associated Map Booklet.

MAP ALTERATIONS REF: CYDP 1 No. 1 Castleblaney Settlement Plan 2019-2025

Chapter 12	Land use zoning map CYDP1
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To amend zoning objective from 'Strategic Residential Reserve' to 'Proposed Residential B'.

MAP ALTERATIONS REF: CYDP1 No. 2 Castleblaney Settlement Plan 2019-2025

Chapter 12	Land use zoning map CYDP1
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To include lands within the settlement envelope and zone as 'Industry, Enterprise and Employment'.

MAP ALTERATIONS REF: CYDP1 No. 3 Castleblaney Settlement Plan 2019-2025

Chapter 12	Land use zoning map CYDP1
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To include lands within the settlement envelope and zone as 'Proposed Residential B'.

MAP ALTERATIONS REF: CYDP1 No. 4 Castleblayney Settlement Plan 2019-2025	
Chapter 12	Land use zoning map CYDP1

To change the zoning objective of the site from 'Strategic Residential Reserve' to 'Proposed Residential B'.

MAP ALTERATIONS REF: CYDP1 No. 5 Castleblayney Settlement Plan 2019-2025	
Chapter 12	Land use zoning map CYDP1

To change the zoning objective of part of Site No 7 in the Draft Castleblayney Settlement Plan from 'Proposed Residential B' to 'Strategic Residential Reserve'.

MAP ALTERATIONS REF : CYDP1 No. 6 Castleblayney Settlement Plan 2019-2025	
Chapter 12	Land use zoning map CYDP1

1. To change zoning objective from 'Strategic Residential Reserve' to 'Existing Residential' (2.71ha).
2. To change zoning objective from 'Proposed Residential B' to 'Existing Residential' (0.81ha).
3. To change zoning objective from 'Industry Enterprise and Employment' to 'Existing Residential' (0.48ha).

MAP ALTERATIONS REF : CYDP1 No. 7 Castleblayney Settlement Plan 2019-2025	
Chapter 12	Land use zoning map CYDP1

To change the zoning objectives of site from 'Proposed Residential B'/'Strategic Residential Reserve' to 'Community Services/Facilities'.

MAP ALTERATIONS REF: CYDP1 No. 8 Castleblayney Settlement Plan 2019-2025	
Chapter 12	Land use zoning map CYDP1

To change the zoning objective from 'Landscape Protection/Conservation' & 'Proposed Residential B' to 'Industry Enterprise and Employment' with Flood Risk Area.

MAP ALTERATIONS REF : CYDP1 No. 9 Castleblayney Settlement Plan 2019-2025	
Chapter 12	Land use zoning map CYDP1

To change the zoning objective from 'Industry Enterprise and Employment' to 'Strategic Residential Reserve'.

Chapter 13 Clones Settlement Plan

MATERIAL ALTERATIONS: CHAPTER 13, No.1

Page No	Section	Heading Title
248	13.3	Regeneration of Clones

Section 13.3 Regeneration of Clones

Insert the following text as last sentence in last paragraph;

The Clones Regeneration Partnership was replaced with the Clones Town Team in October 2017. The Town Team have now developed a town plan for Clones.

MATERIAL ALTERATIONS: CHAPTER 13, No.2

Page No	Section	Heading Title
249	13.4	Strategy and Vision

Section 13.4 Strategy and Vision

Amend text in 3rd paragraph as follows;

The Core Strategy set out in Chapter 2 of this Plan projects that the population of Clones will grow to 2017 persons over this plan period and a housing land requirement of over ~~13~~ 11 hectares is being provided within the settlement boundaries in order to accommodate this projected growth.

MATERIAL ALTERATIONS: CHAPTER 13, No.3

Page No	Section	Heading Title
250	13.5, Table 13.2	Education

Section 13.5 Education, Table 13.2 Numbers of Students attending Schools in Clones

Replace ~~Scoil Croi Ro Naofa~~ with **St Tiarnachs**.

MATERIAL ALTERATIONS: CHAPTER 13, No.4

Page No	Section	Heading Title
250	13.6	Town Centre

Section 13.6 Town Centre

Delete text from 4th paragraph as follows;

~~Clones Courthouse while still allowing for monthly court sitting by the installation of a demountable judges bench and retractable seating.~~

MATERIAL ALTERATIONS: CHAPTER 13, No. 5

Page No	Section	Heading Title
251	13.7	Retailing

Section 13.7 Retailing

Amend text as follows;

There are two filling stations on the ~~southern~~ eastern end of the town.

MATERIAL ALTERATIONS: CHAPTER 13, No. 6		
Page No	Section	Heading Title
254	13.11.1	Ulster Canal

Section 13.11.1 Ulster Canal

Insert text as follows in first paragraph;

The Ulster Canal (74~~93~~km in length) stretches from the ~~River Blackwater at Charlemont/Moy Lough Neagh~~ in the centre of Northern Ireland ~~to the river River Finn on the Erne System~~, and ~~thereby~~ links up the Shannon-erne ~~W~~waterway ~~and the inland waterway network at Lough Erne in County Fermanagh~~ with Lough Neagh. Along its route it passes through several towns including Monaghan and Clones. The canal is an invaluable heritage and cultural resource. It shall remain an objective of Monaghan County Council to support the re-opening of the Canal in Clones, due to its potential to improve the economic development and tourism potential for the town. ~~Complementary developments along the Ulster Canal which would benefit Clones include extending the proposed Ulster Canal Greenway network to connect Clones and enhancing the amenity of the Ulster Canal where feasible.~~

Insert new second paragraph as follows;

~~Development of the amenity of the Ulster Canal will also promote Clones and its environs and encourage tourism. The local tourism product will also be strengthened by the development of a strategic network of greenways centered on the Ulster Canal and linking to other strategic greenway routes. Furthermore, the proposed Ulster Canal Greenway Network would see the town connected to the main urban centres throughout central Ulster.~~

Amend 3rd paragraph as follows;

The restored Canal Stores situated on Cara Street are the original Ulster Canal buildings that were used when the canal opened in 1891. The buildings date from 1840 and were extensively refurbished in 2014/2015 and now house a coffee shop and incorporate a permanent exhibition space for Clones Lace. The centre provides a focal point for the development of tourism in the area and acts as a Cultural, Tourist, Heritage and Community centre. ~~The restored Canal Stores by Clones Development Society signals the potential for regeneration that reopening the Canal would offer.~~

Amend **Policy CP07** as follows;

Policy CP 07 Encourage and accommodate the reopening of the Ulster Canal and complementary developments along the route of the Ulster Canal, including the development of the proposed Ulster Canal Greenway network, and the provision of a marina at an appropriate location within the town as it provides a vehicle for regeneration.

MATERIAL ALTERATIONS: CHAPTER 13, No.7		
Page No	Section	Heading Title
254	13.12	Recreation and Amenity

Section 13.12 Recreation and Amenity

Insert/delete text at 4th Paragraph as follows;

Monaghan County Council ~~has plans in place to provide~~ provided a new linear park adjacent to the Ulster Canal. This development ~~will~~ provides access from the R212 to the ~~Town Park~~ Seamus McCabe Park at Cara Street. The provision of the linear park in this location will add to the quality of life of citizens and to the attractiveness of the town as a whole. It can also connect into any future phased development of the Ulster Canal Greenway Network, which is proposed to connect the main urban centres throughout central Ulster.

MATERIAL ALTERATIONS: CHAPTER 13, No.8		
Page No	Section	Heading Title
254	13.12.1	Open Space

Section 13.12.1 Open Space

Change name of ~~'Town Park'~~ to 'Seamus McCabe Park'.

Chapter 14 Ballybay Settlement Plan

MAP ALTERATIONS

Material Alterations to Draft Ballybay Settlement Plan 2019-2025 Map BBDP1

Please refer to associated Map Booklet.

