



28th January 2019

Adrian Hughes,
Forward Planning Team,
Monaghan County Council,
Planning Section,
County Offices,
The Glen,
Monaghan.

Re: Proposed MA to Draft Monaghan County Development Plan 2019-2025

A Chara,

I am directed by the Minister for Housing and Urban Development to refer to your recent letter in relation to the above and set out hereunder observations on behalf of the Minister.

The Department welcomes that a number of comments and observations made in the Department's submission dated 17th May 2018 have been acknowledged and addressed in the Proposed Amendments to the Monaghan County Development Plan 2019 – 2024.

The Department notes and welcomes the Chief Executive's clarification regarding appropriate densities and urban form and considers that a reasonable approach to the development of a rural county is being taken and welcomes the amended wording to revised Policy RDP3, which provides for a higher density of units.

The Department also notes the clarifications provided regarding the zoning of lands for Industry / Enterprise / Employment Zonings and the importance in allowing for the availability of lands for the economic growth of Monaghan County.

The Departments previous correspondence recommended the inclusion of reference to recent policy directives and legislation amendments namely, reference to the National Planning Framework, Regional Spatial & Economic Strategies, River Basin Management Plan, OPW



Flood Mapping & Flood Risk Management Plans and Section 28, Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2018.

It is noted and welcomed by the Department that reference is included within the proposed material alterations and in the broader draft plan to policy and legislative amendments particularly in relation to the National Planning Framework taking into account national policy objectives such as regeneration and development of vacant lands including brownfield and infill development opportunities.

These measures give significant support to urban consolidation, a key consideration for towns and villages throughout the County.

Material Alterations to land use zonings are proposed for Monaghan town, Carrickmacross, Castleblaney, Clones and Ballybay. Overall, the zoning amendments proposed appear to be local in nature and in line with the responsibilities of the planning authority to ensuring the proper planning and sustainable development of the town's within their County.

The Department however, has some concerns relating to proposed material alterations, specifically regarding the amendment of zoning from rural and outside the town development boundary to strategic residential reserve and / or proposed residential B, which requires extending the existing development boundary. In relation to the following material alterations; MDP1 No 4, CKDPI No.1, CKDP1 No 8, CKDP1 No 10, and CYDP1 No. 3 further consideration should be given by the planning authority to the necessity for these amendments.

No evidence based need has been presented to warrant the necessity of these zoning amendments. Therefore, the Department would respectively ask the council to reconsider these zoning alterations with a view to retaining the development boundaries as per the draft plan where the subject lands were not included and subsequently not zoned.

The planning authority is reminded to have regard to any observations made by the Northern & Western Regional Assembly, Office of Public Works, Department of Arts, Heritage and the Gaeltacht, National Parks & Wildlife Service, Environmental Protection Agency and Irish Water. In this regard, Monaghan County Council must satisfy itself that it has met the relevant



requirements as appropriate, and that the County Development Plan 2019 – 2024 is fully compliant with its obligations under the SEA Directive, Habitats Directive and planning legislation and guidelines.

The officials of the Department are available to discuss the matters raised above as necessary and in the first instance; you are advised to contact Ms. Laura Courtney, Planning Adviser on 01-8882203.

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A handwritten signature in dark ink, appearing to read 'Niall Cussen'. The signature is written in a cursive style with a horizontal line underneath it.

Niall Cussen
Chief Planner,
Forward Planning Section