MAP ALTERATIONS REF: BBDP1 - No. 1 Ballybay Settlement Plan 2019-2025

Chapter 13

Land use zoning map BBDP1

To change the zoning objective from 'Existing Commercial' to 'Proposed Residential B'.

MAP ALTERATIONS REF: BBDP1 - No. 2 Ballybay Settlement Plan 2019-2025

Chapter 13

Land use zoning map BBDP1

To change the zoning objective for site 2 in Draft Plan from 'Proposed Residential B' to 'Strategic Residential Reserve'.

Chapter 15 Development Management Standards

MATERIAL ALTERATIONS: CHAPTER 15, No.1

Page No	Section	Heading Title
269	15.1	Development Management Standards

Section 15.1 Development Management Standards

Insert the following text;

All projects and proposals shall be considered against the relevant policies, objectives, standards, technical criteria and guidance contained elsewhere within this Plan as well as those set out by Chapter 15 of the Plan.

MATERIAL ALTERATIONS: CHAPTER 15, No.2

Page No	Section	Heading Title
281	15.7.2	Orientation & Separation of Dwellings

Section 15.7.2 Orientation & Separation of Dwellings

Insert new text at end of paragraph as follows;

The publication 'Quality Housing for Sustainable Communities' is an excellent guidance document for both private and social housing development and should be applied to all housing designs. Housing design should aim to achieve the standards set out in Table 5.1 of these guidelines (Appendix X) as a minimum unless requirements to accommodate older people, disabled people and others with special needs are necessary.

MATERIAL ALTERATIONS: CHAPTER 15, No.3

Page No	Section	Heading Title
282	15.7.5	Layout and Design of Apartments

Section 15.7.5 Layout and Design of Apartments

Amend text as follows;

The 'Sustainable Urban Housing; Design Standard for New Apartments' 2015 2018 identify minimum standards for floor areas of apartments including storage space and individual room areas.

MATERIAL ALTERATIONS: CHAPTER 15, No.4

Page No	Section	Heading Title
282	15.7.6	Housing Density

Section 15.7.6 Housing Density

Revise Policy RDP3 as follows;

Policy RDP3 To generally require ~~developers to provide for~~ a higher density of units as well as a mixture of housing types within multi-unit residential schemes, including single storey units to create sustainable balanced communities.

MATERIAL ALTERATIONS: CHAPTER 15, No.6		
Page No	Section	Heading Title
295	15.15	Agricultural Development

Section 15.15 Agricultural Development

Amend the wording of **Policy AGP1** as follows;

Policy AGP1 To permit development on ~~an active new~~ and established agricultural or forestry holdings where it is demonstrated that: (a) – (m).

MATERIAL ALTERATIONS: CHAPTER 15, No.5		
Page No	Section	Heading Title
302	15.17.2	Residential Dwellings and Agricultural Buildings.

Section 15.17.2 Residential Dwellings and Agricultural Buildings.

Insert the following text into the 3rd sentence;

Where it is proposed to site a dwelling within 100m of an existing farm building ~~within County Monaghan~~ the applicant shall be required to submit written agreement from the owner of the farm building, consenting to the construction of the dwelling.

Amend last sentence of first paragraph as follows;

Where written consent has been provided, ~~a condition restricting occupancy of the dwelling shall be included in any grant of permission~~, a condition restricting the first occupancy of the dwelling to the applicant or members of their immediate family or heirs for a 7-year period shall be included in any grant of permission.

Insert new footnote as follows;

An agricultural building is a building used or last used for agricultural purposes or activity including the keeping of livestock, the storage of farm equipment, or any slurry or agricultural waste but excluding any field-based holding pens, cattle crushes or sheep dips etc.

MATERIAL ALTERATIONS: CHAPTER 15, No.7		
Page No	Section	Heading Title
303	15.17.3	Ribbon Development

Section 15.17.3 Ribbon Development

Amend **Policy RHP5** as follows;

Policy RHP5 To resist development that would create or extend ribbon development. A relaxation of ribbon policy on regional and local roads will be considered where planning permission is sought on the grounds of meeting the housing needs of a landowner* or a member of his/her immediate family,** and where no other suitable site is available on the entire landholding.*** The planning authority will apply an occupancy condition for a period of seven years in such cases.

* A landowner is defined as an individual with a minimum landholding in the local rural area of 4 hectares which he or she has owned for a minimum period of 5 years prior to the date of submission of the planning application. **In circumstances where less than 4 hectares is owned a relaxation shall be permitted where the landowner or an immediate family member has owned the lands in excess of 20 years. This relaxation on the minimum landholding size shall apply for one instance only.**

** Immediate family is considered to be a **grandparent**, sibling, son or daughter or adopted child of a landowner. Where the landowner(s) child(ren) have resided outside the state or Northern Ireland for a minimum continuous period of 10 years, or where the landowner has no children, a niece/nephew may be considered a landowner's family member.

*** In the event that no other suitable site is available on the landholding the planning authority will consider all lands within the ownership of the applicant. A dwelling will only be granted where there are no alternatives available.

MATERIAL ALTERATIONS: CHAPTER 15, No.8		
Page No	Section	Heading Title
306	15.20	Renewable Energy

Section 15.20 Renewable Energy

Amend **Policy ENP1** as follows;

Policy ENP1 To encourage and facilitate energy proposals at suitable locations where it is demonstrated to that the development will not have a detrimental impact on the visual and residential amenities of the surrounding area and assessed in line with the criteria set out in **Section 14 Section 15.20** of Chapter 15 of the Monaghan County Development Plan 2019-2025.

MATERIAL ALTERATIONS: CHAPTER 15, No.9		
Page No	Section	Heading Title
309	15.25	Extractive Industry

Section 15.25 Extractive Industry

Insert additional text as follows;

Any application for an extractive industry should have regard to the **Quarrying and Ancillary Activities (DEHLG 2004), Guidelines for Environmental Management in the Extractive Sector (EPA, 2006),**

Guidance on Biodiversity in the Extractive Industry (NPWS), GSI's Geological Heritage Guidelines for the Extractive Industry, the Archaeological Code of Practice and the Irish Concrete Federation Environmental Code (2005).

MATERIAL ALTERATIONS: CHAPTER 15, No.10		
Page No	Section	Heading Title
311	15.27.1	Sight distances for a new access or intensification of an existing access onto Non-Urban Roads.

Section 15.27.1 Sight Distances for a new access or intensification of an existing access onto Non-Urban Roads.

Amend section heading as follows;

~~Sight Distances~~ **Minimum Visibility Standards** for a new access or intensification of an existing access onto Non-Urban Roads.

Amend text as follows;

The minimum visibility standards as set out in table 15.5 below shall apply on non-urban roads.²⁸

These requirements are in accordance with National Standards as set out in TII publications DN-GEO-03060 'Geometric Design of Junctions' and DN-GEO-03031 'Rural Road Link Design'.

Remove table 15.5 and replace with new table 15.5 as shown below;

Table 15.5 **Minimum Visibility Standards** for a new access or intensification of an existing Access onto Non-Urban Roads.

Road Category	Design Speed km/hr	'Y' distance (m)	'X' Setback distance (m)	Eye Height/Object height (m)
National	215	215	3.0	1.05
Regional (upgraded)*	150	160	3.0	1.05
Regional(not upgraded)	120	120	2.4	1.05
Local Class 1	90	90	2.4	1.05
Local Class 2	70	70	2.4	1.05
Local Class 3	50	50	2.4	1.05
Cul-de-sac	35	35	2.4	1.05

*Upgraded to TII standards- no upgraded Regional Roads in County at present

Delete/insert text as follows;

~~* A relaxation of a 2.4 metre (X Distance) set back may be applied on Class 2 & 3 local roads where it is of the opinion of the Planning Authority that a reduction is warranted due to the assumed reasonable road speed.~~

The distance back along a minor road or direct access from which full visibility is measured is known as the 'X' distance. The 'Y' distance is the distance a driver can see in each direction along the major road from the specified set-back ('X').

Delete/insert Text as follows;

In ~~difficult exceptional~~ circumstances the standards set out in Table 15.5 may be reduced where it is demonstrated by way of a survey and report completed by an independent suitably qualified professional, that a reduced standard would be appropriate and safe. In these circumstances the required Y distance shall be calculated on the basis of the 85% percentile speeds on the applicable road.

Delete text as follows;

The sight distances shall be measured to the near side edge of the carriageway in both directions from a height of 1.05m – 2.0m above the ground and from a point 2.4m/3.0m/~~4.5m~~ (see Table 15.5) back from the edge of the road.

MATERIAL ALTERATIONS: CHAPTER 15, No.11		
Page No	Section	Heading Title
313	15.27.4	Visibility on the Priority Road

Section 15.27.4 Visibility on the Priority Road

Delete/Insert text as follows;

Forward visibility depends on the same factors as 'Y' distances ~~(as calculated in the DMRB requirements or for accesses on non-urban roads shown in Table 15.27 and in DMURS for accesses onto to urban roads)~~ and are calculated as per TII requirements for accesses onto non-urban roads (See Table 15.5) and as per DMURS for accesses onto urban roads.

MATERIAL ALTERATIONS: CHAPTER 15, No.12		
Page No	Section	Heading Title
314	15.27.5	Stopping Sight Distance

Section 15.27.5 Stopping Sight Distance

Delete/insert text as follows;

Stopping sight distances will depend on the same factors as 'Y' distances ~~(as calculated in the DMRB requirements or for accesses on non-urban roads shown in Table 15.27 and in DMURS for accesses onto to urban roads)~~ and are calculated as per TII requirements for accesses onto non-urban roads (See Table 15.5) and as per DMURS for accesses onto urban roads.

MATERIAL ALTERATIONS: CHAPTER 15, No.13		
Page No	Section	Heading Title
316	After 15.28	Pedestrian Footpaths

Section 15.29 Pedestrian Footpaths

Insert new section 15.29 after section 15.28 as follows.

15.29 Pedestrian Footpaths

Where a development is proposed within or adjacent to the defined limit of a town or village, the developer shall be required to provide a pedestrian footpath along the entire site frontage. In addition, where it is considered that the proposed development would result in significant traffic movements (i.e. developments involving five or more dwelling or equivalent), it shall be a requirement of the developer to provide a pedestrian footpath and public lighting which links the development to the existing footpath network or the nearest community/social facility within the settlement, as considered appropriate.

The detail and specification of the footpath and lighting shall be agreed with the planning authority but shall normally comply with the standards identified by TII. The planning authority may accept a reduced width of the footpath in accordance with TII to be provided in circumstances where this would allow for the development and expansion of the settlement in accordance with Policy RDP5 the Monaghan County Development Plan 2019-2025 (Section 15.7.8 Tier 5 & 6 Settlements)

The Planning Authority may accept a full financial contribution for the provision of this infrastructure where the authority considers that this is the appropriate mechanism.

Existing section 15.29 to be renumbered 15.30 and subsequent sections/paragraphs to be renumbered accordingly thereafter.

Chapter 16 Implementation and Monitoring

MATERIAL ALTERATIONS: CHAPTER 16, No.1		
Page No	Section	Heading Title
323	16.2	Monitoring and Review

Section 16.2 Monitoring and Review

Insert additional paragraphs as follows;

Taking the above and the objectives of the 'Rebuilding Ireland' Strategy into account, it is considered prudent that the two-year review focuses on how the strategic objectives of the Monaghan County Development Plan 2019-2025 for sustainable population growth in line with the Core Strategy are being achieved, including the delivery of residential development.

Accordingly, Monaghan County Council will monitor residential developments under construction, those with the benefit of planning permission and those currently in the planning system, to assess the supply of housing units on zoned Proposed Residential lands.

Active Land Management is a key tool to securing the implementation of the objectives of the plan. The use of Vacant Sites and Derelict Sites Legislation as set out in the Urban Regeneration and Housing Act 2015 should be utilised in this regard.

In the event that lands zoned as Proposed Residential A or Proposed Residential B are not developed or have not secured planning permission for residential development within two years of adoption of the plan, consideration should be given to rezoning parcels of land zoned Strategic Residential Reserve to Proposed Residential, where these are sequential and serviceable and where residential development can be delivered in lieu of zoned Proposed Residential lands not actively progressed. In order to comply with the Core Strategy this will require rezoning the equivalent quantum of zoned Proposed Residential Lands as Strategic Residential Reserve.

Amendments to Appendices

Appendix	Heading
3	Updated Strategic Flood Risk Assessment (See amended Appendix 3 below)
9 (a)	Omit Bonnan Bui from RPS Clones
10 (a)	Insert Glaslough ACA
12	Amend table and text to reflect TII standards (See amended Appendix 10 below)
21 (New)	Dublin Street Regeneration
22(New)	Dublin Street LAP
23 (New)	Retail Strategy
24 (New)	Table from Quality Housing and Sustainable Communities
25 (New)	Noise Action Plan

Appendix 3 - Strategic Flood Risk Assessment (SFRA)

Amendments

Amend Section 1.4 – Flood Policy and Legislation, insert new last paragraph as follows;

The Flood Risk Management Plans 2018-2021 set out a feasible range of flood risk management measures proposed for their respective River Basins. The Catchment Flood Risk Assessment and Management Strategy (CFRAMS) programme examined flood risk and possible measures to address the risk in 300 communities identified through the PFRA. A set of maps indicating areas prone to flooding has been developed and published for each of the communities. The Flood Risk Management Plan builds on and supplements the national programme of flood protection works completed previously, that are under design and construction or have been set out through other projects or plans and the ongoing maintenance of existing drainage and flood relief schemes.

Amend Section 3.2: National CFRAM Study as follows;

The National CFRAM programme ~~is-being was~~ completed by the OPW and RPS Consultants in conjunction with all relevant stakeholders including Local Authorities. It ~~is-being was~~ carried out across seven river basin districts in Ireland. County Monaghan is located within the North West – Neagh Bann River Basin District. The CFRAM programme examines ~~sd~~ in detail the causes of significant flooding and ~~will-produce~~ produced integrated plans of specific measures to address flood risk factors in a comprehensive and sustainable way. It involves ~~sed~~ extensive public consultation throughout and ~~will~~ examined all options to reduce flood risk including structural and non-structural measures.

Amend Section 3.3: Regional Flood Risk Assessment as follows;

The Border Regional Planning Guidelines 2010-2022 sets out the overall planning strategy for the Border Region. It contains a Regional Flood Risk Assessment (RFRA) which sets out the key policy recommendations with regard to avoiding and managing flood risk in the Border Region. It also identifies the settlement hierarchy within the region which is an important consideration for identifying development potential in a sustainable manner relative to their position within the hierarchy. A 'Regional Spatial and Economic Strategy' is being currently being prepared by the Northern & Western Regional Authority which will supersede the RPGs for the Border Region when published in 2019.

Amend Table 2.4 Data Set Review insert new row three as follows;

Neagh Bann Flood Risk Management Plan	The Flood Risk Management Plans set out sustainable and long term strategies to manage flood risk within the Neagh Bann River Basin and North Western River Basin. They are focused on the areas of potentially significant flood risk (AFAs) and the sources of flooding giving rise to that risk.	FRMPs have been produced for; <ul style="list-style-type: none"> • Monaghan • Ballybay • Inniskeen 	Used to identify at risk areas within these settlements to inform zoning decisions.
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Amend table as follows;

Table 6.1: Data Used in preparation of SFRA Flood Zone Maps

Location	FRMP	CFRAM	PFRA	SITE VISIT	COMMENT
Monaghan	Y	Y	Y	Y	Map & findings informed by OPW FRMP & MCC FRA
Carrickmacross	N	Y	Y	Y	Map & findings informed by OPW & on site survey
Castleblayney	N	N	Y	Y	Based on site walkover & PFRA
Clones	N	N	Y	Y	Based on site walkover & PFRA
Ballybay	Y	Y	Y	Y	Map & findings

					informed by OPW FRMP
Emyvale	N	N	Y	Y	Based on site walkover & PFRA
Glaslough	N	N	Y	Y	Based on site walkover
Inniskeen	Y	Y	Y	Y	Based on site walkover & PRFA
Newbliss	N	N	Y	Y	Based on site walkover
Rockcorry	N	N	Y	Y	Based on site walkover
Scotshouse	N	N	Y	Y	Based on site walkover
Smithborough	N	N	Y	Y	Based on site walkover
Threemilehouse	N	N	Y	Y	Based on site walkover

Amend Section 8.2: Flood Risk Policies and Objectives as follows;

The policies and objectives of the planning authority will include consideration of the following:

- The Planning System and Flood Risk Management, Guidelines for Planning Authorities.
- The content of this SFRA; the Flood Zones and their use as a planning tool.
- The triggers for review of the SFRA as set out in the Monaghan County Development Plan 2019-2025.
- The recommendations of the ~~Flood Risk Management Plans 2018-2021 Neagh-Bann CFRAM studies upon completion.~~

Amend paragraph 2 of Section 8.4: Flood Management Action Plan as follows;

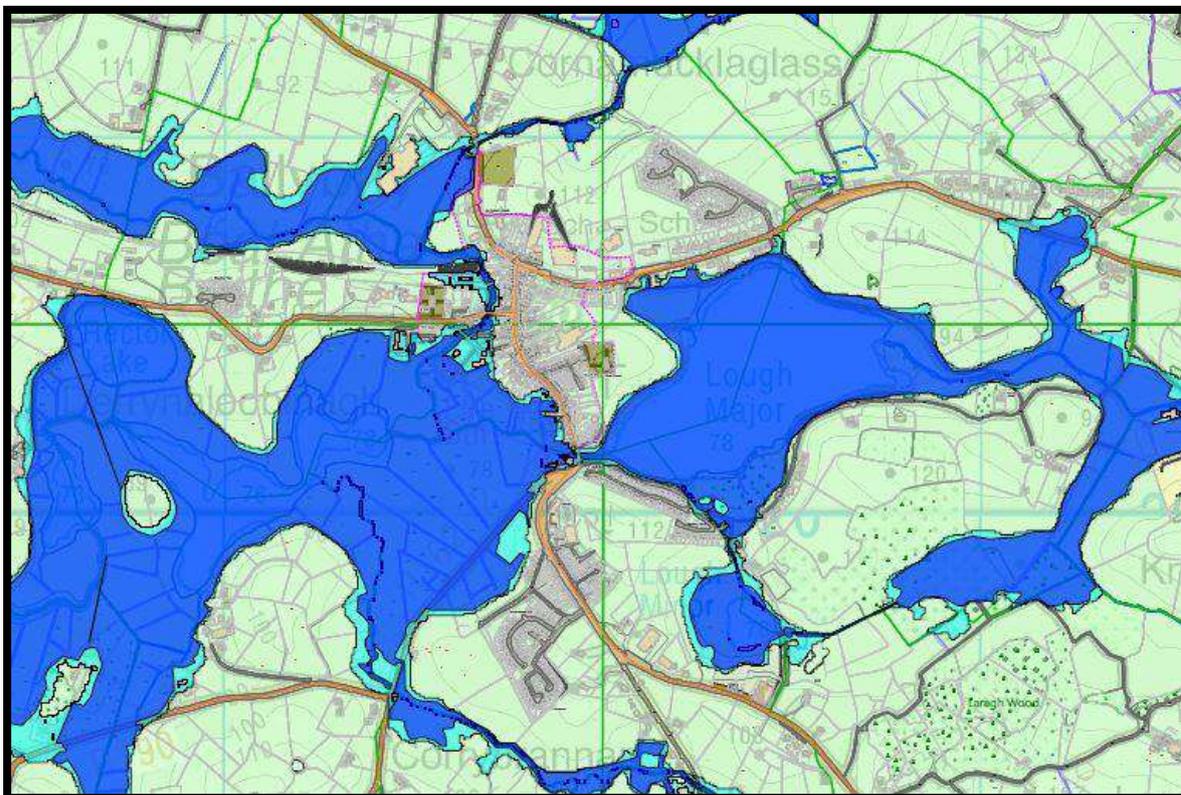
Strategic Flood Risk Management Plan will be informed by the detailed assessment of areas at significant flood risk, ~~upon completion of the CFRAM programme.~~ A Strategic Countywide Flood Risk Management Plan (FRMP) will pull together the recommendations from each CFRAM in the Neagh Bann and North Western river basin districts. The formulation of a management plan must consider residual risk and an effective emergency response should the defences fail to due to overtopping or breach. Under the CFRAM programme, flood risk management options will be explored for all areas that will undergo detailed modelling i.e. Areas for Further Assessment (AFA). Under the EU Floods Directive, the CFRAM programme is due for completion by the end of 2015.

Amend Table 9.2: Summary Results from the Settlement Review

Settlement	Conclusion
Monaghan Town	Area of Further Assessment – draft Flood Risk Management Plan prepared under CFRAMS Implement Flood Risk Management Policies from CDP
Carrickmacross	Area of Further Assessment – Implement Flood Risk Management Policies from CDP
Castleblaney	No SFRA required – Implement Flood Risk Management Policies from CDP
Clones	No SFRA required – Implement Flood Risk Management Policies from CDP
Ballybay	Area of Further Assessment – draft Flood Risk Management Plan prepared under CFRAMS Implement Flood Risk Management Policies from CDP
Ballinode	No SFRA required – Implement Flood Risk Management Policies from CDP
Emyvale	No SFRA required – Implement Flood Risk Management Policies from CDP
Glaslough	No SFRA required – Implement Flood Risk Management Policies from CDP
Inniskeen	Area of Further Assessment – draft Flood Risk Management Plan prepared under CFRAMS Implement Flood Risk Management Policies from CDP
Newbliss	No SFRA required – Implement Flood Risk Management Policies from CDP
Rockcorry	No SFRA required – Implement Flood Risk Management Policies from CDP
Scotshouse	No SFRA required – Implement Flood Risk Management Policies from CDP
Smithborough	No SFRA required – Implement Flood Risk Management Policies from CDP
Threemilehouse	No SFRA required – Implement Flood Risk Management Policies from CDP

Amend table associated with Map 2 Ballybay as follows;

Map 2: BALLYBAY	
Zoning within Flood Zone A and/or B?	Yes
Area for Further Assessment under CFRAM programme?	North Western Neagh Bann UoM36



Ordnance Survey Ireland, Licence No. 2010/03 CCMA/Monaghan County Council.

The Flood Zone mapping has been produced in accordance with the Planning Guidelines and therefore ignores the impact of flood protection structures. Areas protected by flood defences still carry a residual risk of flooding due to overtopping or breach, there may also be no guarantee of maintenance in perpetuity. Note that Flood Zone mapping is only reproduced within the settlement development boundary.

Flood Zone A – 1 in 100 year or 1% AEP.

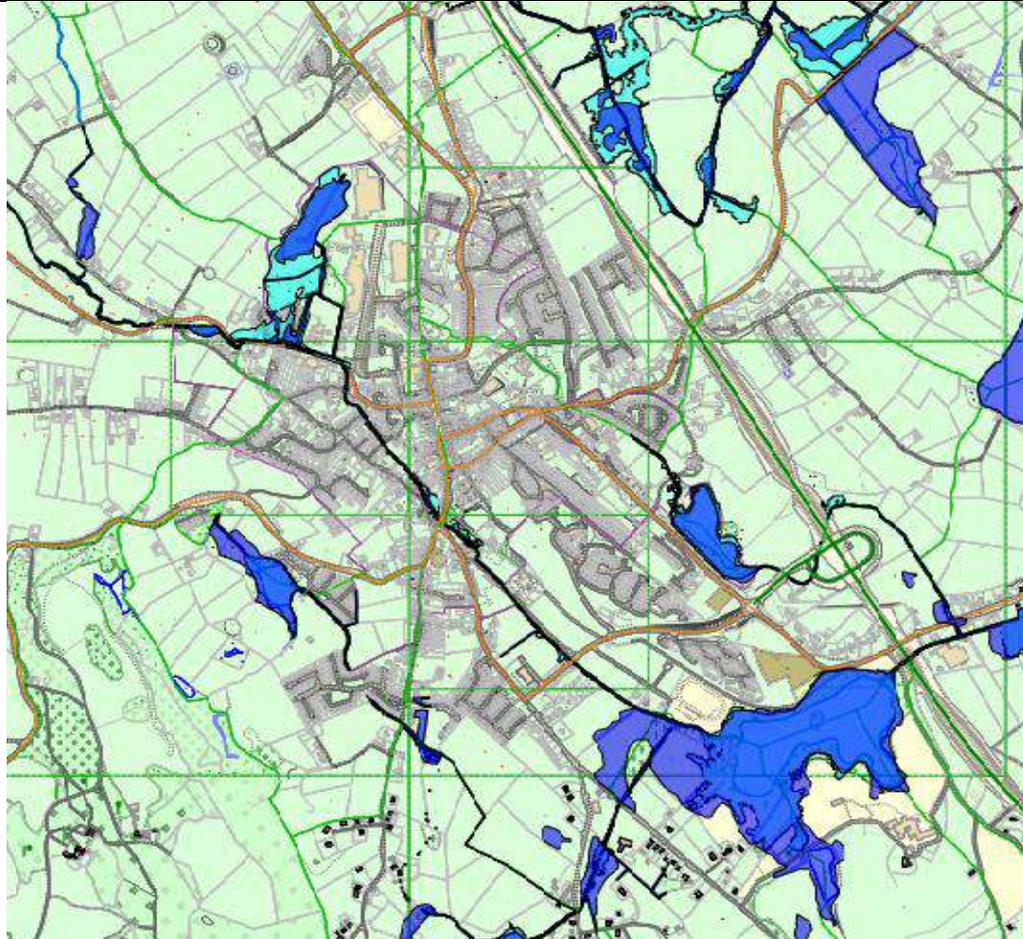
Flood Zone B – 1 in 1000 year or 0.1% AEP.

Flood Zone mapping data source	CREAM Flood Risk Review (PRFA)
Historical Flooding	Recurring flood events due to fluvial flooding. Flooding events were recorded to have occurred in Nov 2005, Oct 2011, July 2012,
Comment	Ballybay is one of four AFAs in County Monaghan. A FRMP will be available for this AFA which will be completed by OPW. Recommendations of the FRMP when complete are taken into account. To consider and apply the recommendations as set out in the FRMP for Ballybay.
Conclusion	Implement Flood Risk Management policies from CDP

Amend table associated with Map 3 , Carrickmacross as follows;

Map 3: Carrickmacross

Zoning within Flood Zone A and/or B?	Yes
Area for Further Assessment under CFRAM programme?	North Western Neagh Bann UoM6

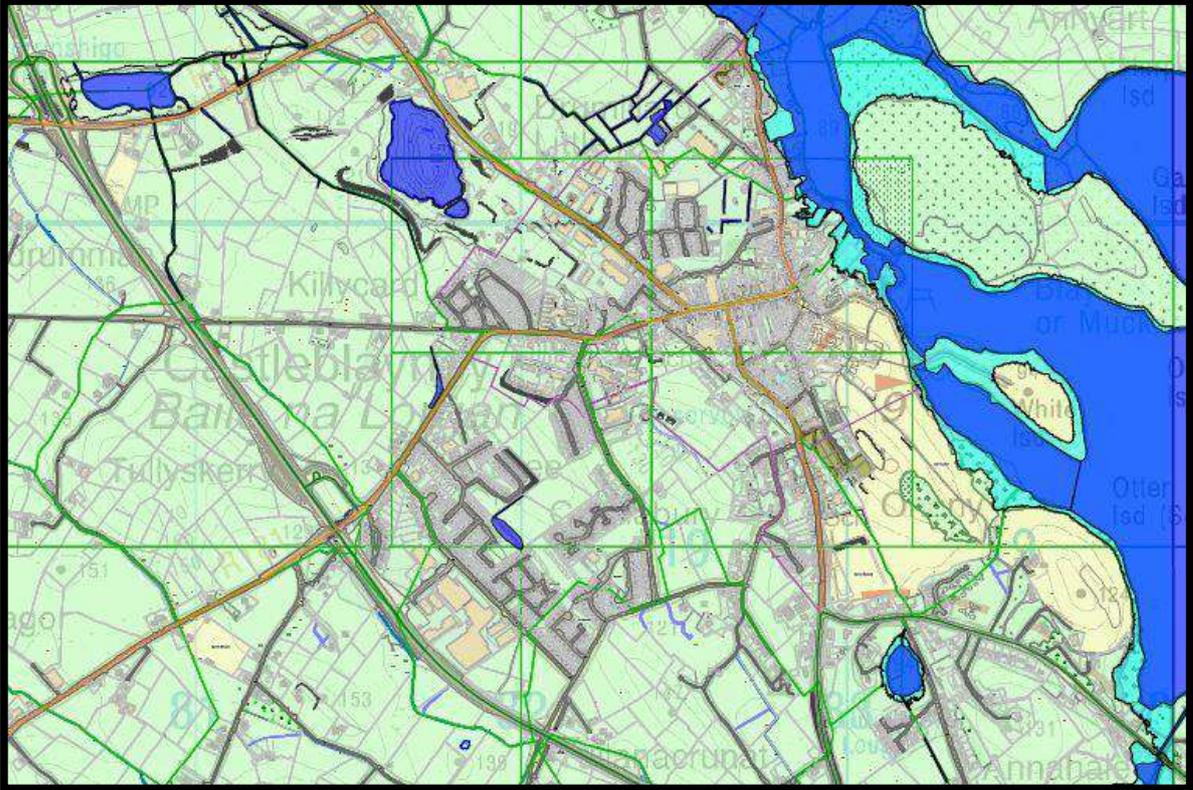


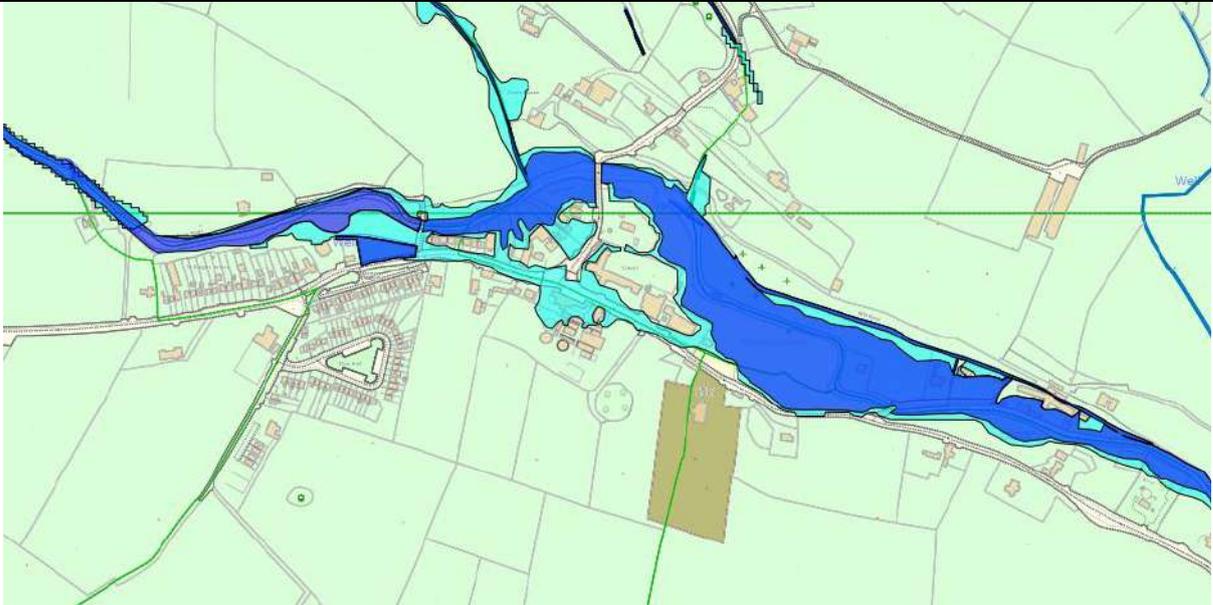
©Ordnance Survey Ireland, Licence No. 2010/03 CCMA/Monaghan County Council.

The Flood Zone mapping has been produced in accordance with the Planning Guidelines and therefore ignores the impact of flood protection structures. Areas protected by flood defences still carry a residual risk of flooding due to overtopping or breach, there may also be no guarantee of maintenance in perpetuity. Note that Flood Zone mapping is only reproduced within the settlement development boundary. Flood Zone A – Fluvial: 1 in 100 year or 1% AEP. Flood Zone B – 1 in 1000 year or 0.1% AEP.

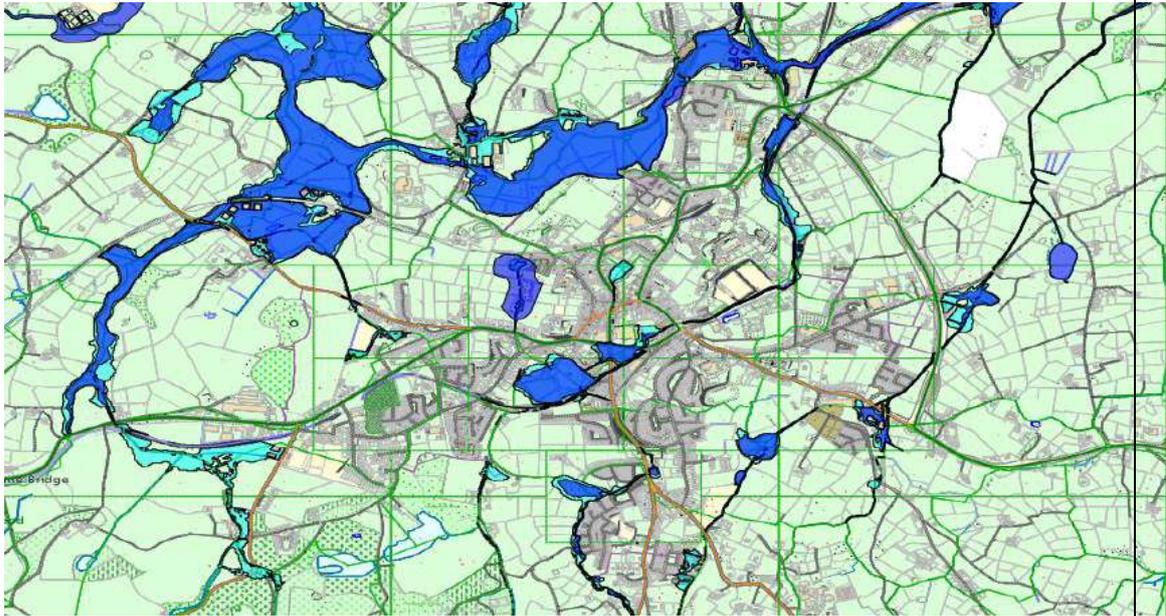
Flood Zone mapping data source	OPW, MCC
Historical Flooding	Recurring flood events due to fluvial flooding. Flooding events were recorded to have occurred in April 2005, Nov. 2005, Oct. 2011
Comment	One of four AFAs in County Monaghan. A FRMP will be available for this AFA which will be completed by OPW. Recommendations of the FRMP when complete are taken into account.
Conclusion	Implement Flood Risk Management policies of CDP

Amend Table associated with Map 4 as follows :

Map 4: CASTLEBLAYNEY	
Zoning within Flood Zone A and/or B?	Yes
Area for Further Assessment under CFRAM programme?	No
	
<p>Ordnance Survey Ireland, Licence No. 2010/03 CCMA/Monaghan County Council.</p> <p>The Flood Zone mapping has been produced in accordance with the Planning Guidelines and therefore ignores the impact of flood protection structures. Areas protected by flood defences still carry a residual risk of flooding due to overtopping or breach, there may also be no guarantee of maintenance in perpetuity. Note that Flood Zone mapping is only reproduced within the settlement development boundary.</p> <p>Flood Zone A – 1 in 100 year or 1% AEP.</p> <p>Flood Zone B – 1 in 1000 year or 0.1% AEP.</p>	
Flood Zone mapping data source	OPW, MCC
Historical Flooding	Recurring flood events due to fluvial flooding. Flooding events were recorded to have occurred in May 2011, Oct 2011, Jan 2016.
Comment	The Flood Zones will not hinder future development and zoning for new development in areas of high flood risk can be avoided. Flood risk can be managed by adopting the policies set out in the County Development Plan and the recommendations of the Planning Guidelines.
Conclusion	No SFRA required Implement Flood Risk Management policies from CDP

Amend table associated with Map 14 as follows;	
Map 14: Inniskeen	
Zoning within Flood Zone A and/or B?	No
Area for Further Assessment under CFRAM programme?	North Western Neagh Bann UoM6
	
<p>©Ordnance Survey Ireland, Licence No. 2010/03 CCMA/Monaghan County Council.</p> <p>The Flood Zone mapping has been produced in accordance with the Planning Guidelines and therefore ignores the impact of flood protection structures. Areas protected by flood defences still carry a residual risk of flooding due to overtopping or breach, there may also be no guarantee of maintenance in perpetuity. Note that Flood Zone mapping is only reproduced within the settlement development boundary. Flood Zone A – Fluvial: 1 in 100 year or 1% AEP. Flood Zone B – 1 in 1000 year or 0.1% AEP.</p>	
Flood Zone mapping data source	OPW, MCC
Historical Flooding	Recurring flood events due to fluvial flooding. Flooding events were recorded to have occurred in Jan 2016, Nov. 2005
Comment	<p>One of four AFAs in County Monaghan. A FRMP will be available for this AFA which will be completed by OPW. Recommendations of the FRMP when complete are taken into account.</p> <p>To consider and apply the recommendations as set out in the FRMP for Inniskeen.</p>
Conclusion	Implement Flood Risk Management policies of CDP.

Amend table associated with Map 15 as follows;	
Map 15: Monaghan Town	
Zoning within Flood Zone A and/or B?	Yes
Area for Further Assessment under CFRAM programme?	North Western Neagh Bann UoM6



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 The Flood Zone mapping has been produced in accordance with the Planning Guidelines and therefore ignores the impact of flood protection structures. Areas protected by flood defences still carry a residual risk of flooding due to overtopping or breach, there may also be no guarantee of maintenance in perpetuity. Note that Flood Zone mapping is only reproduced within the settlement development boundary.

Flood Zone A – 1 in 100 year or 1% AEP.
Flood Zone B – 1 in 1000 year or 0.1% AEP.

Flood Zone mapping data source	CREAM Flood Risk Review (PRFA)
Historical Flooding	Recurring flood events due to fluvial flooding. Flooding events were recorded to have occurred in Oct. 2011, July 2011, Nov. 2009, Dec 2009, Aug. 2008, Feb, 1990
Comment	Monaghan Town is one of four AFAs in County Monaghan. A FRMP will be available for this AFA which will be completed by OPW. Recommendations of the FRMP when complete are taken into account.

	To consider and apply the recommendations as set out in the FRMP for Monaghan.
Conclusion	Implement Flood Risk Management policies of CDP.

Appendix 12 - Access details

Amendments

Amend text and diagrams as follows;

Layout of Accesses for Single or Paired Dwellings

Entrances should form a bellmouth of 5.0 metres with edge of new boundary and the entrance gates shall open inwards only. Recessed entrance shall be of sufficient dimensions to allow a stationary vehicle to wait off the public road.

Diagrams 1 and 2 ~~on the following page in figure 1 below~~ outline two different options (A and B) for proposed new accesses to single dwellings. Diagram 3 shows the required layout for paired accesses to dwellings.

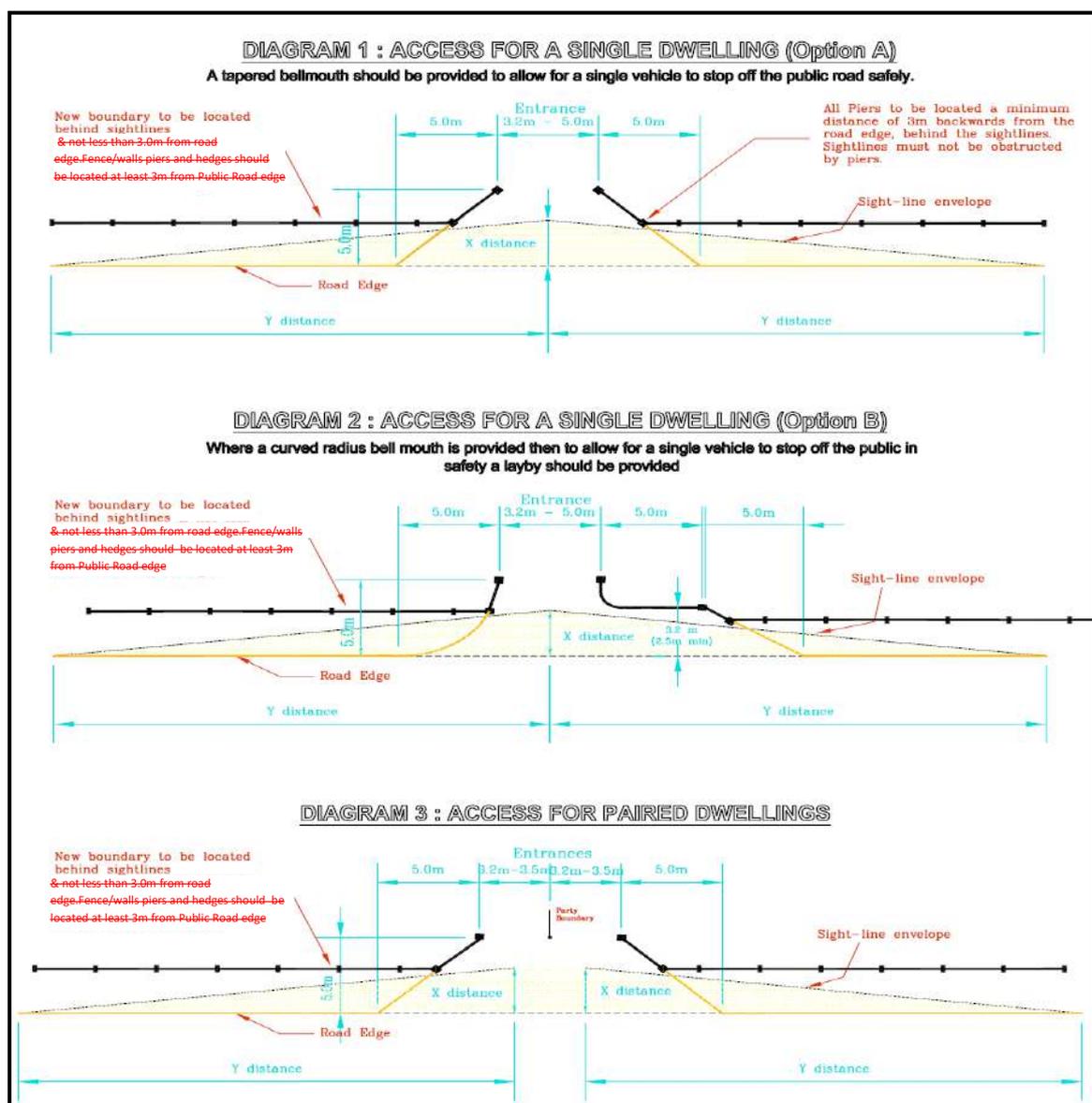


Figure 1: Access details for single and paired dwellings

- i. The minimum width of a single access will normally be 3.2m with a maximum width of 5.0m.

- ii. Where the access crosses a footpath it is important to have inter-visibility between pedestrians and emerging motorists. In these circumstances there should normally be visibility splays between the drivers viewpoint 2.0 m back into the access and a distance measured along the footpath for 2.0 m on each side of the viewpoint.

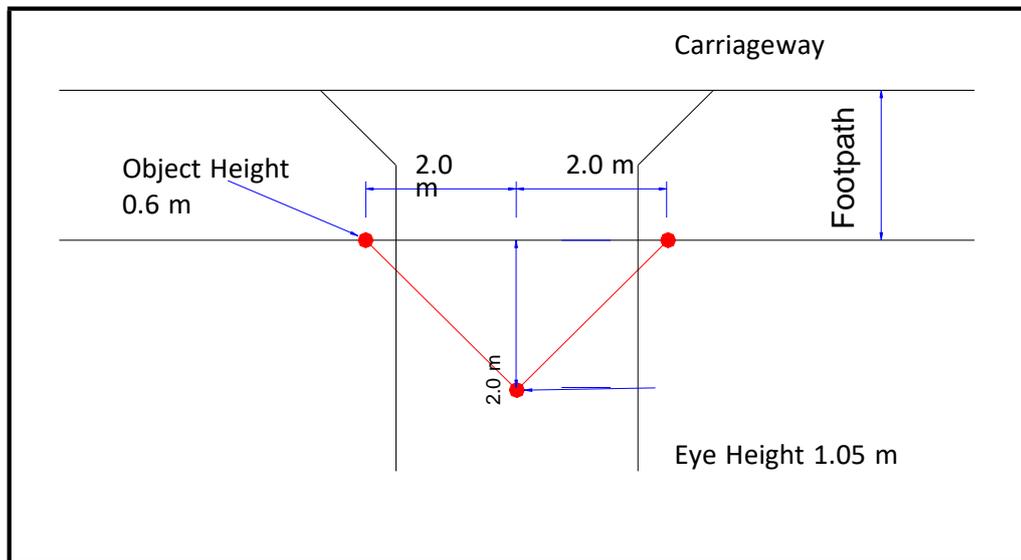


Figure 2: Visibility at the Back of a Footpath Crossing

- iii. Gradient of access road to be not greater than 1:20 (5.0%) for the first 5 metres outside the public road boundary. To avoid excessive gradients over the remainder of the access a gradient of 1:10 (10.0%) or less ought to be provided to ensure it may continue to be used during wintry weather.
- ~~iv. The Area within the visibility splays shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter to ensure clear and safe visibility views.~~
- ~~v. Any new boundary or entrance work (i.e. hedge, fence, wall or piers) to be located not less than 2.4/3.0/4.5 metres from the public road carriageway (refer to table 15.3).~~
- ~~vi.v.~~ The line of any new fence, hedge, wall or piers must be positioned behind the visibility splays. Any new trees or shrubs should be planted back from the visibility splays to allow for future growth and some species will require additional set back. All existing planting must be kept trimmed behind visibility splays.
- ~~vii.vi.~~ Where a timber post and rail fence is erected along a road boundary. The timber rails should be placed on the site side of the posts; to ensure that if the fence is hit by a vehicle the rails will be less likely to be propelled into the cabin, this is in the interest of road safety.

- viii.vii Any pole, column or sign that may be exposed by the removal of the front boundary should be repositioned alongside the new front boundary line or removed concurrently with the overall site development works as failure to relocate it could create a hazard to other road users.
- ix.vii. Where there is a concern about the structural integrity of the public road the area between road edge and the new boundaries should to be soled with 300mm depth of 100mm stone, blinded with quarry dust and rolled to level and camber of existing road.
- xix. Entrance or access road should be surfaced with concrete, bitmac or asphalt from the edge of public road for a minimum of 5 metres this is to help ensure that no loose material is washed out onto the public roadway and create a hazard.
- xi.x Measures should be taken during construction to protect the structure of the public road and not to create a hazard to road users. Site works required in relation to sight distance and drainage works should be carried out prior to the commencement of any building operations.
- xii.xi During Construction, measures should be taken to prevent material being deposited on the road and causing a hazard to road users. This is an offence under the roads acts. Where there is the potential for material to be deposited on a road from a development a wheel wash should be installed at exit of the site to prevent material being drawn onto road. Where any material is deposited on the public roadway this should be removed immediately (a brush on a tractor is insufficient as this only moves the material it does not remove it).
- xiii.xii All site works required in relation to sight distance and drainage works to be carried out prior to the commencement of any building operations. Failure to do this could result in forfeiture of part or all of cash security.

Layout of Other Accesses

- i. The layout of all other accesses shall be in accordance with ~~the National Roads Authority D.M.R.B. details of which can be found on the National Roads Authority's web site www.tii.ie or from the NRA.~~ National Standards as set out in the relevant TII publications, details of which can be found in the Transport Infrastructure Ireland website www.tii.ie.
- ii. The entry and exit radii shall be sufficient to accommodate the largest vehicle likely to use the access. In most cases 10m radius should be adequate but where little or no Heavy Goods Vehicles will use the entry then a minimum of 6m may be permitted in Urban Areas.
- iii. The minimum width of the access shall be 6.0m for a two-way access and 3.75m for a one-way access.
- iv. The gradient of the access shall not normally exceed 4% over the first 10m outside the public road boundary. The remainder of the access should have a gradient less than 10% so that it may be used during wintry weather.
- v. Entrance gates should normally be sited far enough from the edge of the carriageway to allow the largest vehicle likely to use the access to stop clear of the carriageway when the gates are closed. Where this is not possible the provision of a deceleration lane or lay-by may be required. Gates must be hung so that they do not open towards the carriageway or, where this is not possible, sited so that when open they do not project into the public road area.
- vi. It may be necessary to control the internal layout to prevent vehicles queuing back onto the public road. For example, a weighbridge or car park barrier should be located a sufficient distance from the access.
- vii. Where the access crosses a footpath, it is important to have inter-visibility between pedestrians and emerging motorists. In these circumstances there should normally be visibility splays between a driver's viewpoint 2m back into the access and a distance measured along the back of the footpath for 2m on each side of the viewpoint. See ~~8.15.7~~ [8.15.7](#) Figure 2 above.
- viii. Measures should be taken during construction to protect the structure of the public road and not to create a hazard to road users. Site works required in relation to sight distance and drainage works should be carried out prior to the commencement of any building operations.
- ix. During Construction, measures should be taken to prevent material being deposited on the road and causing a hazard to road users. This is an offence under the Roads Acts. Where there is the potential for material to be deposited on a road from a development a wheel wash should be installed at exit of the site to prevent material being drawn onto road. Where any material is deposited on the public roadway this should be removed immediately (a brush on a tractor is insufficient as this only moves the material, it does not remove it).
- x. All site works required in relation to sight distance and drainage works to be carried out prior to the commencement of any building operations. Failure to do this could result

in forfeiture of part or all of any cash security.

- xi. In housing developments all roads, footpaths and lighting within the estate to comply with Monaghan County Council's *"Standards for Private Housing Estates"* and *"Recommendations for Site Development Works for Housing Areas"*, *"Traffic Management Guidelines"* and *"Design Manual for Urban Roads and Streets"* from DOEHLG.
- xii. Traffic signs and markings for estate roads to comply with *"Traffic Signs Manual"* from DOEHLG.
- xiii. It is important that speed restraint and traffic control measures are integrated into a development (rather than the retro fitting of speed ramps). *"Traffic Management Guidelines"* and *"Design Manual for Urban Roads and Streets"* from DOEHLG. Sets out guidelines and provide design standards for Traffic control and calming measures within estates.

Drainage

- i. Drainage shall be provided where necessary to prevent water from the access flowing onto the public road. Similarly, when an access is being constructed the existing road drainage must either be maintained, or effective alternative measures provided.
- ii. Entrance between road carriageway and boundary to be graded back so that level at 3.0 metres from road edge is 100 mm below road level. This is to ensure water does not collect on or run onto the road carriageway and therefore create a hazard to road users.
- iii. Where a drain is located inside or outside the existing road boundary it may be necessary to pipe it for access purposes or for safety. It should be piped with a pipe strong enough to withstand the loads to be placed on it and of sufficient diameter to carry the **maximum calculated throughflow of water**. The pipeline should be backfilled to ground level with suitable granular filter material. This should discharge to the nearest **appropriate** watercourse. ~~this is normally the existing one~~. If a new pipeline needs to be placed under the public road, ~~than~~ a separate application ~~shall needs to~~ be made to the relevant Local Authority for a road opening licence.
- iv. Where the development changes the layout of the ground the Council may ask for a French drain and gullies to be installed. This is to ensure that surface water is collected in a safe manner to prevent it discharging onto the road or site and to protect the bearing capacity of the road pavement. The French drain will be of a sufficient diameter (not less than 225 mm) and capable of carry the loads placed on it. It should be backfilled to ground level with suitable free draining granular filter material to be placed along the full site frontage. It should be piped to the nearest watercourse. Suitable gullies to be placed at start, end, and intersection of other drains and at not greater than 40 metres intervals. If the new pipeline needs to be placed under the public road than a separate application ~~needs to shall~~ be made to the relevant Local Authority for a road opening licence.
- v. At the entrance or access, measures should be put in place to prevent water from the entrance flowing onto or collecting on the public road or entrance. These measures should consist of a cattlegrid, ACO drain or gullies and the discharge from these should be piped to drainage pipeline.
- vi. Existing surface water discharge from the public road by surface and subsoil drainage onto the site must remain unimpeded and must be catered for within the design and construction.
- vii. Surface water collection and drainage on the site must be ~~dealt with~~ **disposed of appropriately** to ensure no surface water flows onto the public roadway or adjoining properties.
- viii. No development exempt or otherwise shall be erected over a public sewer, drain or watermain.